

**HILBERRY GATEWAY PERFORMANCE COMPLEX  
DESIGN AUTHORIZATION**

**Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to begin design phase activities for the eventual construction of the Hilberry Gateway Performance Complex for an initial cost not to exceed \$350,000. Funding for this effort will be provided by additional philanthropic gift contributions and by borrowing from the Cash Pool, with repayment provided by future bond proceeds that would be secured for the purpose of implementing this project.

**Background and Project Description**

The University's Hilberry Theater 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 Theater 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 Theater in London, Ontario.

While many updates have been made to the building, including projects to improve accessibility for disabled patrons, life safety features, and a recent new roof, the core facility has remained unchanged and ineffective for twenty-first century theatrical production. The theater'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 2010, the Hilberry Gateway Study was initiated with the help of a grant from Kresge Foundation. The purpose of the study was to explore facility development options that would effectively satisfy current and future needs of the Maggie Allesee Department of Theatre and Dance and for the Hilberry Theater Company. Culminating from this investigation was a three phase project plan that begins with design and construction of a new 45,000 square foot, 500 seat Main Thrust Stage Facility at the corner of Cass and Forest. In 2011, the cost estimate for this first phase was \$21.4 million which included the relocation of the Mackenzie House that is immediately south of the Hilberry Theater. The second phase comprehensively renovates Hilberry Theater to convert its limited thrust stage to a multiform performance space suitable for more intimate theatrical or dance performances. As the third and final phase, the Hilberry Gateway Study proposed development of additional support space attached to the first project that would enable the costume and scene shop and related storage to be relocated from 95 W. Hancock. The cost estimates for the second and third phase were estimated at \$15.4 million and \$5.4 million, respectively.



*Hilberry Gateway Study original phases*

With the recent generous gift of Gretchen Valade, the Hilberry Theater has become the future home of the Gretchen Valade Jazz Center. Because the Hilberry will be dedicated to jazz, many of the planned outcomes of the original Hilberry Gateway Study need to be challenged and reconfirmed. Because the Valade gift is exclusive to what the University envisioned as phase two of the Hilberry Gateway Performance Center, the administration requests the Board of Governors to authorize spending up to \$350,000 to programmatically reevaluate and determine how theatrical and dance requirements would differ from those planned during the original study and to advance design phase activities for the Hilberry Gateway Performance Complex sufficiently enough to develop, confirm, and update project budget and funding plan proposals. A preliminary report on this effort will be presented at the March Board of Governors meeting.

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

**Project Budget**

<b>Funding Sources</b>	
Cash Pool	\$350,000
<b>TOTAL Sources</b>	<b>\$350,000</b>
<b>Expenditures Plan</b>	
Design Fees	\$350,000
<b>TOTAL Expenditures</b>	<b>\$350,000</b>

