

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
March 17, 2011

ACTION REQUEST

Subject: The Lawyers' Club Building and John P. Cook Building Renovation

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

The Lawyers' Club building and the John P. Cook Building are located within the Law Quadrangle and were opened in 1924 and 1931 respectively (see attached). The combined square footage of the buildings is approximately 159,000 gross square feet, and provides housing for 258 law students, cafeteria space and support spaces. The Law School proposes a comprehensive renovation of The Lawyers' Club building's dormitory wing and the entire John P. Cook Building, totaling 92,000 gross square feet, to address infrastructure needs including new plumbing, heating, ventilation, fire detection and suppression systems, wired and wireless high-speed network access, and accessibility improvements. Although air conditioning will be added, we will target overall energy performance to exceed national energy efficiency standards by more than 30 percent. The renovation will preserve the historic exterior of the buildings, and the existing "townhouse-style" entries to resident rooms will be replaced with an interior connecting corridor within each building that will increase safety, accessibility and sense of community for the residents. In the club wing of the Lawyers' Club building, approximately 67,000 gross square feet, we propose updating key infrastructure items integral with the dormitory wing, including new fire detection and suppression systems, tuck-pointing of exterior masonry surfaces and complete roof replacement with additional insulation as appropriate. The scope of this project includes the architectural, mechanical, and electrical work necessary to accomplish these improvements. There will be no impact on parking from this project.

The estimated cost of the project is \$39,000,000. Funding will be provided from a gift, investment proceeds, and resources from the Lawyers Club of the University of Michigan. 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 Board of Regents. The architectural firm of Hartman-Cox Architects in association with SmithGroup 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 Lawyers' Club Building and John P. Cook Building Renovation project as described and authorize commissioning Hartman-Cox Architects in association with SmithGroup for its design.

Respectfully submitted,



Timothy P. Slotow
Executive Vice President and
Chief Financial Officer

S. UNIVERSITY

Lawyers' Club building (dormitory wing)

(club wing)

John P. Cook Building

Cook Legal Research Library

Aikens Commons

Smith Law Library

Hutchins Hall

STATE

TAPPAN

MONROE

Law School Academic Building

Weill Hall

OAKLAND

University of Michigan The Lawyers' Club Building and John P. Cook Building Renovation

-  U-M property
-  U-M building
-  Areas to be renovated

University Planner's Office
U-M AEC | 3.1.11

