

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: President's Residence  
Infrastructure Renovation Project

Action Requested: Approval to Proceed with Project

Background:

Built in 1840, the President's Residence has been the home of University of Michigan presidents since 1852. The house has hosted a myriad of nationally and internationally renowned personalities, including numerous United States presidents. It is the oldest existing building on campus and the only surviving of the five structures on the original forty-acre site known as the Diag. The President's Residence was placed on the National Register of Historic Places in 1970.

Over time, the house has grown substantially from its original 4,800 square feet to the present 14,000 square feet. Significant additions were made at four different periods between 1864 and 1933. The proposed project would upgrade the infrastructure and adapt spaces to serve as a private residence also used extensively for University functions. Historic features and finishes will be respected and preserved. They will be replaced only when original material has failed beyond repair.

The scope of the project is described in the attachment and includes updating the mechanical, electrical and plumbing infrastructure, roof repairs, and site improvements. Energy conservation measures include window replacement, attic insulation and heating, ventilation and air conditioning (HVAC) improvements.

The current HVAC system is composed of four different heating and cooling systems serving various parts of the house. This multiplicity of systems is inefficient and maintenance intensive. Upgrading will include installation of a new heat exchanger and pump system, replacing galvanized piping, and, in time, converting from steam to hot water perimeter heating. The existing windows are not original to the structure and are in poor condition. Replacement of the windows in the main house will reduce energy consumption and annual maintenance costs, and allow restoration of the original window scheme.

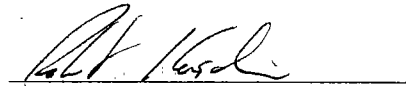
Without substantial infrastructure repair, none of the eight fireplaces in the house can be used safely for burning wood. Those in the President's study and library will be converted to gas log fireplace units for safe operation, and natural gas service will be provided to the house. The six remaining fireplaces will not be put into service.

We anticipate no impact on parking needs associated with this project.

The estimated cost of the construction project is \$1,300,000. Funding will be provided from the President's discretionary funds. The University of Michigan, Plant Extension - Architecture, Engineering and Construction will design the project. Construction is scheduled to begin immediately and will be completed December 2002.

We recommend that the Regents approve the President's Residence Infrastructure Renovation Project for \$1,300,000. We further recommend the Regents authorize issuing the project for bids awarding construction contracts providing that bids are within the approved budget.

Respectfully submitted,



Robert Kasdin  
Executive Vice President  
and Chief Financial Officer

Attachment  
February 2002

APPROVED BY THE REGENTS ON

FEB 14 2002

Mechanical and Electrical  
and  
Exterior Elements ONLY

PRESIDENT'S RESIDENCE RENOVATION PROJECT

**Mechanical and Electrical**

**\$675,000**

Heating, Ventilation and Air Conditioning  
HVAC 1<sup>st</sup> Floor West and Center  
HVAC 2<sup>nd</sup> Floor West  
DDC Controls – 1<sup>st</sup> floor west  
Perimeter Heating Improvements  
Attic insulation  
Bathroom & kitchen exhaust  
Asbestos abatement

**Plumbing**

Hot Water Repairs  
Chilled Water Controls  
Plumbing Piping

**Electrical and Lighting**

Panel replacements  
Lighting panel consolidation  
Electrical circuit tracing and labeling  
Interior light fixture rewiring  
Interior lighting controls  
Basement electrical rewiring  
Exterior "event" panel wiring  
Exterior lighting improvements

**Exterior Elements**

**\$300,000**

Driveway replacement (asphalt)  
Exterior wall repair  
Basement foundation repair  
Exterior lighting upgrades  
Roof – replace shingles and install heat trace  
Patio and trellis repairs  
Main house window replacement  
Repair and repaint president's study windows  
North (sunroom) window replacement

**Interior Elements**

**\$325,000**

**Kitchen Renovations**

First floor renovation and capital equipment  
Fire protection - repairs & kitchen hood  
Natural gas supply  
Pantry renovation  
Second floor kitchen upgrade

**Other**

Sound system (wired) – partial 1<sup>st</sup> floor  
Library millwork changes associated w/sound system and tv installation  
Wine cellar improvements  
Natural gas log units in library and President's study