


MICHIGAN STATE
UNIVERSITY

April 4, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Music Building - Auditorium Renovations (*budget adjustment and amendment*)

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to amend the project entitled Music Building - Auditorium Renovations and increase the budget from \$3,343,000 to \$4,500,000.

BACKGROUND

Program Need:

The Music Building was constructed in 1940 and an addition was constructed in 1956. The Music Practice Building was constructed in 1968. These two facilities are the primary locations for the College of Music. In addition, the College uses rehearsal/recital and performance venues at Demonstration Hall (Marching Band), Wharton Center, and the Auditorium Building. The Music Building includes an auditorium (room 128) that is heavily used by the College of Music for instruction, rehearsal, recital, and performances. The Music Building auditorium has had limited renovations since its construction in 1940. It lacks proper heating, ventilation, and air conditioning; it has acoustical deficiencies; and it is in need of general maintenance. The fire alarm system in the Music Building is at the end of its useful life and in need of replacement.

In January 2012, the Board authorized the Administration to proceed with this project on a design-bid-build basis and with a budget of \$3,343,000. As design was completed and the project was released for bids, it became clear that the custom air handling unit was a key component of the schedule. The auditorium cannot be reconstructed until after this unit is installed. The unit requires 12-16 weeks to fabricate and deliver, making it impossible to complete the project prior to the start of the fall semester. Further, a conventional design-bid-build approach would delay completion of the project until December. The auditorium is critical to the College of Music, and loss of use for a semester would not be feasible without negative



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impacts. In response, university administration is proposing changing the delivery method on this project to construction management, which allows earlier procurement of the air handling unit, and better coordination of complex overlapping construction activities compounded by difficult access to mechanical space. This approach will allow the auditorium to be usable in October, which will accommodate its highest demand period of late-October through early-December.

Description of the Project:

The Music Building is located on West Circle Drive in the North Academic District. This project includes acoustical enhancements such as installation of an orchestra shell, ceiling modifications, balcony demolition, and new side walls; air conditioning, heating, and ventilation modifications; installation of a new fire alarm system throughout the building; new seating; upgrades to house and stage lighting; replacement of doors; exterior card access; and modifications to the exits and floor slopes to meet ADA standards. These renovations will reduce the seating capacity from 320 to 185.

The Architect/Engineer is SmithGroup/JJR. The Construction Manager is the Christman Company.

Based on an assessment of the factors stated in the Project Planning and Approval process concerning Project Labor Agreements (PLA), the Vice President for Finance and Operations and Treasurer has determined that a PLA would not be required for this project.

Communication Feedback:

The campus community was given opportunities to provide feedback during the planning phase; concerns have been addressed in the project design.

The Office of Campus Planning and Administration has reviewed this project and found it to be consistent with the Campus Master Plan and Planning Principles. The Campus Infrastructure Planning Work Group also supports the recommendation to proceed with the project.

As construction proceeds, the schedule and phasing will be reviewed with the campus community.

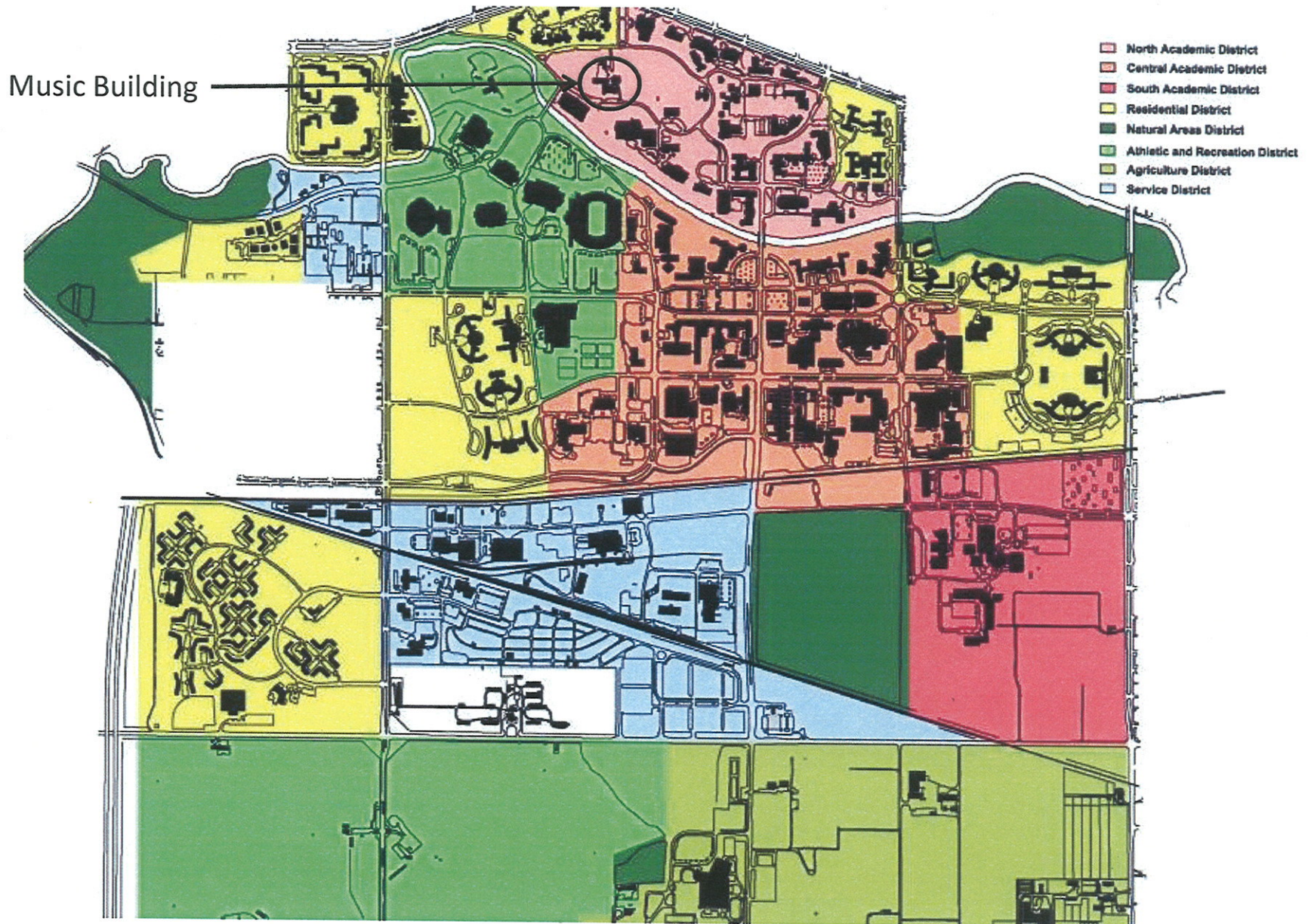
Project Cost and Timetable:

The budget for this Construction Manager project is \$4,500,000. The project is being funded with approximately \$2.8 million from a College of Music Fund Functioning as an Endowment, as noted in the resolution authorizing the planning of this project. The remainder of the cost of this project will be funded by the General Fund - Just-In-Time and the General Fund - Facility Reserve.

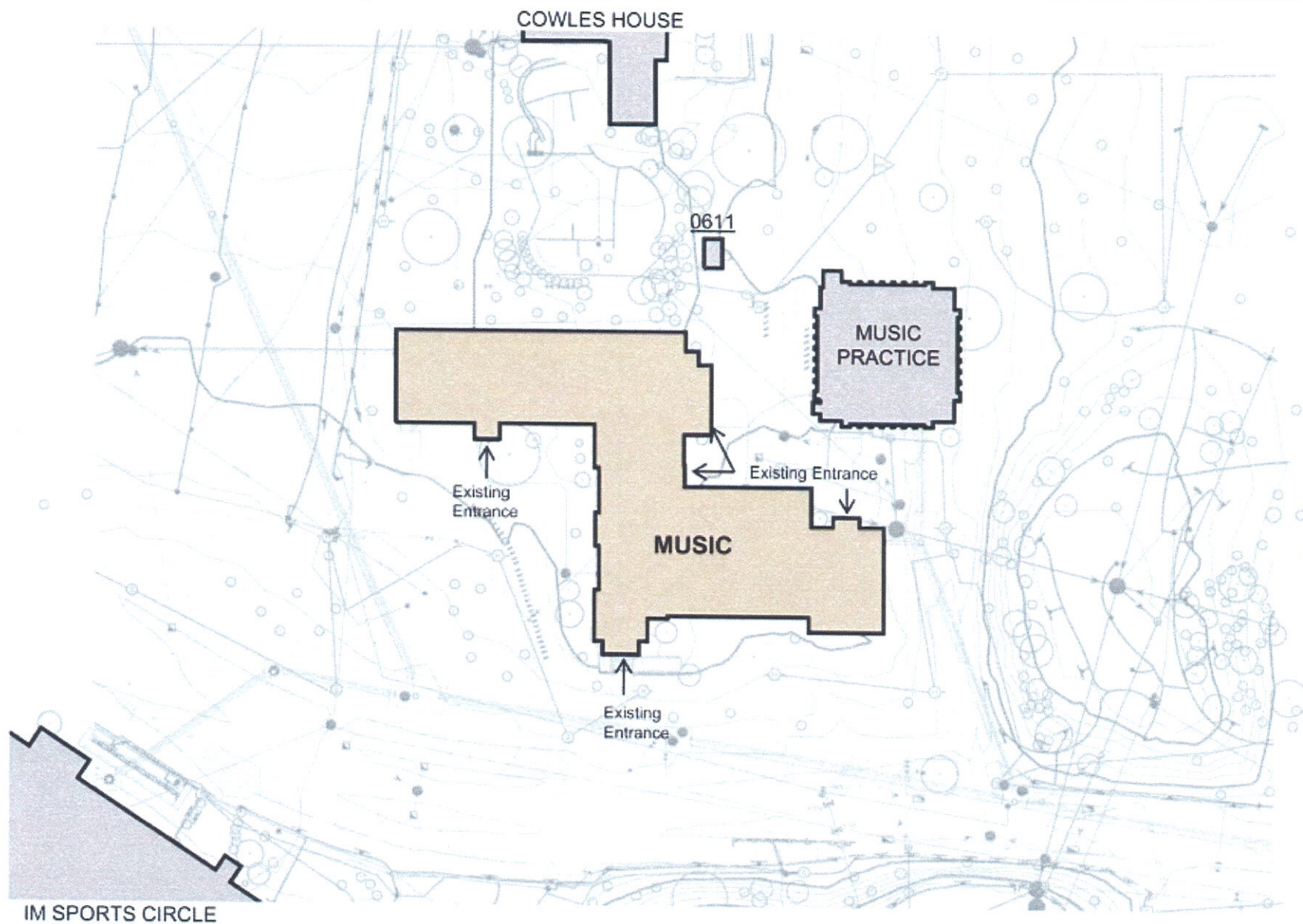
Construction is planned to begin in April 2012, with substantial completion in October 2012 and final completion by October 2013.

cc: R. Flinn, M. Haas, J. Kacos, G. Klein, B. Kranz, B. Latta, K. Lindahl, M. McCabe,
J. Mumma, R. Nestle, D. Quinney, J. Forger

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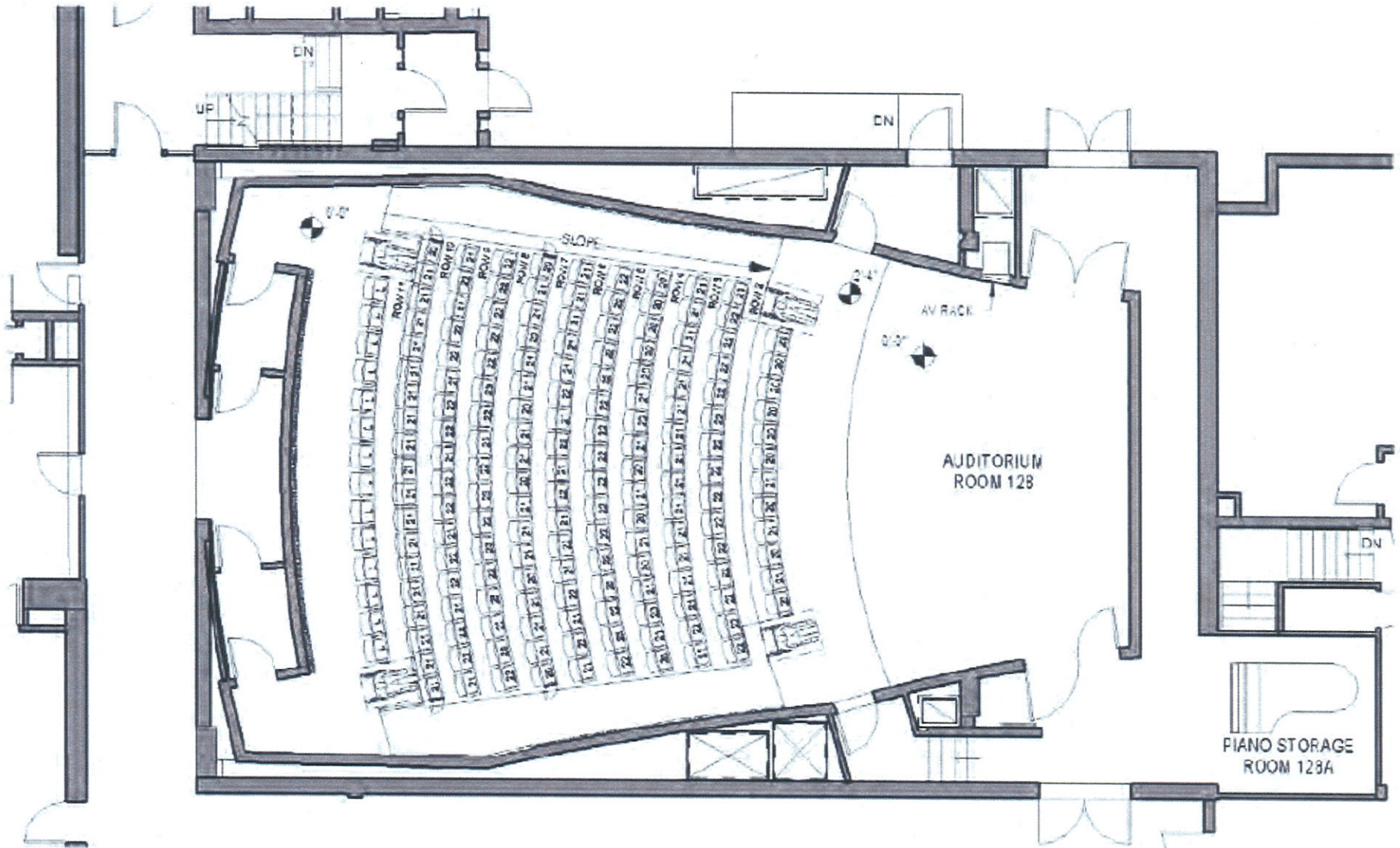
Project Approval – Authorization to Proceed
Music Building – Auditorium Renovations (*budget adjustment and amendment*)





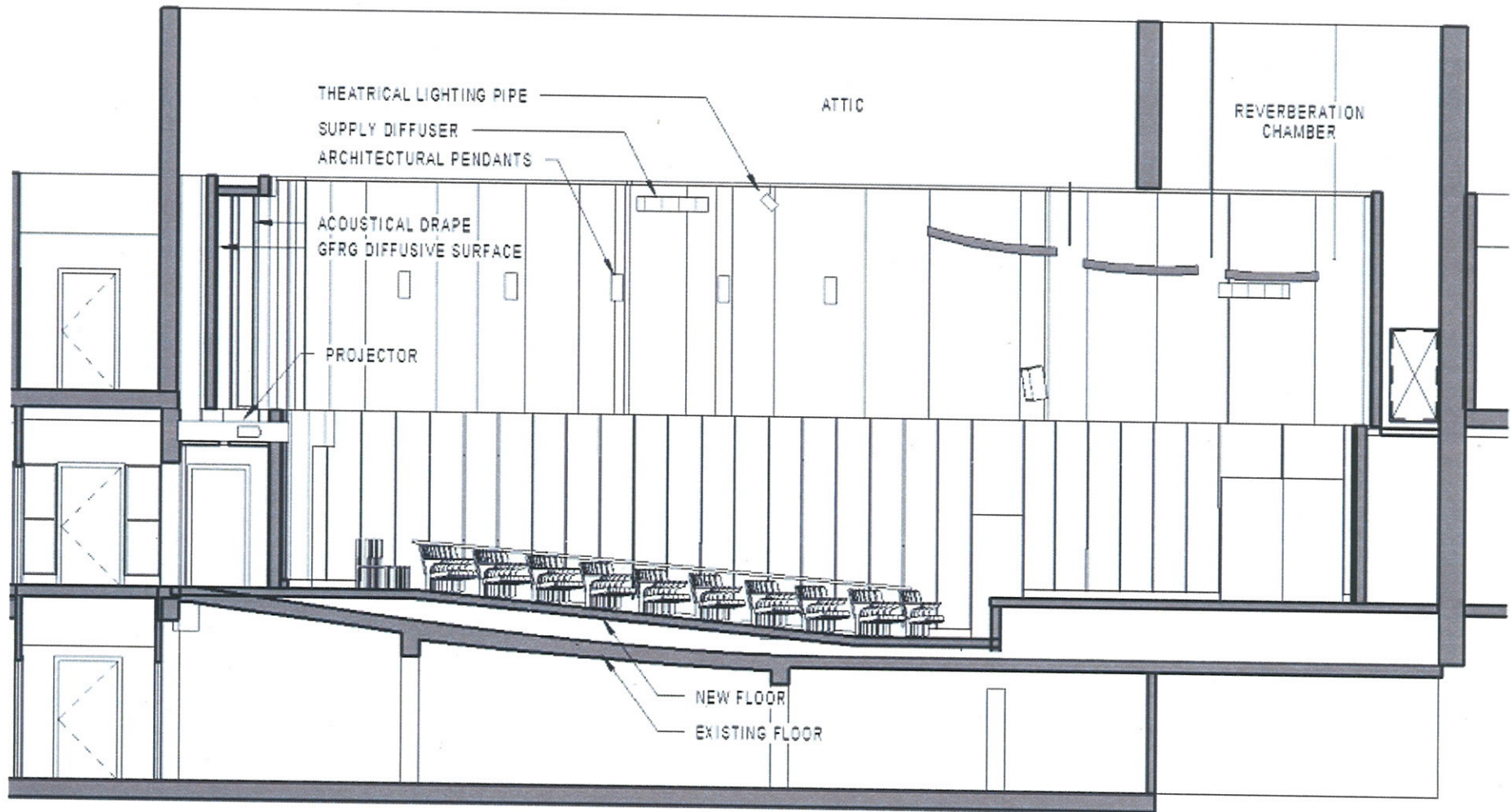
View of stage from audience

Project Approval – Authorization to Proceed
Music Building – Auditorium Renovations (*budget adjustment and amendment*)



PERFORMANCE HALL-LEVEL 1

Project Approval – Authorization to Proceed
Music Building – Auditorium Renovations (*budget adjustment and amendment*)



BUILDING SECTION - NORTH
PRESENTATION



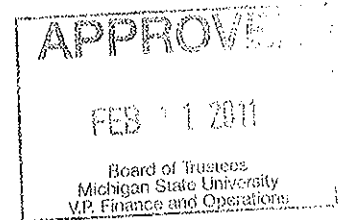
View of audience from stage


Background Information

**MICHIGAN STATE
UNIVERSITY**

February 2, 2011

MEMORANDUM



To: Trustee Finance Committee
From: Fred L. Poston 
Subject: **Authorization to Plan**
Music Building - Auditorium Renovations

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Music Building - Auditorium Renovations.

BACKGROUND

Program Need:

The Music Building was constructed in 1940 and an addition was constructed in 1956. The Music Practice Building was constructed in 1968. These two facilities are the primary locations for the College of Music. In addition, the College uses rehearsal/recital and performance venues at Demonstration Hall (Marching Band), Wharton Center, and the Auditorium Building. The Music Building includes a 350 seat auditorium (room 128) that is heavily used by the College of Music for instruction, rehearsal, recital, and performances. The Music Building auditorium has had limited renovations since its construction in 1940. It lacks proper heating, ventilation, and air conditioning; it has acoustical deficiencies; and it is in need of general maintenance. Planning efforts continue to focus on a multi-facility approach for providing venues for the College of Music.

The Music Building auditorium is one component of the overall strategy to provide proper and sufficient space to carry out the instruction and performance needs of the College of Music. This proposed renovation, coupled with the upgrades to Fairchild Theatre that the Board authorized for planning in November 2010, will make significant progress toward addressing the performance facility needs of the College.

General Description of the Project:

The planning of this project is anticipated to include acoustical enhancements and the purchase and installation of an orchestra shell; seating replacement and additions to increase capacity; installation of air conditioning; heating and ventilation



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modifications; installation of a sprinkler system for fire protection; house lighting upgrades; replacement of doors; and ceiling modifications.

The Music Building is located on West Circle Drive in the north academic district. The location of this project is consistent with the Campus Master Plan and Planning Principles.

Communication Plan:

During the planning phase, the campus community will be given opportunities to provide feedback on the project as it is being designed. Input from the project planning team will be solicited during the design phase.

Preliminary Project Cost Information:

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$2,450,000. This estimate may change as planning progresses and the project scope is further defined.

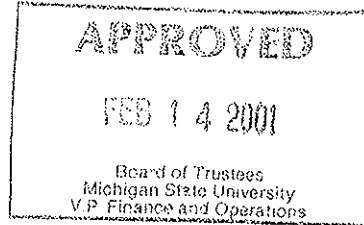
The source of funds for the project is expected to be the fund functioning as an endowment entitled School of Music Facilities Fund (the "Fund").

The Fund was established by a Board resolution on February 14, 2001 ("2001 Resolution") (copy attached). The purpose of the Fund was "to accumulate donated funds for provision of expanded or improved facilities to meet the program needs of the School of Music", which has since become the College of Music. The 2001 Resolution says that the Fund can be liquidated "at any time based on programmatic need" to "support . . . major renovations of existing University facilities . . ." for the College of Music. If the Fund has not been liquidated by the tenth anniversary of its establishment, however, the 2001 Resolution requires the Provost and the Dean of the College of Arts and Letters (for whom the Dean of the College of Music should logically be substituted) to make a recommendation regarding the disposition of the Fund to the Trustee Finance Committee. The plan to use the Fund for the Music Building - Auditorium Renovations project is the recommendation which the 2001 Resolution requires. If the Board, at a later date, decides not to proceed with the Music Building - Auditorium Renovations project, the Provost and the Dean of the College of Music will again review the Fund's purpose and funding level and make a recommendation consistent with the 2001 Resolution for the disposition of the remaining balance of the Fund.


cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe,
J. Mumma, R. Nestle, D. Quinney, J. Forger

MICHIGAN STATE
UNIVERSITY

February 5, 2001



MEMORANDUM

To: Trustee Finance Committee
From: Fred. L. Poston 
Subject: Fund Functioning as an Endowment
-- School of Music Facilities Fund

RECOMMENDATION:

BE IT RESOLVED that the Trustee Finance Committee recommends to the Board of Trustees establishment of a fund functioning as an endowment entitled: School of Music Facilities Fund.

BACKGROUND:

This fund functioning as an endowment would be used to accumulate donated funds for provision of expanded or improved facilities to meet the program needs of the School of Music. Existing donation(s) of \$5,000 will be transferred to this fund. The fund will accumulate contributions over time, affording growth through income and appreciation of the principal amount. Proceeds of the fund may be used to support construction of a new building or building addition, major renovations to existing University facilities, or the acquisition of or major renovations to facilities not currently owned by the University. All, or a portion of, the principal of the fund, including all income and appreciation of the principal amount, may be liquidated for these purposes at any time based on programmatic need. Except for these major capital project expenditures, all income and appreciation of the fund otherwise will be reinvested in the principal sum. Expenditures from the fund for approved capital projects will be proposed by the Director of the School of Music, and must be approved by the Dean of the College of Arts and Letters and the Provost. At the end of ten years from the time of the establishment of the fund, the fund's purpose and funding level will be reviewed by the Provost and the Dean of the College of Arts and Letters and a recommendation regarding the fund will be made to the Trustee Finance Committee. If at that time the fund is not used for acquisition, renovation or construction of facilities, all proceeds of the fund, including its principal amount and all income and appreciation of the principal amount, may be used for other programmatic needs related to the School of Music. Provost Lou Anna K. Simon has approved this recommendation of Dr. Wendy K. Wilkins, Dean of the College of Arts and Letters.

c: S. Flowers, K. Lindahl, L. Simon, W. Wilkins

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MICHIGAN STATE
UNIVERSITY

January 18, 2012



MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston 
Subject: **Project Approval - Authorization to Proceed**
Music Building - Auditorium Renovations

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Music Building - Auditorium Renovations, and to approve a budget of \$3,343,000.

BACKGROUND

Program Need:

The Music Building was constructed in 1940 and an addition was constructed in 1956. The Music Practice Building was constructed in 1968. These two facilities are the primary locations for the College of Music. In addition, the College uses rehearsal/recital and performance venues at Demonstration Hall (Marching Band), Wharton Center, and the Auditorium Building. The Music Building includes an auditorium (room 128) that is heavily used by the College of Music for instruction, rehearsal, recital, and performances. The Music Building auditorium has had limited renovations since its construction in 1940. It lacks proper heating, ventilation, and air conditioning; it has acoustical deficiencies; and it is in need of general maintenance. The fire alarm system in the Music Building is at the end of its useful life and in need of replacement.

Planning efforts continue to focus on a multi-facility approach for providing performance venues for the College of Music. The Music Building auditorium is one component of the overall strategy to provide proper and sufficient space to carry out the instruction and performance needs of the College of Music. This project coupled with the upgrades to Fairchild Theatre that the Board authorized for planning in November 2010, will make significant progress toward addressing the performance facility needs of the College.



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Description of the Project:

The Music Building is located on West Circle Drive in the North Academic District. This project includes acoustical enhancements such as installation of an orchestra shell, ceiling modifications, balcony demolition, and new side walls; air conditioning, heating, and ventilation modifications; installation of a new fire alarm system throughout the building; new seating; upgrades to house and stage lighting; replacement of doors; exterior card access; and modifications to the exits and floor slopes to meet ADA standards. These renovations will reduce the seating capacity from 320 to 185.

The Architect/Engineer is SmithGroup/JJR.

Based on an assessment of the factors stated in the Project Planning and Approval process concerning Project Labor Agreements (PLA), the Vice President for Finance and Operations and Treasurer has determined that a PLA would not be required for this project.

Communication Feedback:

The campus community was given opportunities to provide feedback during the planning phase; concerns have been addressed in the project design.

The Office of Campus Planning and Administration has reviewed this project and found it to be consistent with the Campus Master Plan and Planning Principles. The Campus Infrastructure Planning Work Group also supports the recommendation to proceed with the project.

As construction proceeds, the schedule and phasing will be reviewed with the campus community.

Project Cost and Timetable:

The budget for this Design-Bid-Build project is \$3,343,000. Most of the project is being funded with approximately \$2.8 million from a College of Music Fund Functioning as an Endowment, as noted in the attached resolution authorizing the planning of this project. The remainder of the cost of this project will be funded by the General Fund - Just-In-Time.

Construction is planned to begin in May 2012, with substantial completion in August 2012 and final completion by August 2013.

cc: R. Flinn, M. Haas, J. Kacos, G. Klein, B. Kranz, B. Latta, K. Lindahl, M. McCabe, J. Mumma, R. Nestle, D. Quinney, J. Forger