

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
April 18, 2013

ACTION REQUEST

Subject: New Graduate Residential Apartment Building

Action

Requested: Approval of Project and Authorization to Appoint an Architect

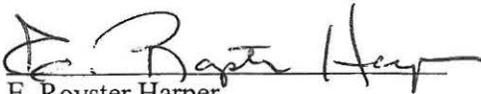
Background:

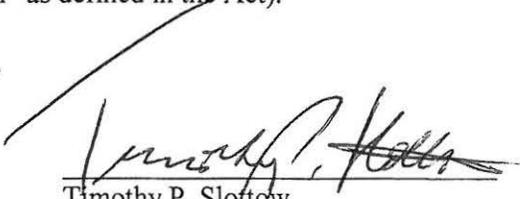
The University of Michigan has received a major gift to fund construction and fully furnish a new residential facility for graduate students. The eight-story building will be approximately 370,000 gross square feet and will accommodate approximately 600 students in an apartment-style layout. The new building is proposed to be located on the site of the current Thompson Street surface parking lot, immediately south of the Thompson Street Parking Structure, and on adjacent parcels of land not currently owned by the university (see attached). In a separate action request, we are seeking Board of Regents approval for the purchase of four of these six parcels. In addition, as negotiations to acquire the two remaining parcels commonly known as 541 and 543 South Division Street have failed, and those two parcels are necessary for the project, we recommend that the university proceed with eminent domain under the Michigan Uniform Condemnation Procedures Act (MCL 213.51 et seq.) to acquire these properties at a fair price ("just compensation" as defined in the Act). Prior to construction, the Thompson Street Parking Structure will be reconfigured to accommodate the loss of visitor parking (the Thompson Street Parking Structure has 120 parking space vacancies based on space count data during peak conditions and the existing surface lot has 102 visitor spaces and 16 university business spaces). Due to the proximity to graduate schools on Central Campus and consistent with the university's sustainability goals, we do not plan to provide parking for residents.

The estimated cost of the project is \$185,000,000. Funding will be provided from a gift and Housing 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 Integrated Design Solutions LLC in association with Hartman-Cox Architects will design the project. The project is expected to provide an average of 264 on-site construction jobs. 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 New Graduate Residential Apartment Building project as described and authorize commissioning Integrated Design Solutions LLC in association with Hartman-Cox Architects for its design. We also recommend the Board of Regents adopt the attached resolution regarding finding that the acquisition of the parcels commonly known as 541 and 543 South Division Street is necessary for the project and authorizing the executive vice president and chief financial officer to take the actions necessary through the procedures in the Michigan Uniform Condemnation Procedures Act (MCL 213.51 et seq.) to acquire these properties at a fair price ("just compensation" as defined in the Act).

Respectfully submitted,

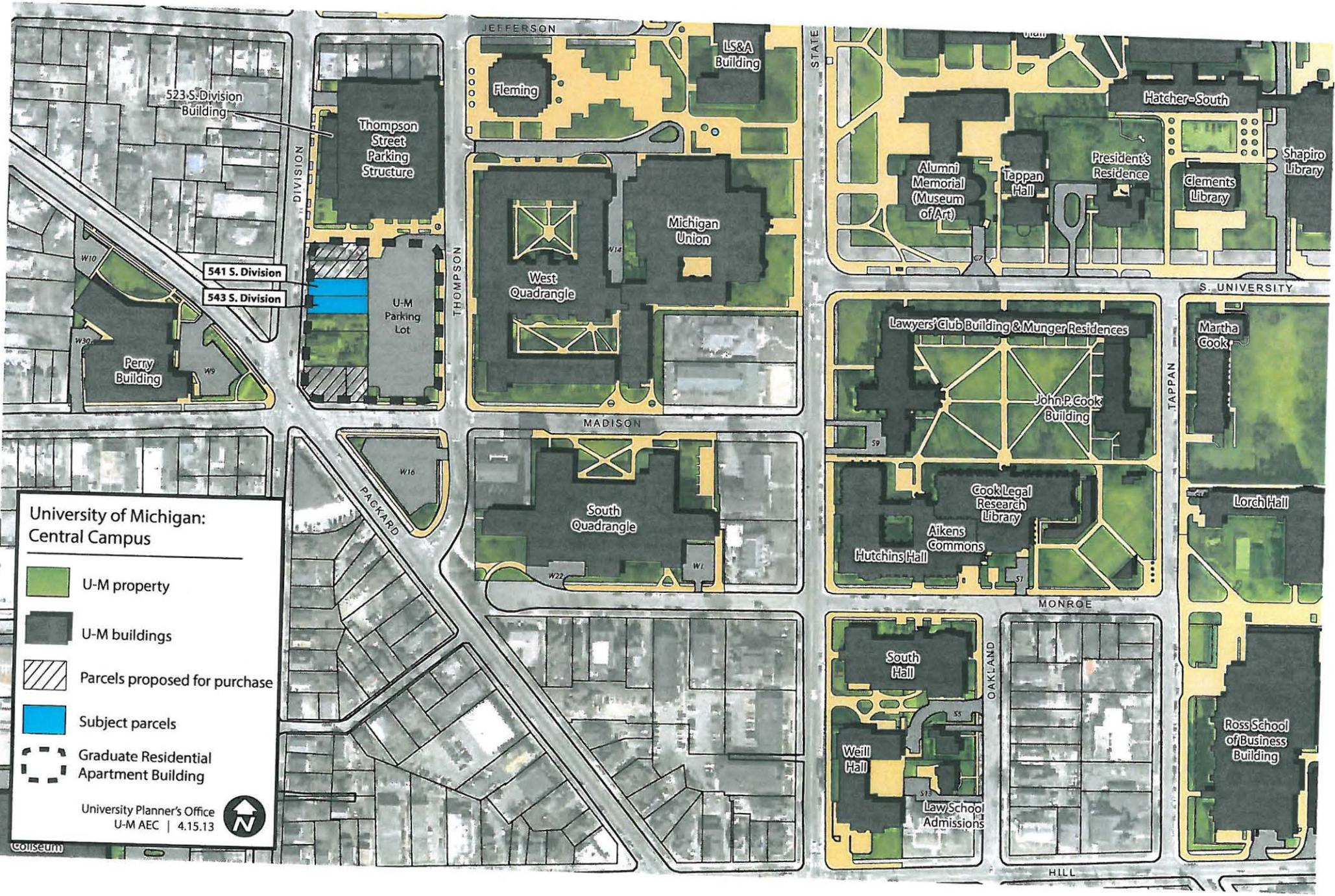

E. Royster Harper
Vice President for Student Affairs


Timothy P. Slottow
Executive Vice President and
Chief Financial Officer

**RESOLUTION OF THE BOARD OF REGENTS OF THE
UNIVERSITY OF MICHIGAN**

Resolved by the Regents of the University of Michigan that:

1. Construction of a new graduate student residential housing facility on the site of the current Thompson Street surface parking lot, immediately south of the Thompson Street Parking Structure, and on adjacent parcels of land not currently owned by the university (the "Project"), will be in the best interest of the University of Michigan and its students.
2. Acquisition of the parcels commonly known as 541 and 543 South Division Street ("Parcels 541 and 543") is found to be necessary for the Project, which is for a public purpose and/or the use or benefit of the public, to proceed.
3. As negotiations have not resulted in the acquisition of Parcels 541 and 543 by the University of Michigan, the University of Michigan shall, under and in accordance with Act 87 of 1980, MCL 213.51 *et seq.*, proceed to acquire the Parcels for "just compensation", as that term is used in the Act and shall exercise its right of eminent domain if necessary to do so.
4. The officers and staff of the University of Michigan are directed to acquire Parcels 541 and 543 in accordance with these resolutions.



**University of Michigan:
Central Campus**

- U-M property
- U-M buildings
- Parcels proposed for purchase
- Subject parcels
- Graduate Residential Apartment Building

University Planner's Office
U-M AEC | 4.15.13



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