

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
February 16, 2012

ACTION REQUEST

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

Action

Requested: Authorization to Issue the Project for Bids and Award Construction Contracts

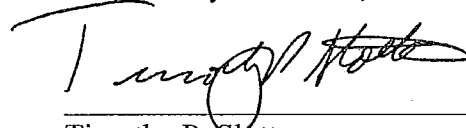
Background:

At the December 2011 meeting, the Board of Regents approved the schematic design for The Lawyers' Club Building and John P. Cook Building Renovation project. The Law School proposes a comprehensive renovation of The Charles T. Munger Residences in the Lawyers' Club and the John P. Cook Building, and updating key infrastructure in the club wing of The Lawyers' Club Building. The renovation of the dormitory areas, approximately 92,000 gross square feet of space, will 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, and tuck-pointing of exterior masonry surfaces. The scope of this project includes the architectural, mechanical and electrical work necessary to accomplish these improvements.

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 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. Construction is scheduled to be completed in the summer of 2013.

We recommend that the Board of Regents authorize issuing The Lawyers' Club Building and John P. Cook Building Renovation project 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