

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Palmer Drive Commons Building

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

At the July 1999 meeting we presented an overview of the Life Sciences Institute Building and received approval to proceed. The concept plan that was discussed indicated locations for additional buildings that would be considered in the future.

The Commons Building is located between the Central Power Plant and Washtenaw, along the most traveled portion of the walkway in the Palmer Drive Development. A site map is attached. Its central location between the Life Sciences Institute and the proposed Medical Laboratory Research Building on the Zina Pitcher block makes it a preferred site for dining facilities, some retail, and conference spaces. The building's proximity to the Central Power Plant and the Plant Services building suggests that programs associated with these departments may be appropriate in the lower, less public levels. This building has also proved to be a desirable location for a central Chiller Plant to serve the entire Palmer Drive area.

The 93,000 gross sq. ft. Commons Building is estimated with a construction cost of \$20 million, plus soft costs and contingency of \$7 million and equipment and fit out of \$5 million. Funding will be provided from central administration sources. The construction cash flow may be provided, all or in part, by increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Regents.

We recommend the Regents approve the Palmer Drive Commons Building Project and authorize commissioning SmithGroup, Inc. and Venturi, Scott Brown and Associates, Inc. as the architects/engineers.

Respectfully Submitted,

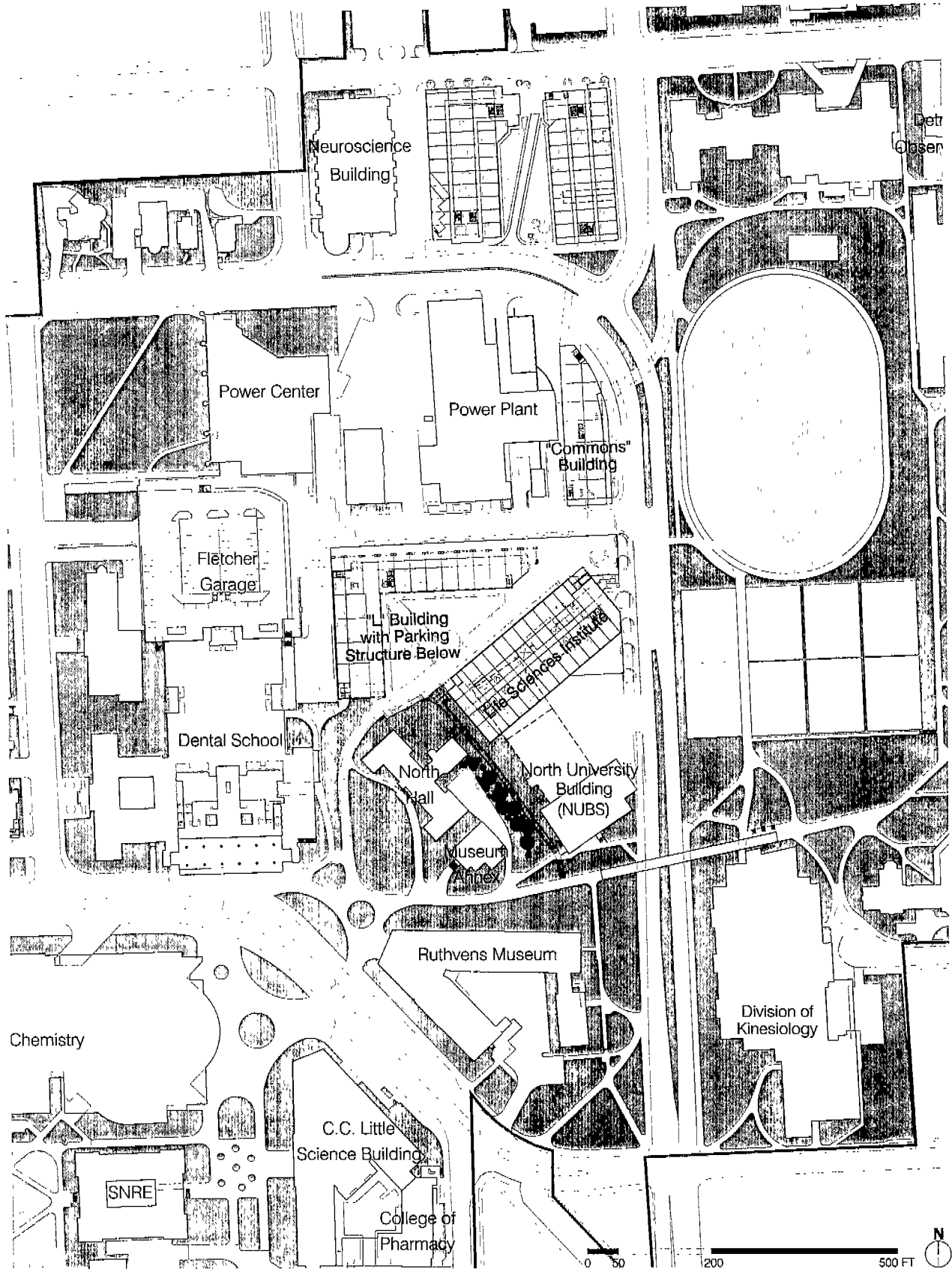


Robert Kasdin
Executive Vice President

April 2000
attachment

APPROVED BY THE REGENTS ON

APR 13 2000








**PALMER DRIVE PROJECT
SITE PLAN**

Palmer Drive Project, U of M

Base Map Source: UM Facilities Planning & Design
Information Sources: UM Facilities Planning & Design
March 13, 2000 -- Progress

Smith Group/ VSBA

KEY

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|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Proposed Buildings |  Green Open Space |
|  Existing UM Buildings |  Symbolic Green Space |
|  UM Property | |