

MINUTES OF THE SPECIAL MEETING  
OF THE  
STATE BOARD OF AGRICULTURE  
November 29, 1945

Present: Mr. Berkey, Chairman; Messrs. Akers, Armstrong, Brody, Mueller; Miss Jones; Dr. Elliott; President Hannah, Treasurer Wilkins and Secretary McDonel

Absent: No one

The Board convened for dinner at 6:00 p.m. in the Union Building after which the meeting was called to order at 8:00 p.m. in the Board Room.

This special meeting was called for the purpose of determining the possibility of proceeding at this time with the construction of dormitories and married students' housing units. There was considerable discussion of all of the possibilities and factors involved in the present situation.

Mr. Earl H. Cress, President of the Ann Arbor Trust Company, representing the trustees, Mr. O. J. Munson and Mr. R. R. Calder, College Architects, met with the Board and later in the evening representatives of the Christman Company and the Reniger Construction Company, both of Lansing, were invited to meet with the Board.

1. Bids for the construction of girls' dormitory no. 4 were opened on November 20th as follows:

<u>Construction</u>	
Spence Brothers	\$753,000
A. W. Kutsche Co.	763,766
Emil VanSile	770,000
Kuhne Simmons Assoc.	774,000

<u>Heating, Ventilating &amp; Plumbing</u>	
Hickey, Shaw & Winkler	174,174
Davis Brothers	182,907

<u>Electric Wiring</u>	
Barker-Fowler	56,886

On motion of Mr. Mueller, seconded by Mr. Brody, it was voted to reject the above bids.

2. After considerable discussion, on motion of Mr. Brody, seconded by Miss Jones, it was voted to approve the following resolution as prepared by the college attorney, Byron Ballard:

WHEREAS, all of the dormitories at Michigan State College are now filled to capacity and the College is unable to provide living quarters for many prospective students, and

WHEREAS, Mason-Abbot Halls built for occupancy by men students at the College is now occupied by women students and it will be necessary to use dormitories for men next year, leaving no place for the women who are now in said dormitories to live, and

WHEREAS, unless facilities are provided immediately, it appears that the College will not be able to admit any new students next year, and

WHEREAS, the Board and the officers have exhausted their efforts by and with the aid and assistance of the architects to secure reasonable firm bids for the construction of new dormitories to provide living quarters for its students, and

WHEREAS, it is the judgment of this Board that it can build said dormitories at a saving of several hundred thousand dollars by assuming the responsibility of such construction, and

WHEREAS, an emergency exists to provide proper housing for the thousands of students now applying for admission to the College, many of whom are discharged veterans of World War II:

NOW, therefore, in consideration of the premises, BE IT RESOLVED that the officers of this Board be and hereby are authorized to proceed with the construction in accordance with plans heretofore drafted by the architects of -

One new dormitory for the housing of men students,  
One new dormitory for the housing of women students, and  
Five dormitory units containing approximately 104 apartments for the housing of married students; and

BE IT FURTHER RESOLVED, that the officers of this Board be authorized and empowered to employ as the agent of this Board, H. G. Christman Company of Lansing, Michigan, to supervise and direct the work in the construction of the Girls' Dormitory and the five Dormitory Units for use of married students, and to pay for such services so rendered the sum of Forty-Five Thousand Dollars (\$45,000.00) in connection with the new Girls' Dormitory, and a further sum to be agreed upon by the officers of this Board as a fee for supervision of the work in building the Dormitory Units for married students, with the provision in the contract that the Agent will receive an additional fee of twenty-five per cent (25%) of all sums

Bids on girls' dormitory no. 4 rejected.

Resolution regarding the construction of a girls' dormitory, a boys' dormitory and married students' housing and hiring of Christman and Reniger as agents.

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## 2. Resolution, continued:

saved to the Board in said construction from the estimated cost as fixed by the architect and agreed to by the officers of this Board, with an additional bonus of one-fourth of one per cent (1/4 of 1%) per week for completion of said buildings prior to January 1, 1947, said contract to be approved by the officers and the attorney for this Board; and

BE IT FURTHER RESOLVED, that the officers of this Board be authorized and empowered to employ as the Agent of this Board, Reniger Brothers Construction Company of Lansing, Michigan, to supervise and direct the work in the construction of the Men's Dormitory, and to pay for such services so rendered the sum of Eighty-five Thousand Dollars (\$85,000.00), with the provision in the contract that the Agent will receive an additional fee of twenty-five per cent (25%) of all sums saved to the Board in said construction from the estimated cost as fixed by the architect and agreed to by the officers of this Board, with an additional bonus of one-fourth of one per cent (1/4 of 1%) per week for completion of said building prior to January 1, 1947, said contract to be approved by the officers and the attorney for this Board; and

BE IT FURTHER RESOLVED, that the officers of this Board are authorized and empowered to execute and enter into such contracts, agreements and documents as may be necessary to carry out the foregoing authorizations; and

WHEREAS, it appears to this Board that it will be necessary to arrange temporary financing for the payment of the materials, labor and construction costs of said buildings and to use unallocated funds now in the hands of the Treasury until such time as said buildings have been completed and the funds now held by the Ann Arbor Trust Company, as Trustee, pursuant to a Trust Agreement dated August 15, 1945, are available to be applied in payment of such costs in accordance with the terms of said Trust Agreement:

THEREFORE, BE IT RESOLVED that the Treasurer and the officers of this Board are authorized and empowered to use any of the unallocated funds of this Board for the aforesaid purpose; and

BE IT FURTHER RESOLVED, that the officers of this Board be and hereby are authorized and empowered to negotiate for and borrow from banks, individuals, or other loaning agencies, such moneys as may be required for said purpose up to Three Million Dollars (\$3,000,000.00) and to execute and deliver the promissory note of the State Board of Agriculture therefor, and to pledge and use if required to repay said loan the income from dormitories now in operation by Michigan State College, subject to the pledge of said income now outstanding; the funds to be received from the Ann Arbor Trust Company, upon the completion of said buildings under the Trust Indenture of August 15, 1945, likewise to be applied to the reduction and payment of any loans negotiated pursuant to this resolution.

Reniger to  
construct boys  
dorm and  
Christman to  
construct  
girls' dorm  
and married  
students'  
housing.

3. Consideration was given as to which buildings would be undertaken at this time on the basis discussed. It was the decision of the Board that one girls' dormitory, one men's dormitory and 104 units of married students' housing should be constructed.

On motion of Mr. Armstrong, seconded by Mr. Brody, it was voted to award one contractor the construction of the boys' dormitory and the other contractor the girls' dormitory and the married students' housing.

After considerable discussion with the contractors, it was decided by the Board to assign the construction of the men's dormitory to the Reniger Construction Company and the construction of the women's dormitory and married students' housing to the Christman Company.

Foundation  
and basement  
portion of  
Addition to  
Adm. Bldg.  
to be con-  
structed.

4. Consideration was given to the construction of the foundation and basement portion of the Addition to the Administration Building in order to provide more vault storage space for the Comptroller's Office. Bids were received as follows:

Foundations and basement complete  
for Administration Building Addition

Christman Company	\$61,000 (Fee \$6,800)
Reniger Construction Co.	80,000 (Fee \$7,500)

On motion of Miss Jones, seconded by Mr. Berkey, it was voted to award the contract to the low bidder, Christman Company, at a total cost not to exceed \$61,000 which includes a fee of \$6,800 for supervision.

5. The President raised the question of waiving the age rule for the proposed appointment of a county agent now 54 years of age. After some discussion, it was decided not to make an exception from the present policy.

The meeting adjourned at 10:30 p.m.

*John A. Hannah*  
President  
*Karl H. McDonnell*  
Secretary