

THOMPSON HOME CONVERSION TO STUDENT HOUSING CONSTRUCTION AUTHORIZATION

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to renovate the Thompson Home into residential student housing for a project cost not to exceed \$5,400,000. Funding for this project will be provided from the Housing Maintenance Reserve.

Background and Project Description

The Thompson Home was built in 1874 to provide a home for aged women. The elegant and substantial structure, containing forty rooms formally opened October 22, 1884. Designed by George Mason, one of the best-known architects of the period, Thompson Home is a Victorian structure in the Queen Anne style and is listed as an official Historic Detroit Landmark. Sunrooms were added in 1914 and additional quarters for the staff were built in the 1950s. An addition built in 1964 created a five-bed infirmary adjoining the home on its south side.

The School of Social Work occupied the Thompson Home since 1990. The building was renovated just prior to their move-in by creating offices and support space while keeping some of the unique architectural detail in feature spaces dispersed through the front half of the building. The School of Social Work relocated to 5447 Woodward in January 2016 when the renovation of that building was completed.

The conversion of Thompson Home to student housing is part of the 2016-2026 Housing Master Plan to expand the capacity of university housing from ~3000 to 3750 beds by 2021. A housing market demand study concluded in December 2014 projected demand for an additional 400 beds. Existing demand exceeds current capacity as indicated by fall semester housing waitlists for the past two years. This request for construction authorization will lead to the conversion of Thompson Home into a residence hall, with a planned opening in fall 2017. The occupancy in the renovated Thompson Home will be approximately 57 organized around an academic living-learning community theme for the College of Fine, Performing and Communication Arts.

The project scope includes the removal of hazardous materials and demolition of the one-story 1964 addition which is not in keeping with the Victorian architecture of the rest of the Thompson Home. A new stair tower will be created at the rear of the building to provide required emergency egress pathways, and other life safety and electrical upgrades to satisfy applicable codes for residence halls. A new bathroom core and community kitchens will also be constructed on each floor along with music practice and learning resource rooms, a collaboration space, and a multi-media lab in the lower level. The mechanical system will be upgraded for the new use; the existing heat pumps will be salvaged for use in other campus buildings. The technological infrastructure will be upgraded to meet current standards. Student lounge and study space will be accented by the existing architecture.

All contracts for this project will be awarded in accordance with university policies and procedures.

Project Budget

Funding Sources		Balance of Reserve Account
Housing Maintenance Reserve Fund	\$5,400,000	\$5,621,432
TOTAL Sources	\$5,400,000	
Expenditures Plan		
Design Fees	\$405,000	
Construction	\$4,705,000	
Project Management and Contingency	\$290,000	
TOTAL Expenditures	\$5,400,000	



