

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: S. T. Dana Building - School of Natural Resources & Environment  
Phase II Renovation Project

Action

Requested: Approval of Project and Appointment of Architect

Background:

At the February 1998 meeting, the Regents approved Phase I of the Dana Building renovation project. Phase I involved the enclosure of the interior courtyard to create 11,000 square feet of program space, and modification of the existing roof and attic to provide 2,250 square feet of mechanical support space with completion expected by July 1999. Phase I work was intended as preparation for a more extensive renovation project that will be carried out in Phase II.

The Phase II renovation is estimated to cost approximately \$15 million. It will involve major systems upgrades including new plumbing, heating, ventilation and hood exhaust systems, plus significant improvements to fire protection and handicapped accessibility systems. In addition, new program facilities will be created on the fourth floor, and spaces not renovated in Phase I or other recent projects will be completely renovated. The completion of the spaces created in the new atrium enclosure will be included in Phase II. Approximately 39,000 net square feet of space is involved in this phase.

There will be some effect on parking and transportation proximate to Dana during each construction phase. Construction will be scheduled to occur primarily during summer months to lessen the disruption to School activities and this will minimize the impact on parking and transportation.

The Phase II project is part of the FY2000 Capital Outlay Request submitted to the State. The State has authorized proceeding with planning for the project. The State, through its Building Authority, will fund seventy-five percent of the cost of the project that will be determined by the architect/engineer program analysis, planning documents, and bids. The University will fund the balance of the project costs (twenty-five percent). The construction cash flow may be provided, all or in part, by increasing the commercial paper issuance under the \$120 million program secured by a pledge of General Revenues, and authorized by the Regents. Construction will be phased to allow major construction elements to take place during the summers of 2000, 2001 and 2002.

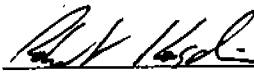
APPROVED BY THE REGENTS ON

**MAR 18 1998**

A selection committee was formed to evaluate proposals from architects specializing in projects similar to the Dana renovation project. The committee recommends the firm of Quinn Evans/Architects of Ann Arbor, working in association with the firm of William McDonough + Partners, Architects and Planners of Charlottesville, Virginia, as a team for the design of the project. Quinn Evans provides the historical sensitivity while McDonough will influence the project's design with their experience in environmentally friendly innovation.

We recommend the Regents approve the Dana Building - School of Natural Resources and Environment Phase II Renovation Project, and authorize commissioning the team of architects described above.

Respectfully submitted,



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Robert Kasdin  
Executive Vice President

March 1999