

MICHIGAN STATE UNIVERSITY

APPROVED

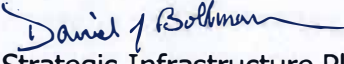
APRIL 12, 2019

**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**
Cowles House - Accessibility and Interior Renovations

RECOMMENDATION

The Trustee Committee on Budget and Finance recommends that the Board of Trustees authorize the Administration to proceed with renovations to Cowles House to improve accessibility and functionality of the building.

RESOLUTION

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to proceed with the project entitled "Cowles House - Accessibility and Interior Renovations," with a project budget of \$6,000,000; and

BE IT FURTHER RESOLVED, that the Board of Trustees of Michigan State University hereby grants a variance to the University zoning ordinance to permit construction within protected green space.

BACKGROUND

Program Need:

Cowles House was originally constructed in 1857 and has been the subject of periodic renovations. It was named the official residence of the President in 1941. Although the current President does not use Cowles House as a primary residence, the facility hosts more than 150 events annually and serves as a guesthouse for dignitaries visiting the University.

The facility has a number of deficiencies that are impacting its use. The current configuration of Cowles House does not provide adequate space to properly support events, requiring public areas to be used for staging and storage. The building has limited accessibility for persons with disabilities. The upstairs residential space is essentially unchanged since renovations in 1950,



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and its configuration does not provide a private and independent living area separated from the event space.

Description of Project:

Cowles House is on Circle Drive in the north academic district. This project will include renovations and an addition to the first floor area to provide appropriate kitchen staging and storage areas, including demolition and reconstruction of the adjoining garage necessary to provide additional service space, and removal of the tree in the middle of the living room. The project also includes modifying and reconstructing portions of the first floor public areas to increase event seating capacity and improve functionality; providing accessibility to the first floor public areas including accessible restrooms; modifying the outdoor area to provide terraces, accessibility and improved landscape; and upgrading the interior finishes and furniture to reflect and integrate the buildings mid-century design, in particular in the public reception areas. The project will also upgrade the living/residential space on the second floor to provide appropriate accommodations for dignitaries and other guests, and to provide kitchen and staff spaces that more efficiently handle event volume and capacity.

The Architect is Hopkins Burns Studio. 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 Campus Infrastructure Planning Work Group supports the recommendation to proceed with the project. The IPF Planning, Design, and Construction office, along with the IPF Campus Planner have reviewed the project and noted that it does not comply with the University Zoning Ordinance requirement for protected green space. They do, however, support the project given the following: the addition and landscape modifications do not affect the historic assets of, and adjacent to, Cowles House; the majority of the garage addition occurs over the existing driveway; improvements are being made to accessibility; the design from a firm specializing in historic preservation complements the existing architecture; and approval by the Campus Arborist and Arboretum Curator of all identified tree removals.

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

Project Cost and Timetable:

The budget for this Construction Manager project is \$6,000,000 including a \$600,000 contingency. The project will be funded by a combination of gifts, general fund – Reserve Barrier Free Access, Jenison Trust, Infrastructure Reserve, and/or debt financing with debt repayment from the sources noted.

Construction is expected to begin in May 2019, with substantial completion in February 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, P. Swartz,
F. Telewski

CP17186

Project Approval - Authorization to Proceed

Cowles House – Accessibility & Interior Renovations

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Cowles House



Project Approval - Authorization to Proceed
Cowles House – Accessibility & Interior Renovations

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Site Plan Rendering



Project Approval - Authorization to Proceed
Cowles House – Accessibility & Interior Renovations

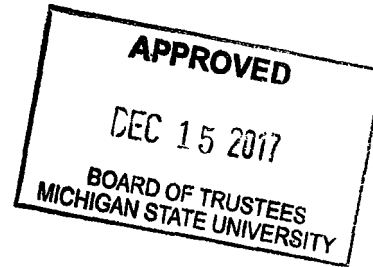
MICHIGAN STATE
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Outdoor Terrace Space



MICHIGAN STATE UNIVERSITY

December 4, 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**
Cowles House - Elevator and Interior Renovations

RECOMMENDATION

The Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for renovations to Cowles House to address accessibility and allow greater use of the building.

RESOLUTION

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to plan for the project entitled "Cowles House - Elevator and Interior Renovations."

BACKGROUND

Program Need:

Cowles House was originally constructed in 1857 and has been the subject of periodic renovations. It was named the official residence of the President in 1941. Although the current President does not use Cowles House as a primary residence, the facility hosts more than 150 events annually and serves as a guesthouse for dignitaries visiting the University.

The current configuration of Cowles House does not provide adequate space to properly support events, causing public areas to be used for staging and storage. Further, the building has limited accessibility for persons with disabilities. The upstairs residential space is essentially unchanged since renovations in 1950. The residential space is not separated from the events downstairs in a manner that allows that space to function as an independent apartment.



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General Description of the Project:

As planning begins, the project is anticipated to include renovations, and, potentially, an addition necessary to make all levels of the house accessible. The accessibility components would include an elevator, restrooms, and appropriate circulation space, as well as access to the outdoor garden area. The rest of the project may involve converting existing space to facilities that would better support the event workload; updating the second floor to provide privacy and functional space for residents and guests of Cowles House; and selected upgrades to furnishings and equipment. Capital renewal needs will also be reviewed and may be added to the project if doing so provides an opportunity for cost savings or other benefits from coordinating the necessary work.

Cowles House is on Circle Drive in the north academic district. If the project brought forward for approval to proceed affects the building's footprint, it will require a variance from the University zoning ordinance because it is located within protected green space.

Communication Plan:

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

Preliminary Project Cost Information:

Planning for these modifications will incur costs for consultants, designers, and architects. The Administration will update the Board on project cost estimates during the latter stages of the planning phase. It is anticipated that the source of project funding will be the general fund for the costs associated with accessibility, life safety, code compliance, and capital renewal, with gifts for all remaining project costs.

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