

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Michigan Union
Renovation

Action

Requested: Approval of Project and Authorization to Appoint an Architect

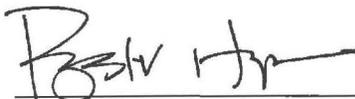
Background:

The Michigan Union was originally constructed in 1919. This project proposes a deep renovation of this 250,000-gross-square-foot landmark of both architectural and historical significance. This project will provide accessibility under the Americans with Disabilities Act throughout the building; create social space on the main level by enclosing the courtyard; greatly expand and improve lounge and study spaces; create a state-of-the-art student organizations and student involvement space; create appropriate spaces for counseling and student support services; and create enhanced meeting and space near the main ballroom. The project will also address deferred maintenance, including life safety, electrical, mechanical, and plumbing system improvements; elevator replacements and upgrades; replacement of the roof and windows; interior finish upgrades; and restroom upgrades. The scope of this project includes the architectural, electrical, and mechanical work necessary to accomplish these improvements. There will be no impact on parking from this project.

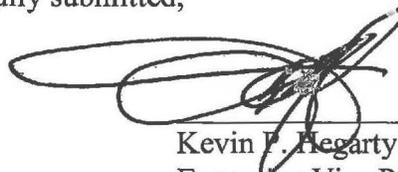
The estimated cost of the project is \$85,200,000. Funding will be provided from the Student Life Student Fee for Facility Renewal and investment proceeds. The construction cash flow may be provided, all or in part, by bond proceeds or increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Board of Regents. The architectural firm of Integrated Design Solutions, in association with Workshop architects as the design architect and Hartman-Cox as the historic preservation specialists, will design the project. The project is expected to provide an average of 75 on-site construction jobs. Design is scheduled to begin immediately and we will return with a construction schedule when we seek approval of schematic design.

We recommend that the Board of Regents approve the Michigan Union Renovation project as described and authorize commissioning Integrated Design Solutions in association with Workshop Architects and Hartman-Cox for its design.

Respectfully submitted,



E. Royster Harper
Vice President for Student Life



Kevin F. Hegarty
Executive Vice President and
Chief Financial Officer

July 2016