

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
September 15, 2016

ACTION REQUEST

Subject: W.K. Kellogg Institute and Dental Building
Expansion and Renovation

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

The W.K. Kellogg Institute and Dental Building were built in 1940 and 1969 respectively. With additions, together they total approximately 379,000 gross square feet of space housing research laboratories, classrooms, clinics and offices for the School of Dentistry. The building requires a major renovation to support the school's academic, research, and clinical programs into the future. The proposed project includes renovation of approximately 172,000 gross square feet and addition of 37,000 gross square feet of which 6,000 is planned to be shelled space. The renovation will address deferred maintenance, including exterior envelope repairs and life safety, electrical, mechanical, and plumbing system improvements. A new freight elevator and emergency power generator for the building will be installed. The project will create a more welcoming, accessible facility with an improved patient entrance; modern teaching clinics with flexible furniture and equipment that can be reconfigured as needs change. Open, flexible research space will be created to support the school's world class research along with space designed to foster collaboration among faculty and students. A new special needs/inter-professional care clinic to treat patients with complex medical conditions and disabilities will be created. The scope of this project includes the architectural, electrical, and mechanical work necessary to accomplish these improvements. 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.

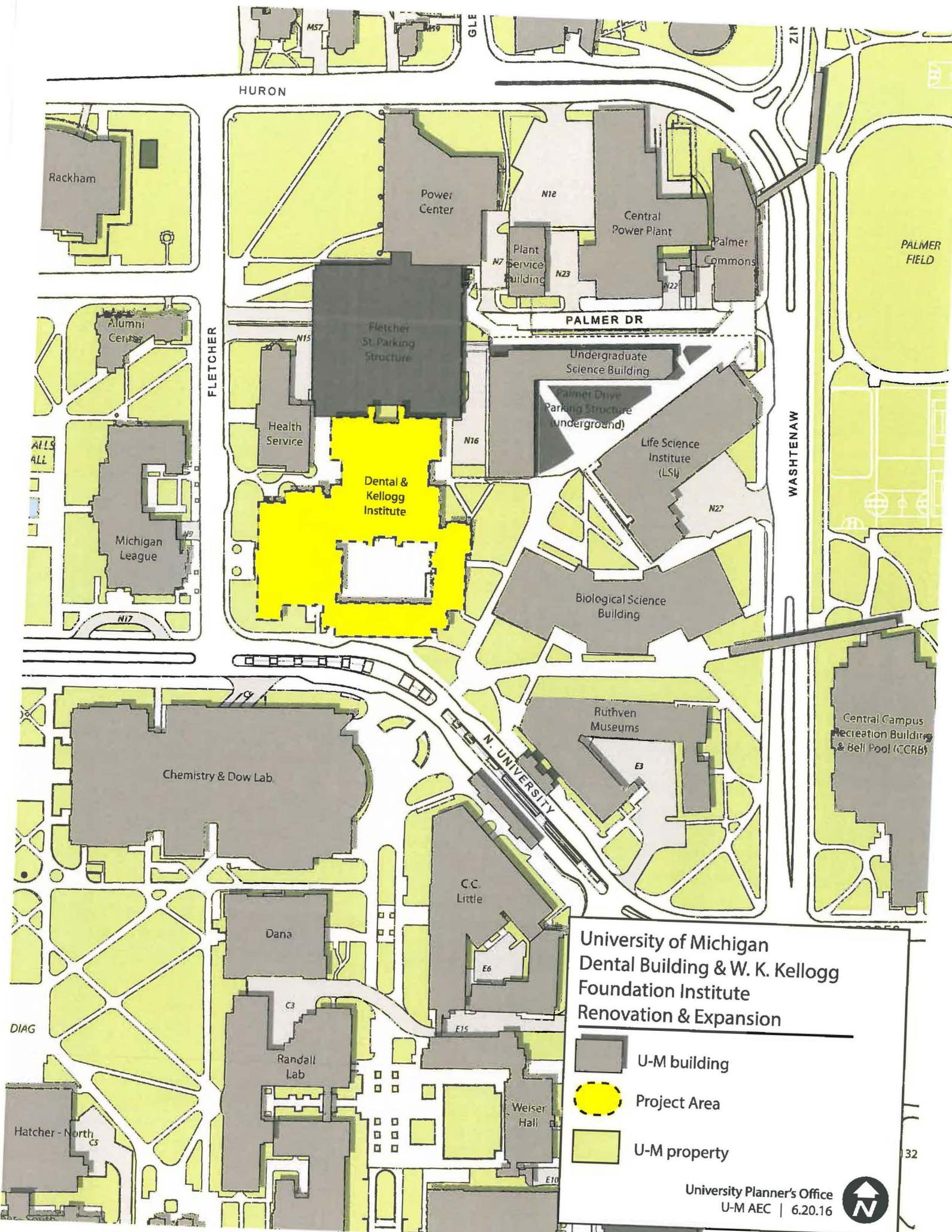
The estimated cost of the project is \$122,000,000. This project is part of the Fiscal Year 2017 Capital Outlay Request to the State of Michigan and subsequently received authorization for design in the Fiscal Year 2017 Capital Outlay budget. Once construction is authorized by the State legislature, the State will fund approximately \$30,000,000 of the project and the university will fund the balance with Office of the Provost 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 architectural firm of SmithGroupJJR will design the project. The project is expected to provide an average of 106 on-site construction jobs. Design is scheduled to begin immediately and we will return with a construction schedule, based upon a specific phasing plan, when we seek approval of schematic design.

We recommend that the Board of Regents approve the W.K. Kellogg Institute and Dental Building Expansion and Renovation project as described and authorize commissioning SmithGroupJJR for its design.

Respectfully submitted,



Kevin P. Hegarty
Executive Vice President and
Chief Financial Officer



**University of Michigan
Dental Building & W. K. Kellogg
Foundation Institute
Renovation & Expansion**

- U-M building
- Project Area
- U-M property

