

MICHIGAN STATE UNIVERSITY

APPROVED

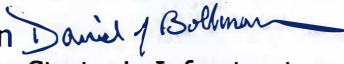
APRIL 12, 2019

BOARD OF TRUSTEES
MICHIGAN STATE UNIVERSITY

April 12, 2019

MEMORANDUM

To: Committee on Budget and Finance

From: Daniel J. Bollman 
Vice President for Strategic Infrastructure Planning and Facilities

Subject: **Project Approval - Authorization to Proceed**
Music Building Addition (*budget adjustment*)

RECOMMENDATION

The Trustee Committee on Budget and Finance recommends that the Board of Trustees authorize the Administration to increase the budget for the "Music Building Addition" to cover the increased costs of construction due to material costs and delays in commencing the project.

RESOLUTION

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to increase the budget for the project entitled "Music Building Addition," from \$36,250,000 to \$41,500,000 to cover increased construction costs.

BACKGROUND

Program Need:

The Music Building opened in 1940, with the last major addition in 1956. The building has a number of capital renewal needs, including windows. The windows in the building provide deteriorating insulation and environmental protection. Humidity fluctuations increase the stress and maintenance costs of instruments within the building and adversely affect College of Music operations. Many rooms are using window air conditioners, which are inefficient at best. The building is home to Michigan State University's College of Music, which enrolls students from 36 states and 26 countries. The College serves more than 610 majors and 2,000 non-majors with a wide range of courses in instrumental and vocal performance, jazz, conducting, music education, composition, music history, and music theory, as well as studies in entrepreneurship/career readiness. Multiple communities across Michigan are served through extensive outreach and engagement activities, and more than 5,000 Michigan residents are enrolled in the College's community music schools in East Lansing and Detroit. The College seeks to



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be a model training ground for a new generation of performers, scholars, and music educators.

While the College of Music buildings have remained largely unchanged, many of MSU's peer institutions have created new music facilities that address needs of a 21st century curriculum and help to attract and retain the best faculty and students. The addition and renovations to the College of Music complex will transform it into a high-quality music teaching facility, enhancing programs in traditional vocal and instrumental performance with an eye toward teaching music in the 21st century, including media arts, electronic music, and recording. Spaces will be constructed and renovated with advanced acoustical properties which enhance student learning and address important issues of health and wellness. At the same time, it will create a more inviting and attractive place for faculty and students to grow and learn.

Description of Project:

The Music Building is located on West Circle Drive in the north academic district. The project includes a 35,000 square foot addition to the southwest portion of the Music Building, along with renovation of 8,400 square feet within the existing building. The addition will house performance and rehearsal rooms for jazz studies, conducting, bands, orchestras, and percussion as well as additional student practice and rehearsal rooms, faculty offices, and studio space. The areas within the existing building that are to be renovated will accommodate student recital, choral and opera rehearsal, large classroom space, expanded music recording and editing space, and a renovated piano repair workshop. The project also includes \$1,250,000 to address capital renewal needs, principally replacing windows and upgrade HVAC to related space as funds allow.

Budget Adjustment:

The Board authorized this project to proceed in April 2018, contingent on receipt of significant gifts. Construction was to begin in May 2018, but did not begin until late June, and the bulk of the project was bid last summer through the fall. This impacted the cost of construction in two ways: a majority of the concrete work was pushed forward into the winter adding costs in temporary heating, work methods, and reduced efficiency, and material costs increased nearly 25% (on average) due to national impacts and other forces, particularly as it relates to steel.

After the Construction Manager received bids, the project team worked diligently to reduce costs while still preserving the program required by the college. After review, the administration believes the project can be completed for a total of \$41,500,000.

The Architect/Engineer is TMP Architecture. The Construction Manager is The Christman Company.

Communication Feedback:

Members of the campus community had opportunities to provide feedback during the planning phase. Any concerns they expressed have been addressed in the project design.

IPF will continue to share construction schedule and progress with the campus community.

Project Cost and Timetable:

The adjusted budget for this Construction Manager project is \$41,500,000 including a \$3,600,000 contingency. The project will be funded by a combination of gifts to the College of Music, debt financing with debt repayment from the general fund, and the general fund – capital renewal.

Construction is expected to achieve substantial completion in March 2020.

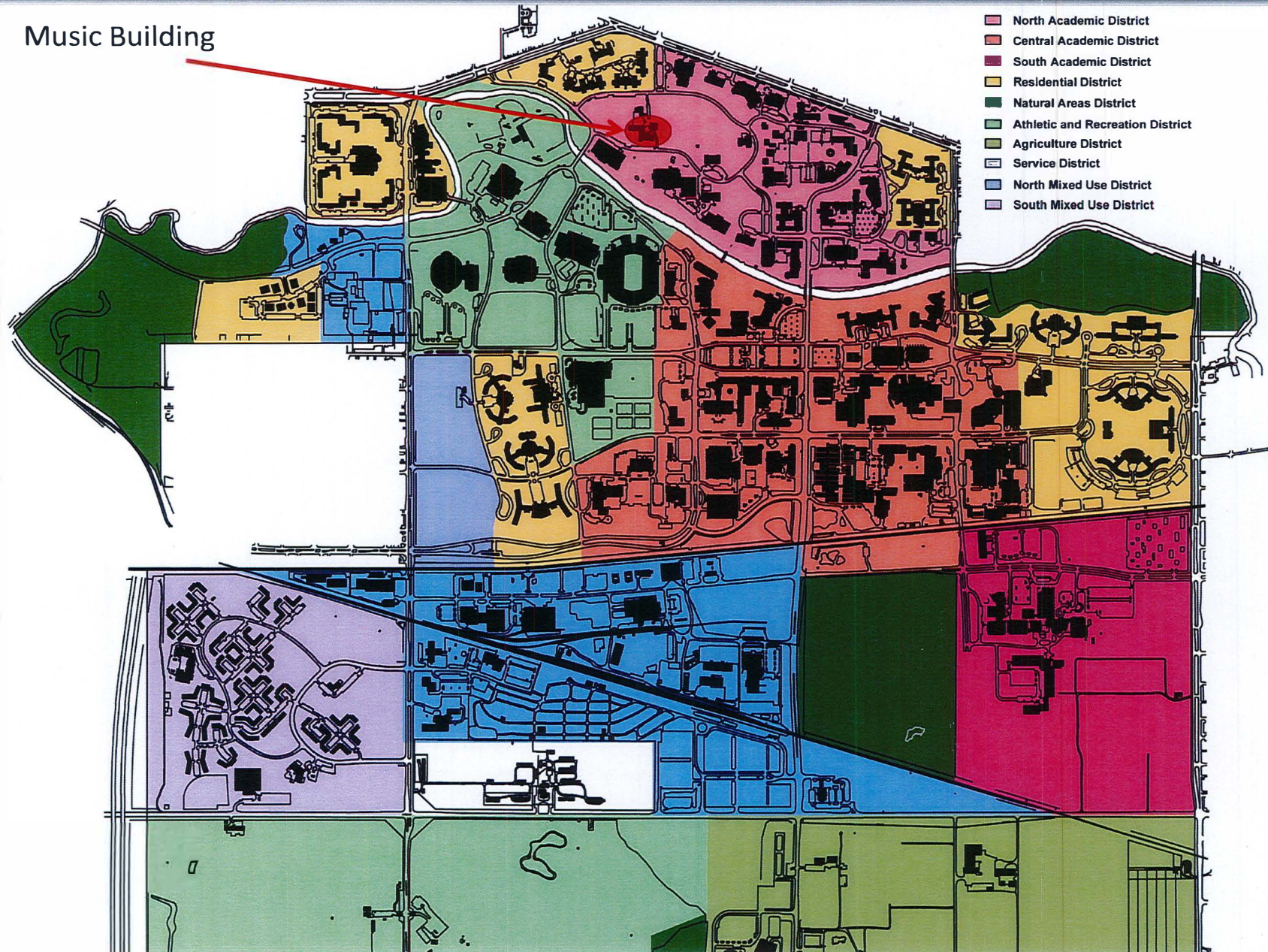
cc: Board of Trustees, S. Udpa, J. Youatt, K. Wilbur, N. Barr, M. Zeig,
B. Quinn, V. Gore, M. Haas, C. Carter, J. Gaboury, L. Gremel, B. Kranz,
M. McCabe, J. Mumma, J. Rayis, L. Adams, K. Oosterhoff, J. Forger

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Project Approval – Authorization to Proceed
Music Building Addition (*budget adjustment*)

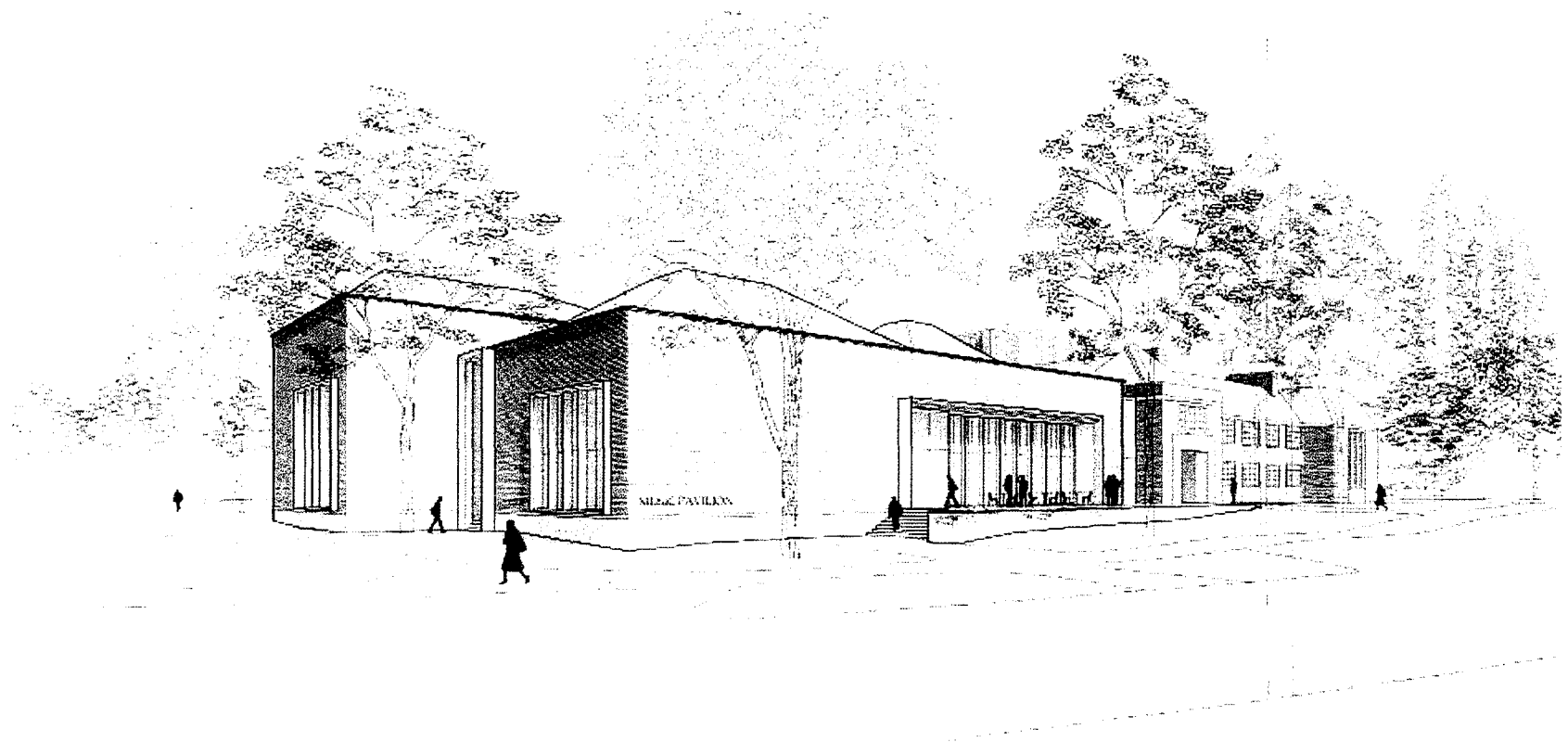
MICHIGAN STATE
UNIVERSITY

Music Building



Project Approval – Authorization to Proceed
Music Building Addition (*budget adjustment*)

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MICHIGAN STATE UNIVERSITY

June 12, 2017

MEMORANDUM



To: Trustee Finance Committee

From: Daniel J. Bollman *Daniel J. Bollman*
Associate Vice President for Strategic Infrastructure Planning
and Facilities

Subject: **Authorization to Plan**
Music Building Addition

RECOMMENDATION

The Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for an addition to the Music Building.



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RESOLUTION

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to plan for the project entitled "Music Building Addition."

BACKGROUND

Program Need:

The Music Building opened in 1940, with the last major addition in 1956. It is home to Michigan State University's College of Music, which enrolls students from 36 states and 26 countries. The College serves more than 550 majors and 2,000 non-majors with a wide range of courses in instrumental and vocal performance, jazz, conducting, music education, composition, music history, and music theory, as well as studies in entrepreneurship/career readiness. Multiple communities across Michigan are served through extensive outreach and engagement activities, and more than 3,000 Michigan residents are enrolled in the College's Community Music Schools in East Lansing and Detroit. The College seeks to be a model training ground for a new generation of performers, scholars, and music educators.

While the College of Music buildings have remained largely unchanged, many of MSU's peer institutions have created new music facilities that address needs of a 21st century curriculum and help to attract and retain the best

faculty and students. The addition and renovations to the College of Music complex will transform it into a high-quality music teaching facility, enhancing programs in traditional vocal and instrumental performance with an eye toward teaching music in the 21st century, including media arts, electronic music, and recording. At the same time, it will create a more inviting and attractive place for faculty and students to grow and learn.

General Description of the Project:

As planning begins, the project is anticipated to include an addition to and renovation of the Music Building to provide the facility capacity and quality necessary to support teaching, rehearsal, performance, and scholarship in the College of Music. The project will provide state-of-the-art, acoustically superior classrooms, and rehearsal and practice space equipped with current technology to support teaching and learning, and will include multi-use spaces where possible without compromising primary functions. Pending capital renewal items in the existing Music Building (currently estimated between \$7,000,000-\$10,000,000), may be added to the project if doing so provides an opportunity for cost savings or other benefits from coordinating the necessary work.

The Music Building is on West Circle Drive in the north academic district. The project will be consistent with the Campus Land Use Master Plan.

Communication Plan:

Input will be solicited from the campus community during the planning phase.

Preliminary Project Cost Information:

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$30,000,000-\$35,000,000, excluding capital renewal items that may be added to the project during the planning stage. This estimate may change as the project and its scope are refined during the planning process.

The source of funds for the project is expected to be gifts to the College of Music and the general fund.

cc: Trustee Policy Committee, L. Simon, J. Youatt, S. Udpa, B. Beekman, R. Noto, V. Gore, M. Haas, J. Gaboury, G. Klein, J. Rayis, L. Adams, B. Kranz, M. McCabe, J. Mumma, J. Samuels, J. Forger

MICHIGAN STATE UNIVERSITY

April 2, 2018

MEMORANDUM



To: Trustee Finance Committee

From: Daniel J. Bollman *Daniel J. Bollman*
Associate Vice President for Strategic Infrastructure Planning
and Facilities

Subject: **Project Approval - Authorization to Proceed**
Music Building Addition

RECOMMENDATION

The Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with an addition to the Music Building.

RESOLUTION

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to proceed with the project entitled "Music Building Addition," with a project budget of \$36,250,000.

BACKGROUND

Program Need:

The Music Building opened in 1940, with the last major addition in 1956. The building has a number of capital renewal needs, including windows. The windows in the building provide deteriorating insulation and environmental protection. Humidity fluctuations increase the stress and maintenance costs of instruments within the building and adversely affect College of Music operations. Many rooms are using window air conditioners, which are inefficient at best. The building is home to Michigan State University's College of Music, which enrolls students from 36 states and 26 countries. The College serves more than 610 majors and 2,000 non-majors with a wide range of courses in instrumental and vocal performance, jazz, conducting, music education, composition, music history, and music theory, as well as studies in entrepreneurship/career readiness. Multiple communities across Michigan are served through extensive outreach and engagement activities, and more than 5,000 Michigan residents are enrolled in the College's community music schools in East Lansing and Detroit. The College seeks to be a model training ground for a new generation of performers, scholars, and music educators.



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Description of Project:

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The project also includes \$1,250,000 to address capital renewal needs, principally replacing windows and upgrade HVAC to related space as funds allow. The Architect/Engineer is TMP Architecture. The Construction Manager is The Christman Company.

Communication Feedback:

Members of the campus community had opportunities to provide feedback during the planning phase. Any concerns they expressed have been addressed in the project design.

The IPF Planning, Design, and Construction office has reviewed this project and found it to be consistent with the Campus Land Use Master Plan. The Campus Infrastructure Planning Work Group supports the recommendation to proceed with the project.

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

Project Cost and Timetable:

The budget for this Construction Management project is \$36,250,000, including a \$3,600,000 contingency. The project will be funded by a combination of gifts to the College of Music, debt financing with debt repayment from the general fund, and the general fund - capital renewal.

Contingent upon receipt of significant gifts, in cash and pledges if sufficient, and authorization by the President, it is expected that construction could begin in May 2018, with improvements ready for use in August 2019.

cc: Trustee Policy Committee, J. Engler, J. Youatt, S. Udpa, B. Beekman, K. Zayko, V. Gore, M. Haas, J. Gaboury, J. Rayis, L. Adams, B. Kranz, M. McCabe, J. Mumma, K. Watson, J. Forger, K. Oosterhoff

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