

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Lorch Hall
Renovation and Addition

Action
Requested: Approval of Project and Authorization to Appoint an Architect

Background:

Lorch Hall is an L-shaped structure that was built in 1928 and is comprised of a 6-story tower that is flanked by two, four-story wings to the north and east, with an open courtyard space completing the block. This project proposes to renovate the existing Lorch Hall building and construct an addition in the existing exterior courtyard to accommodate the current and projected growth needs for the LSA Departments of Economics and Linguistics. The proposed addition is approximately 90,000 gross square feet and would infill the existing exterior courtyard. Approximately 73,000 gross square feet of existing space will undergo a deep renovation to address deferred maintenance including full replacement of mechanical, electrical, and plumbing systems. In keeping with sustainability goals, the building will be designed to be carbon-zero ready; the building will be all-electric and once the electricity supplied to the building is 100% renewable, the building will be carbon neutral. There will be no impact on parking from this project.

The estimated cost of the project is \$190,000,000. Funding will be provided from College of Literature, Science and the Arts 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. The architectural firm of MGA Partners from Philadelphia will design the project. 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 Lorch Hall Renovation and Addition project as described and authorize commissioning MGA Partners for its design.

Respectfully submitted,



Geoffrey S. Chatas
Executive Vice President and
Chief Financial Officer

May 2025
Attachment