

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: 202 South Thayer Building Project

Action

Requested: Approval of Project, Authorization to Appoint an Architect, and Authorization to Issue Bids and Award Construction Contracts for Early Procurement Packages

Background:

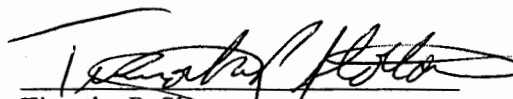
President Coleman announced in October 2004 the selection of the Frieze Building site for the location of a new residence hall and academic space ("north quad"). In order to accommodate the relocation of occupants in the Frieze Building, we have the opportunity to construct a 60,000 gross square foot building at the vacant site located at the southwest corner of South Thayer and East Washington streets (see attached map). The 202 South Thayer Building is proposed to provide space for the following College of Literature, Science, and the Arts departments currently located in the Frieze Building: Asian Languages and Culture, the Frankel Center for Judaic Studies, and Near-Eastern Studies. The relocation of these existing programs from Frieze into the 202 South Thayer Building is appropriate from a master planning assessment and allows the occupants to move once from Frieze into a permanent location, avoiding the disruption and expense of using leased space for the programs during construction. Together with the programs in the Modern Languages Building, the occupants in the 202 South Thayer Building will form a central hub for the study of languages and literature. There will be no impact on parking from this project.

We plan to begin construction in March 2005 utilizing a phased construction schedule to achieve completion of the building in Spring 2006. The project will provide a significant portion of the space needed to vacate the Frieze Building before Summer 2006. In order to achieve the schedule, the architect will work closely with a construction management firm to develop and bid early procurement packages including structural steel and some mechanical and electrical system components. We will return to the Regents for schematic design approval and approval to award the remaining construction packages.

The estimated cost of the project is \$18,000,000. Funding will be provided from a combination of resources from the Provost Office, the College of Literature, Science, and the Arts and investment proceeds. 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 Regents. The architectural firm of Diamond Schmitt Architects will design the project. Construction is scheduled to be completed in Spring 2006.

We recommend the Regents approve the 202 South Thayer Building project as described, authorize commissioning Diamond Schmitt Architects for its design, and authorize issuing early procurement packages for bids and awarding construction contracts providing that bids are within the approved budget.

Respectfully submitted,

  
Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer

December 2004  
Attachment

APPROVED BY THE REGENTS ON

DEC 16 2004

University of Michigan - Central Campus:  
Thayer Building site

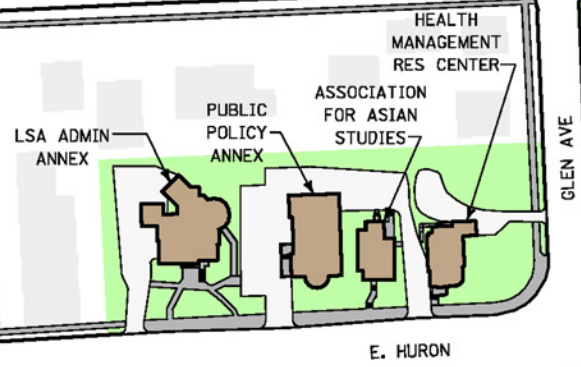
- U-M property
- Existing U-M building
- Potential development zone for future Thayer Building



University Planner's Office  
U-M Plant Extension  
December 6, 2004

N. THAYER

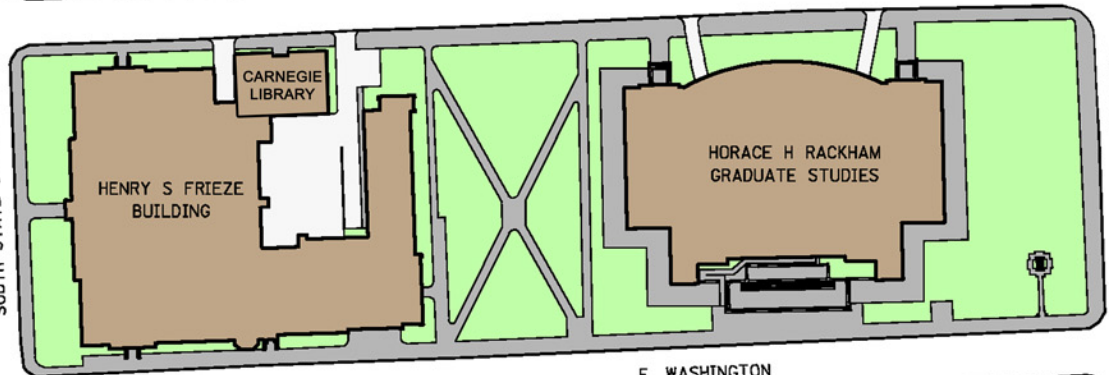
N. INGALLS



E. HURON

E. HURON

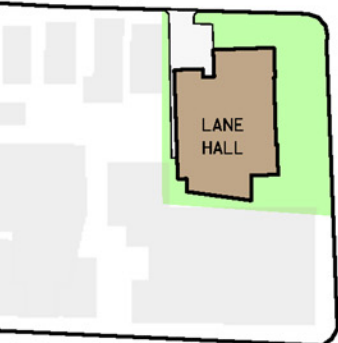
SOUTH STATE STREET



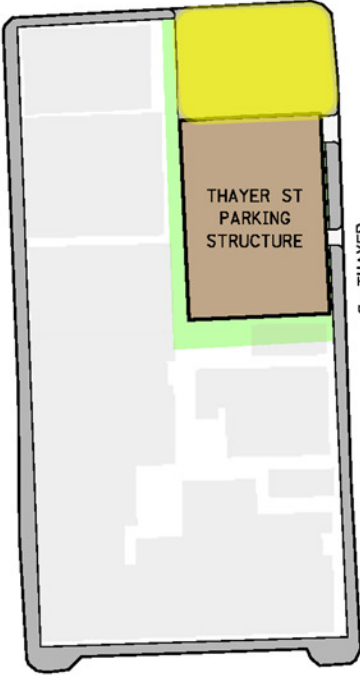
E. WASHINGTON

FLETCHER

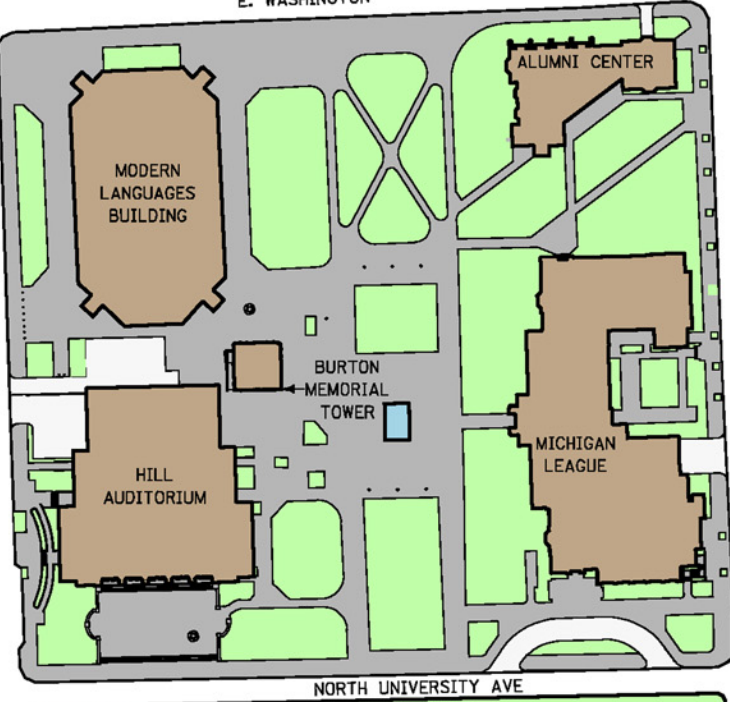
E. WASHINGTON



E. LIBERTY

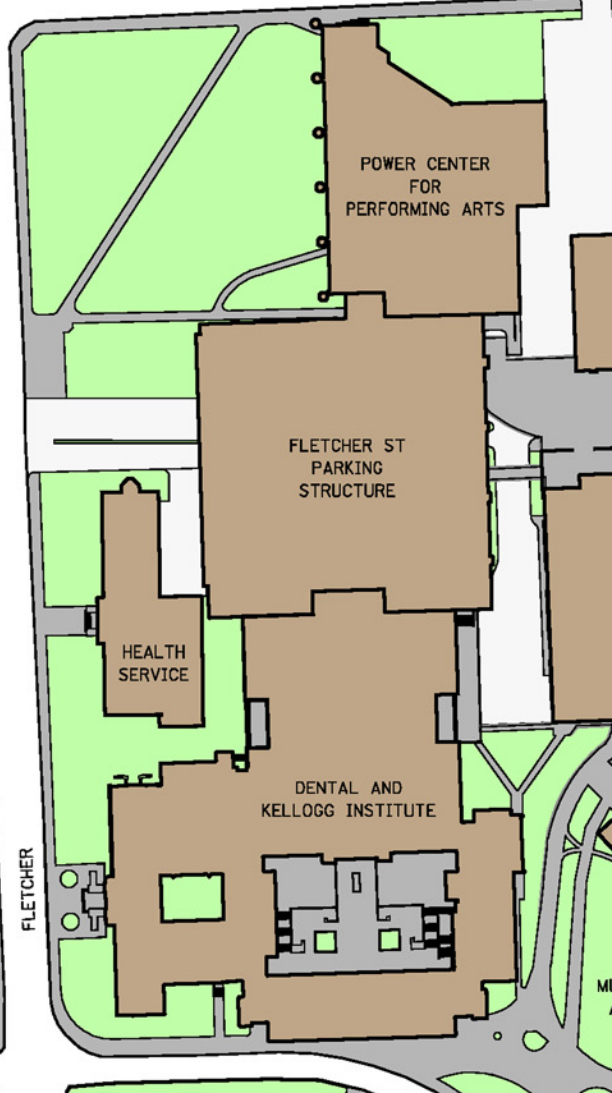


S. THAYER

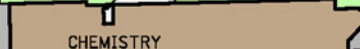


NORTH UNIVERSITY AVE

FLETCHER



KRAUS BUILDING



CHEMISTRY