

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the
Regents
September 18, 2014

ACTION REQUEST

Subject: West Hall
Roof Replacement

Action
Requested: Approval to Proceed with Project

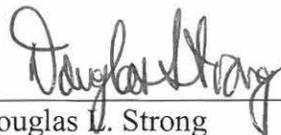
Background:

Constructed in 1904, West Hall houses several departments in the College of Literature, Science, and the Arts; the Department of Naval Architecture and Marine Engineering's Marine Hydrodynamics Laboratory; and the Center for the Study of Complex Systems. This project will address 21 skylights, two lanterns, copper flashing, flat seam metal roofing, and some areas of terra-cotta roof tiles, all of which have been identified for replacement due to leaks. The skylights are original to the building and the entire system will be replaced with energy-efficient insulated glass, copper flashing, and structural improvements to the roof will be made as necessary. The lanterns extend 40 feet above the roof and are prominent original copper architectural features. The copper cladding will be removed and refurbished and the wood structure underneath that has significant deterioration will be addressed. In addition, the 2,900 square feet of flat-seam metal roofing will be replaced. Although there will be a temporary loss of some adjacent parking spaces during construction, there will be no permanent impact on parking from this project.

The estimated cost of the project is \$2,300,000. Funding will be provided from General Fund resources. The construction cash flow may be provided, all or in part, by bond proceeds or increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Board of Regents. The University of Michigan Department of Architecture, Engineering and Construction will design the project. The project is expected to provide an average of 10 on-site construction jobs. Construction is scheduled to be completed in the fall of 2015.

We recommend that the Board of Regents approve the West Hall Roof Replacement project as described, and authorize issuing the project for bids and awarding construction contracts providing that bids are within the approved budget.

Respectfully submitted,



Douglas L. Strong
Interim Executive Vice President and
Chief Financial Officer

September 2014