

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Approved by the Regents

December 13, 2007

Subject: Law School Academic Building and
Hutchins Hall Student Commons Addition

Action Requested: Approval of Project and Authorization to Appoint an Architect

Background:

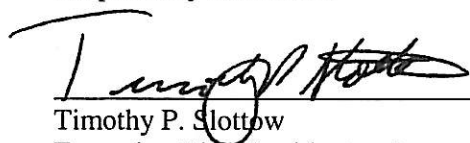
Since the Law Quad was first constructed, the student body has more than doubled (from 500 to 1,100), legal education methods have evolved tremendously, and the total number of Law faculty has quadrupled. A broad array of new curricular, co-curricular, and extracurricular programs and services has been introduced. Computing, internet, video-recording, teleconferencing and other technologies are in ever greater demand inside and outside the classrooms. The existing buildings can no longer support the variety and size of the individual programs.

The Law School administration and faculty have spent, with student input, several years analyzing the functional needs of the school, and have concluded that the need exists for additional space. The Law School now proposes a facilities enhancement project that will include both a new academic building located south of Monroe Street, as well as an addition between and renovations within Hutchins Hall and the Cook Legal Research Building for a new student commons (see attached site plan). The new academic building will be approximately 100,000 gross square feet that will house classrooms, multi-purpose spaces, clinic work spaces, and offices for Law School faculty and administrators. The student commons project of approximately 16,000 gross square feet will provide needed student study, interaction, and support spaces. Additionally, the project will include life safety upgrades to Hutchins Hall and the Cook Legal Research Building, as well as a new electrical substation and chilled water plant that will serve the new as well as existing Law School buildings. The project will also design and install a suitable replacement for the metal siding on the connection between the Law Quad buildings and the Legal Research stacks building. The scope of this project includes the architectural, mechanical, and electrical work necessary to accomplish these improvements. There will be a loss of 89 parking spaces as a result of this project, which will be accommodated as part of the strategic parking plan for Central Campus.

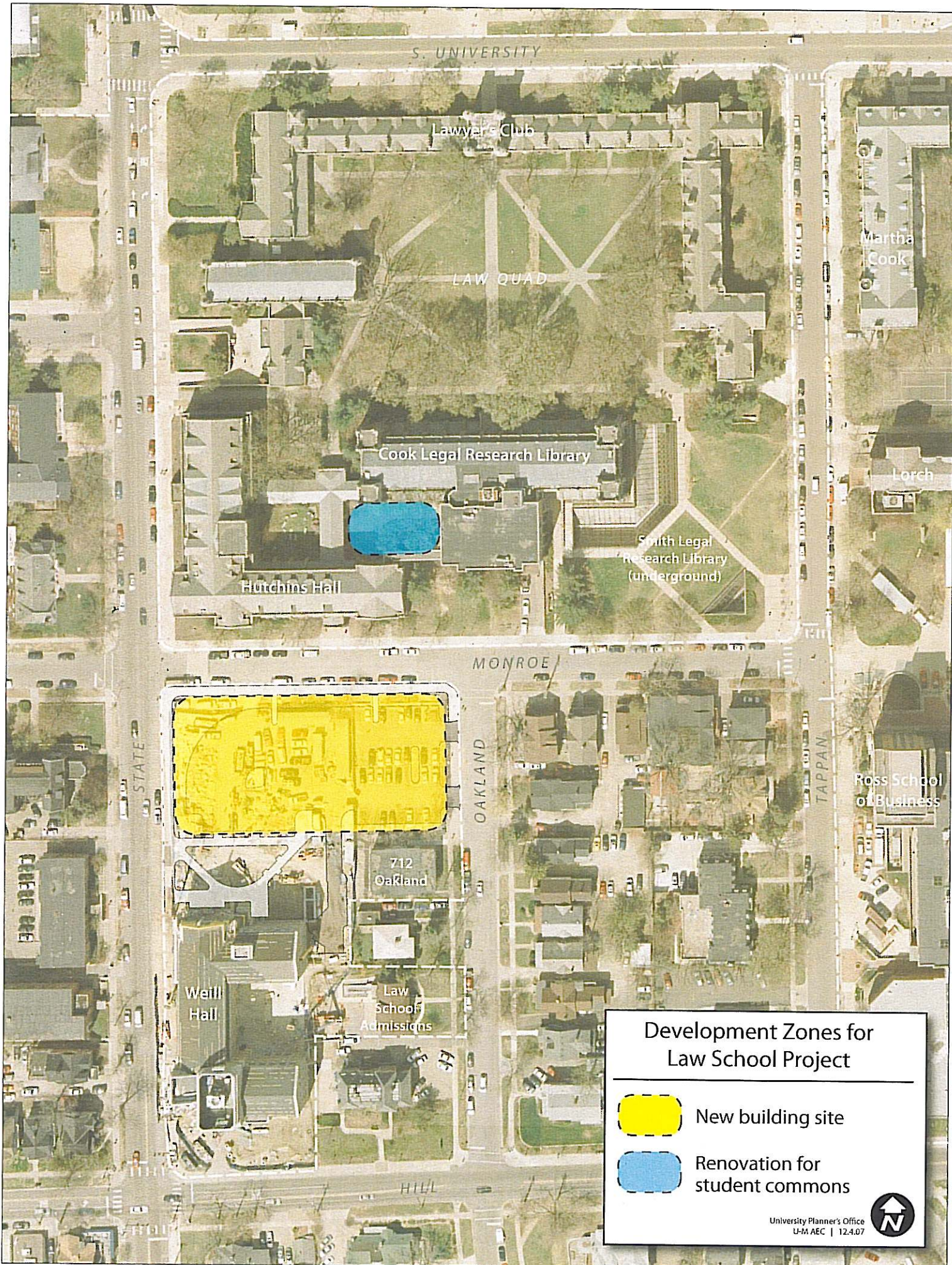
The estimated cost of the project is \$102,000,000. Funding will be provided from gifts, investment proceeds, and Law School resources. The construction cash flow may be provided, all or in part, by increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Regents. The architectural firm of Hartman-Cox in association with Integrated Design Solutions, LLC has been selected to 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 Regents approve the Law School Academic Building and Law School Student Commons project as described and authorize commissioning Hartman-Cox and Integrated Design Solutions, LLC for its design.

Respectfully submitted,



Timothy P. Slottow
Executive Vice President and
Chief Financial Officer



S. UNIVERSITY

Lawyer's Club

LAW QUAD

Cook Legal Research Library

Hutchins Hall

Smith Legal Research Library (underground)

Martha Cook

Lorch

MONROE

STATE

OAKLAND

TAPPAN

Ross School of Business

Weill Hall

712 Oakland

Law School Admissions

HILL

Development Zones for Law School Project



New building site



Renovation for student commons

University Planner's Office
U-M AEC | 12.4.07

