

**Submitted by: William R. Decatur, Vice President, Finance and Business Operations**

## **Hilberry Gateway Performance Complex Project Authorization**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts for the renovation and construction of the Hilberry Gateway Performance Complex. In September 2016, the Board of Governors authorized \$350,000 to program and begin design of the project. It is further recommended that the Board of Governors authorize additional spending up to \$64,650,000 to complete design and construct the project for a total project cost of \$65,000,000. Funding will be provided from philanthropic gift contributions and bond proceeds secured for the purpose of implementing this project.

### **Background and Project Description**

The University's Hilberry Theatre is a vibrant part of the Midtown Cultural Center, located along the Cass Corridor at Hancock. The classical Roman ionic style building was constructed in 1916 as the former First Church of Christ Scientist in Detroit. The University's Hilberry Theatre Company was the nation's first graduate repertory company, and has been performing in the building since 1963. Clarence B. Hilberry, then President of Wayne State University, personally took responsibility for creating a home for the company by raising funds to convert the former church into a modified thrust stage modeled after the Stratford Theatre in London, Ontario.

Although updates have been made to the building over time, the core facility has remained unchanged and ineffective for twenty-first century theatrical production. The theatre's existing conditions significantly limit set design and prevent the use of current theatrical technologies. Back of house resources, such as adjacent set and costume fabrication and related storage, are located in a separate building a block away, creating serious transportation and handling difficulties. Antiquated heating and cooling systems frequently cause temperature and humidity comfort problems throughout the building.

In September 2016, the Board authorized \$350,000 to programmatically reevaluate prior studies of the Hilberry Theatre, to be named the Gretchen Valade Jazz Center and to advance design phase activities for the Hilberry Gateway Performance Complex. This effort resulted in the proposed plans to fully renovate approximately 23,000 square feet of the existing Hilberry Theatre and construct a 71,300 square foot addition. The new complex includes a new 400 seat theatre, a 150 seat performance lab, new back of house production facilities, combined lobby and box office, and the 380 seat Gretchen Valade Jazz Center.

The construction of this project will require the relocation of the historic Mackenzie House, which is currently adjacent to the Hilberry Theatre. The relocation of the Mackenzie House is part of this overall project budget.

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The Hilberry Gateway Performance Complex will serve theatre, dance and music programs well into the future with flexible, appropriate space for a 21<sup>st</sup> century education. This project creates a performance destination that will work to strengthen the Wayne State University strategic plan goals of leading Detroit's revitalization. With the project, Wayne State will engage the community with accessible, visible, highly regarded theatrical, dance and music productions and outreach.

At the completion of the project, both the Bonstelle Theatre on Woodward Avenue and the shop building at 95 West Hancock will be decommissioned.

All contracts for this project will be awarded in accordance with University policies and procedures.

**Project Budget**

<b>Funding Sources</b>	
Philanthropic Gifts	\$10,000,000
Bond Funding	\$55,000,000
<b>TOTAL Sources</b>	<b>\$65,000,000</b>
<b>Expenditures Plan</b>	
Design Fees	\$5,000,000
Construction	\$42,600,000
Furniture, Fixture and Equipment	\$6,500,000
Project Management Fee	\$950,000
Development Administrative Fee	\$200,000
Contingency	\$9,750,000
<b>TOTAL Expenditures</b>	<b>\$65,000,000</b>