

MICHIGAN STATE
UNIVERSITY

December 5, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Auditorium - Alterations to Fairchild Theatre (*budget and scope adjustment*)

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to amend the project scope to include the addition of air conditioning for the project entitled Auditorium - Alterations to Fairchild Theatre.

BE IT FURTHER RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees increase the budget from \$18,000,000 to \$20,000,000 for this project.

BE IT FURTHER RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees grant a zoning variance for this project, allowing a footprint change within a protected landscape area.

BACKGROUND

Program Need:

Alterations to the Fairchild Theatre are underway, which are addressing the College of Music's long-standing need for an additional and acoustically appropriate venue to accommodate its numerous rehearsals, performances, classes, and musical productions. The Auditorium Building, including Fairchild Theatre, was opened in 1940 and does not have air conditioning. The addition of air conditioning to Fairchild Theatre will support the increased utilization of this facility; improve the overall environment and experience for students, faculty and patrons; and can be accomplished at a lower cost and with less disruption than if added at a later date.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

Michigan State University
Hannah Administration Building
426 Auditorium Road, Room 412
East Lansing, Michigan
48824

Phone 517.355.5014
Fax 517.353.6772
www.vpfo.msu.edu

Description of the Project:

The Auditorium building/project is located at the intersection of Farm Lane and Auditorium Road in the north academic district. This project's scope would be adjusted to include air conditioning in the Fairchild Theatre.

The proposed project requires a zoning variance because it will have a small enclosure to accommodate the chiller within a Protected Landscape Area as designated within the University Zoning Ordinance and Campus Master Plan Update, both dated December 2011. The Office of Campus Planning and Administration supports the requested land use variance because the location: 1) supports required facility acoustical parameters, 2) minimizes enclosure wall height to address line of sight from the Auditorium and Fairchild Theater building, 3) is on the northern edge of the protected landscape area, and 4) will have little impact to the existing evergreen collection.

The Architect/Engineer is SmithGroup. 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 and any 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's Planning Principles. The Campus Infrastructure Planning Work Group also supports the recommendation to proceed with the project.

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

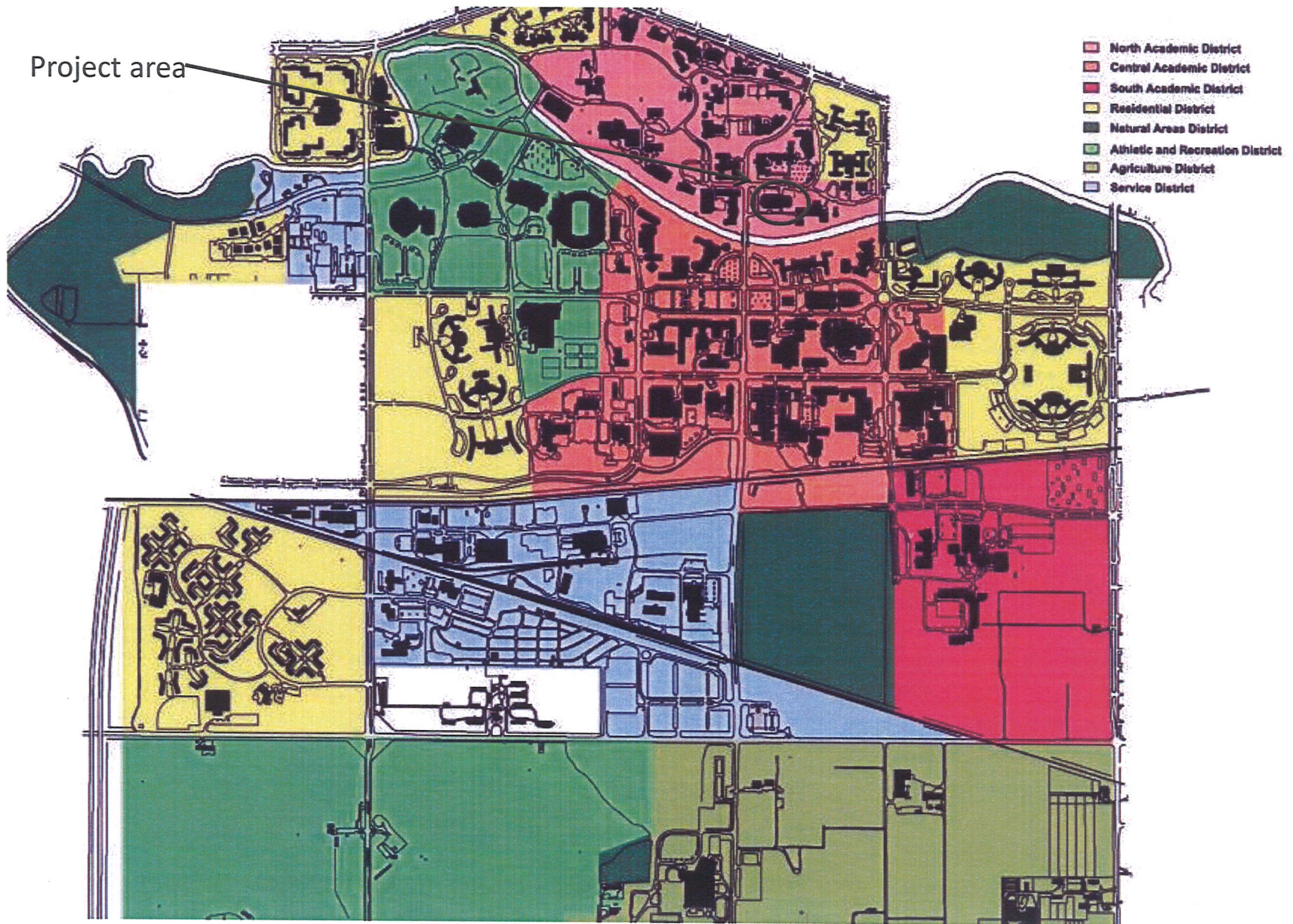
Project Cost and Timetable:

The budget for this Construction Manager project is \$20,000,000. The additional scope will be funded by the general fund.

Construction is planned to begin in December 2012, with substantial completion in August 2013, and final completion by March 2014.

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

Project Approval – Authorization to Proceed
Auditorium – Alterations to Fairchild Theatre (budget & scope adjustment)

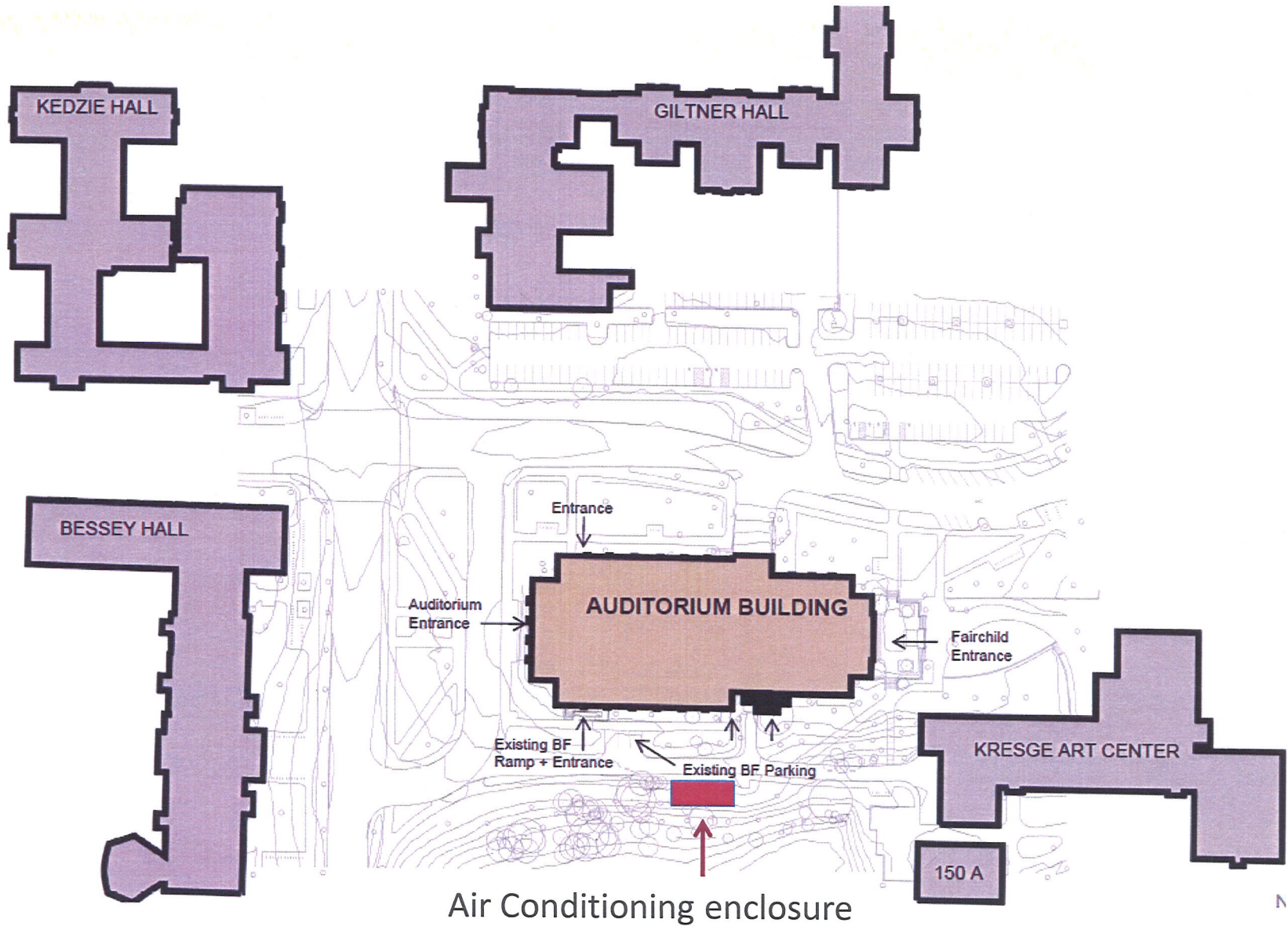


Project Approval – Authorization to Proceed
Auditorium – Alterations to Fairchild Theatre (budget & scope adjustment)

MICHIGAN STATE
UNIVERSITY



Project Approval – Authorization to Proceed
Auditorium – Alterations to Fairchild Theatre (budget & scope adjustment)



Project Approval – Authorization to Proceed
Auditorium – Alterations to Fairchild Theatre (budget & scope adjustment)

MICHIGAN STATE
UNIVERSITY



Air conditioning
enclosure




MICHIGAN STATE
UNIVERSITY



October 27, 2010

MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston 
Subject: **Authorization to Plan**
Auditorium - Alterations to Fairchild Theatre

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Auditorium - Alterations to Fairchild Theatre.

BACKGROUND

Program Need:

The College of Music has had a long standing need for an additional and acoustically appropriate venue to accommodate its numerous rehearsals, performances, classes, and musical productions. The 560-seat Fairchild Theatre provides an adequately sized facility but has limited effectiveness as a music venue due to the lack of an orchestra pit and proper acoustics. Upgrades to Fairchild Theatre would allow the College of Music to accommodate opera, chamber orchestra, choral ensembles, jazz bands, faculty and guest recitals, and other musical productions, many of which are currently performed in inappropriately sized or off-campus facilities. Alterations to Fairchild Theatre and related spaces will enable improved and full use of this currently underutilized facility. The addition of the Fairchild Theatre as a viable music performance space would also provide scheduling relief to the Music Building Auditorium for student rehearsals, recitals, and studio master classes.

This project also includes relocation of the Department of Theatre scene shop that is necessitated by the renovations to Fairchild Theatre. Programmatically, it will allow for the consolidation of Music and Theatre scene shop needs and provide increased opportunities for students. It will also improve the scene shop working environment.

This project represents a coordinated effort between the College of Arts and Letters, the College of Music, and University Outreach and Engagement/Wharton Center to meet the various performance needs of each unit and improve the overall use and quality of the performance facility resources on campus.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

Michigan State University
412 Administration Building
East Lansing, Michigan
48824-1046

Phone 517.355.5014
Fax 517.353.6772
www.vpfo.msu.edu

General Description of the Project:

The planning of this project is anticipated to include installation of an orchestra pit with lift system, an orchestra shell and acoustical upgrades; relocation of the scene shop dressing room and prop storage room impacted by installation of the orchestra pit; and renovation of existing, and construction of additional, restrooms.

Barrier free accessibility is included and will expand access to the lower level of the building, including the Arena Theatre, upper balcony seating of the Auditorium, and second and third floor offices, as well as improve access to the first floor of the building. Installation of an elevator will also be planned.

The Fairchild Theatre is located within the Auditorium on Farm Lane and Auditorium Road 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 \$11,500,000. This estimate may change as planning progresses and the project scope is further defined.

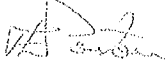
The source of funds for this project is expected to be from tax-exempt financing with debt repayment from the general fund.

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

**MICHIGAN STATE
UNIVERSITY**

June 8, 2012

MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston 
Subject: **Project Approval - Authorization to Proceed**
Auditorium - Alterations to Fairchild Theatre



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Auditorium - Alterations to Fairchild Theatre, and to approve a budget of \$18,000,000.

BACKGROUND

Program Need:

The College of Music has had a long standing need for an additional and acoustically appropriate venue to accommodate its numerous rehearsals, performances, classes, and musical productions. The Fairchild Theatre, located in the Auditorium, provides an adequately sized facility but has limited effectiveness as a music venue due to the lack of an orchestra pit and proper acoustics. Upgrades to Fairchild Theatre would allow the College of Music to accommodate opera, chamber orchestra, choral ensembles, jazz bands, faculty and guest recitals, and other musical productions, many of which are currently performed in inappropriately sized or off-campus facilities. Alterations to Fairchild Theatre and related spaces will enable improved and full use of this currently underutilized facility. The addition of the Fairchild Theatre as a viable music performance space would also provide scheduling relief to the Music Building Auditorium for student rehearsals, recitals, and studio master classes.

This project represents a coordinated effort between the College of Arts and Letters, the College of Music, and University Outreach and Engagement/Wharton Center to meet the various performance needs and improve the overall use and quality of the performance facility resources on campus.



**OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS**

Fred L. Poston
Vice President and
Treasurer

Michigan State University
Hannah Administration Building
426 Auditorium Road, Room 412
East Lansing, Michigan
48824

Phone 517.355.5014
Fax 517.353.6772
www.vpfo.msu.edu

Description of the Project:

The Auditorium is located on Farm Lane and Auditorium Road in the north academic district. This project includes installation of an orchestra pit with lift system, an orchestra shell and acoustical upgrades; renovation of existing and construction of additional restrooms; fire suppression and fire alarm systems throughout the building; rewiring the entire building; installation of a snowmelt system on sidewalks adjacent to the new barrier free access that includes the installation of an elevator at the northeast corner of the building. The elevator will provide accessibility to the majority of the building. To accommodate classroom usage code requirements for egress, the seating in the Auditorium side balcony will be reduced by 585 seats. The Auditorium total capacity will be changed to 3,154 seats, from a previous 3,739 seats.

The Architect/Engineer is SmithGroupJJR. 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 and any 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 will be reviewed with the campus community.

Project Cost and Timetable:

The budget for this Construction Manager project is \$18,000,000 which is being funded by tax exempt financing with debt repayment from the general fund, and the general fund - Just-In-Time.

Construction is planned to begin in July 2012, with substantial completion in August 2013, and final completion by March 2014.

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