

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: University of Michigan Health Troy Center for Specialty Care

Action

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

Background:

University of Michigan Health (UMH)'s strategic vision includes enhancing access to patient care services across Southeast Michigan, creating destination centers for new-market programs in Oakland County. UMH has developed a program and facility plan within Troy, Michigan on Big Beaver Road, adjacent to Somerset Mall properties. The planned patient care programs include Musculoskeletal (MSK)/Sports Medicine, Reproductive Medicine and Cancer Care. In addition, there are plans for an ambulatory surgery/procedures center, diagnostic imaging, infusion and other clinical therapies. The proposed ambulatory facility is four stories and approximately 224,000 square feet, with surface parking to accommodate approximately 900 vehicles for patients, visitors and employees.

UMH has completed the schematic design for the facility, which will be placed on 7.28 acres of land approved for purchase in March 2024. Walbridge-Roncelli has been selected to serve as Construction Manager for the project. Construction planning is in process, which will include obtaining specific market bids. The construction project is estimated to be substantially complete at the end of calendar year 2026, with a targeted facility opening for patient care in Spring 2027.

The established budget for the project is not-to-exceed \$250,000,000. Funding will be provided from University of Michigan Health resources. 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

We recommend that the Board of Regents approve the established project budget of \$250,000,000 for the University of Michigan Health Troy Center for Specialty Care, in addition to the schematic design and plan to obtain construction bids.

Respectfully submitted,



Marschall S. Runge
Executive Vice President for Medical Affairs and
Dean, Medical School



Robert A. Hewlett III
Interim Associate Vice President
for Finance



MICHIGAN MEDICINE
UNIVERSITY OF MICHIGAN

University of Michigan Health Troy Center for Specialty Care Proposed Schematic Design March 2025



Troy Center for Specialty Care: Exterior Views



southwest view



southeast view

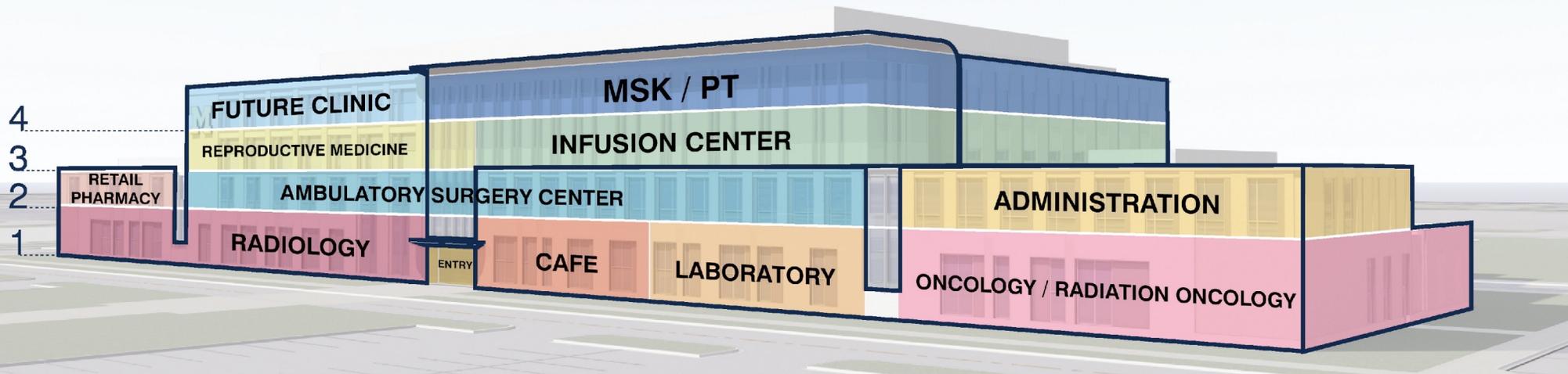


southwest aerial view

Troy Center for Specialty Care: Exterior Views



Troy Center for Specialty Care: Program View by Floor



University of Michigan Health Troy Center for Specialty Care

31000 Big Beaver Road, Troy, MI

Site: 7.28 Acres
Building: 224,150sf
Stories: 4 Floors
Parking: Directly to North

First Floor: 69,150sf
Second Floor: 65,400sf
Third Floor: 44,800sf
Fourth Floor: 44,800sf

Troy Center for Specialty Care: Interior Public Spaces

