

# The University of Michigan Regents Communication

## Request for Action

### **Subject: Lorch Hall Renovation and Addition**

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

#### **Background:**

At the May 2025 meeting, the Board of Regents approved the Lorch Hall Renovation and Addition project and authorized commissioning of MGA Partners as the architect for its design. 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 alignment with sustainability goals, the building will be designed to be carbon-zero ready. It will operate as an all-electric facility, enabling full carbon neutrality once the electrical supply is sourced entirely from renewable energy. The incorporation of geexchange infrastructure will reduce reliance on conventional mechanical heating and cooling systems. In addition, passive solar design strategies and optimized access to natural daylight will further enhance energy efficiency and occupant comfort. There will be no impact on parking from this project.

The estimated cost of the project has been increased to \$210,000,000 due to market and cost escalation factors. 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 or note proceeds, secured by a pledge of General Revenues, and authorized by the Board of Regents. Construction is scheduled to be completed in the winter of 2030.

**We recommend** that the Board of Regents approve the schematic design for the Lorch Hall Renovation and Addition project as shown in the attached renderings and authorize proceeding with construction provided that bids are within the approved budget.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Robert A. Hewlett III". The signature is stylized with a large initial "R" and a long horizontal stroke at the end.

**Robert A. Hewlett III**  
Interim Executive Vice President  
and Chief Financial Officer

May 2026

Attachments: Lorch Hall Schematic Design Renderings

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**Figure A: View of South Elevation (facing Ross Business School)**



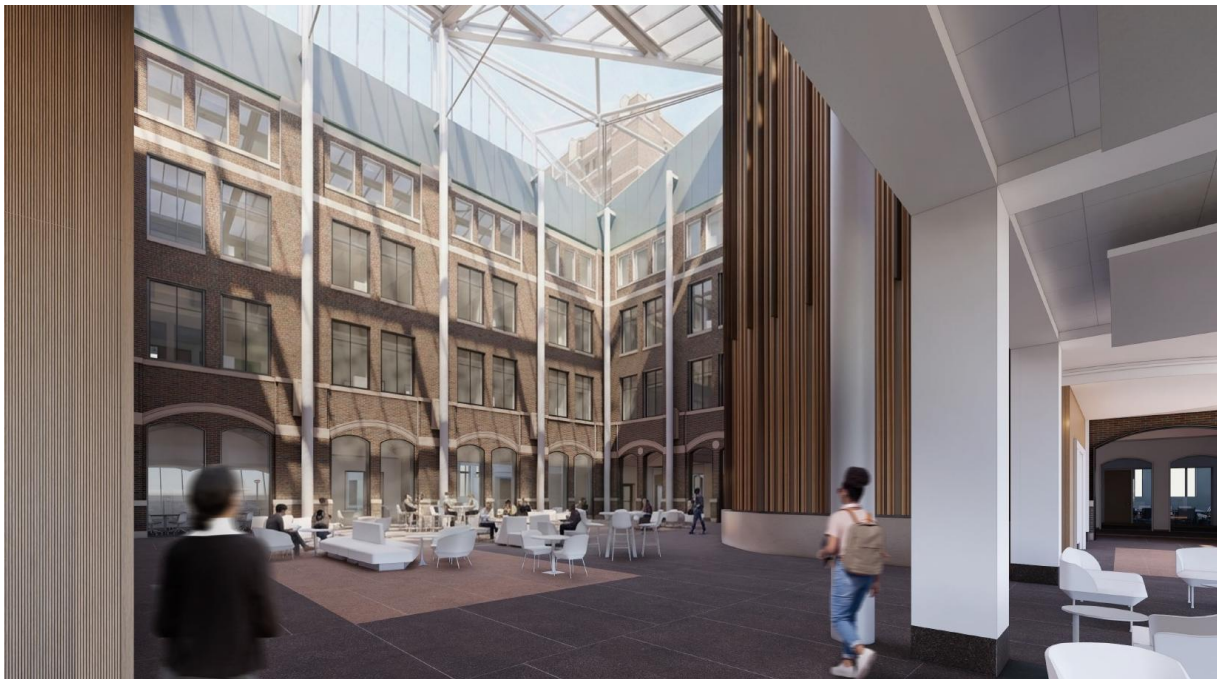
Exterior materials proposed for the addition are limestone and brick (to match the existing Lorch Hall structure), with glazing for significant natural daylight.

**Figure B: View of West (Tappan) and North Elevation**



The brick sample board shown in the photograph on the right shows that the color, texture, and mortar of the addition will closely match the existing Lorch Hall brick.

**Figure C: View of Interior Community Space**



**Figure D: View of Lower Level Student Commons Space**

