

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Central Campus Classroom Building and the Alexander G. Ruthven Building Renovation

Action

Requested: Approval of Schematic Design and Authorization to Proceed with Construction

Background:

At the December 2016 meeting, the Board of Regents approved the Alexander G. Ruthven Museums Building (Ruthven) Renovation and Addition project, and at the March 2017 meeting approved the appointment of Harley Ellis Devereaux as the architect of record and the Stecker Labau Arneill McManus Collaborative as the design architect for the project. We propose to demolish the 1964 addition consisting of approximately 34,000 gross square feet that does not allow for large active learning-style classrooms, and in its place construct a new building of approximately 100,000 gross square feet for active learning classrooms, including an auditorium that will seat approximately 550 students, with total building classroom capacity in excess of 1,400 students.

Ruthven was designed by notable architect Albert Kahn and constructed in 1928. We propose the renovation and reuse of the 1928 building (approximately 135,000 gross square feet) that is well suited to house dry laboratory computational research space, an approximately 200-person capacity multipurpose room, and administrative space to house the university's central administration that is currently located in the Fleming Administration Building. 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 capacity from this project.

The estimated cost of this mixed-used classroom, research and administrative space project is \$150,000,000. Funding will be provided from 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 project is expected to provide an average of 115 on-site construction jobs. The Ruthven museum occupants continue to relocate out of Ruthven, allowing for the project construction to be completed in the fall of 2021.

We recommend that the Board of Regents approve the schematic design for the Central Campus Classroom Building and the Alexander G. Ruthven Building project as presented at the meeting and authorize proceeding with construction provided that bids are within the approved budget. We also recommend changing the name from the Alexander G. Ruthven Museums Building to the Alexander G. Ruthven Building since the museums will no longer be housed in this building.

Respectfully submitted,



Kevin P. Hegarty
Executive Vice President and
Chief Financial Officer

December 2018