

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Robben W. and Aldyth Fleming Administration Building
Demolition

Action

Requested: Approval to Proceed with Project

Background:

The Robben W. and Aldyth Fleming Administration Building was built in 1964 and named for former University President Robben Fleming. The building is approximately 78,000 gross square feet and previously housed central administration offices that have been relocated to the newly renovated Alexander G. Ruthven Building. With the relocation of the central administration offices and due to the significant structural and infrastructure needs in the building, we propose to demolish the building. In accordance with the university's naming policy, Robben W. and Aldyth Fleming's names will continue to be honored in an appropriate way, as approved by the Naming Committee.

In 2008, a study was conducted to evaluate the structural integrity of the exterior walls of the Fleming Building and concluded a full replacement or extensive renovation of the exterior walls would be required. In April 2014, another study was conducted to update the condition of the walls and included a recommendation to conduct regular invasive testing of the integrity of the exterior masonry. In the years that followed, we removed loose masonry by hand to prevent pieces from falling off the building at a cost of nearly \$500,000. The study also recommended the complete replacement of the exterior walls of the building. In addition to the exterior walls, the remainder of the building has significant deferred maintenance. The renovation of the structurally sound Ruthven Building allowed for the relocation of central administration into better space for collaboration, location, and included additional space for dry research and academic testing at a similar cost to updating the Fleming Building with its many limitations.

The site will be restored to an open green space area. There will be no impact on parking from this project.

The estimated cost of the project is \$3,400,000 and includes hazardous material abatement, utility work, demolition and restoration of the site to hold the land for future use. Funding will be provided from reserves. 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 and the civil engineering firm of Midwestern Consulting will design the project. The project is expected to provide an average of 16 on-site construction jobs. Construction is scheduled to be completed in the summer of 2022.

We recommend that the Board of Regents approve the Robben W. and Aldyth Fleming Administration Building Demolition project as described, and authorize issuing the project for bids and awarding construction contracts providing that bids are within the approved budget.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Geo S Chatas", written over a horizontal line.

Geoffrey S. Chatas
Executive Vice President and
Chief Financial Officer

February 2022