

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

APPROVED BY THE REGENTS ON

ACTION REQUEST

JUN 17 2004

Subject: Walgreen Drama Center Project

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

At the May 2000 meeting, the Regents approved the Walgreen Drama Center project on a site located just east of the Power Center. At the February 2001 meeting, the Regents approved the appointment of SmithGroup, Inc. and Michael Wilford Architects for the project's design. The design of that project was never completed and the project east of the Power Center has been terminated. The scope of Walgreen Drama Center project has been transformed as described below, and we are now proposing to build the Walgreen Drama Center just north of the Pierpont Commons on North Campus (map attached). The Walgreen Drama Center will provide an important destination venue for North Campus, and will be located along a major pedestrian connection between the School of Music and the central core of North Campus.

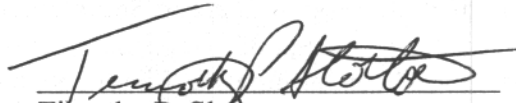
The Walgreen Drama Center will house a 250-seat Arthur Miller Theatre. The Theatre will be designed as flexible performance space and as an appropriate community venue. The Theatre and Drama Department of the School of Music will be relocated from the Frieze Building into the Walgreen Drama Center. The move of the Department to North Campus will vacate approximately one third of the assigned space in the Frieze Building when the project is completed. The completion of the Center and opening of the Arthur Miller Theatre will lead to closing the Trueblood Theatre in the Frieze Building; we will identify suitable space in the new Center to recognize Professor Trueblood, founder of the department now known as Theatre and Drama. The Walgreen Drama Center will also provide classrooms, rehearsal spaces, faculty offices, and support space for Theatre and Drama.

A 100,000 gross square foot building is proposed. The facility will include approximately 60,000 net square feet to accommodate the Arthur Miller Theatre and the Theatre and Drama Department. There will be a loss of parking spaces on the site due to the building and an increased need for convenient visitor parking, especially during certain performances. Additional surface parking in the area is being provided consistent with the North Campus master planning update presented to the Regents in January 2003. That plan depicted the Walgreen Drama Center tentatively located on this proposed site. We will return with an updated plan to address parking when we seek approval of schematic design.

The estimated cost of the project is \$34,000,000. Funding will be provided from gifts and University investment proceeds. 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. The architectural firm of Kuwabara Payne McKenna and Blumberg Architects (KPMB) will design the project. KPMB has significant experience in the design of performing arts facilities. Design is scheduled to begin immediately and we will return with a construction schedule when we seek approval of schematic design.

We recommend the Regents approve the Walgreen Drama Center Project as described and authorize commissioning KPMB Architects for its design.

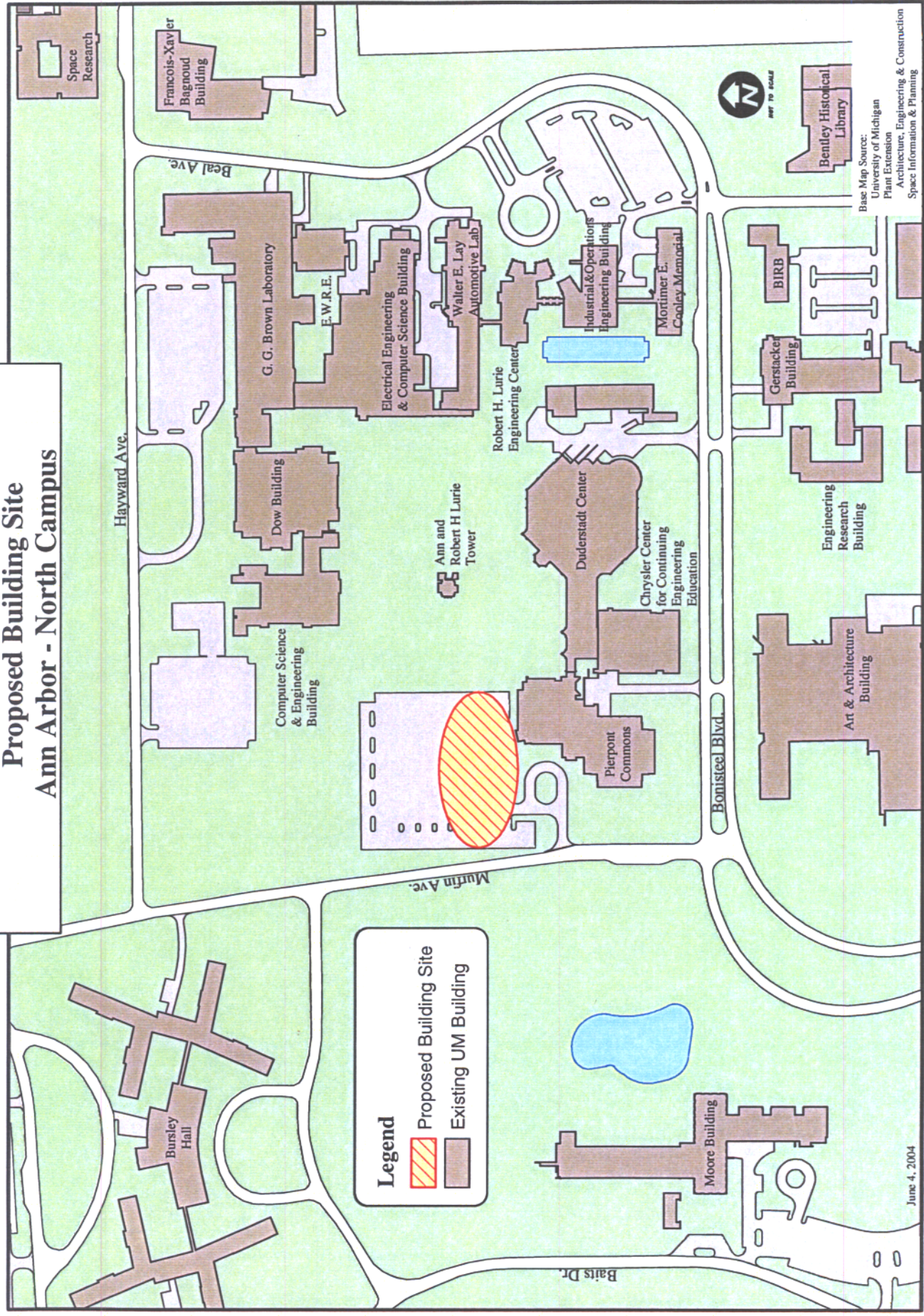
Respectfully submitted,



Timothy R. Slotow
Executive Vice President and
Chief Financial Officer

June 2004
Attachment

Walgreen Drama Center Proposed Building Site Ann Arbor - North Campus



Legend

-  Proposed Building Site
-  Existing UM Building

Base Map Source:
University of Michigan
Plant Extension
Architecture, Engineering & Construction
Space Information & Planning