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,

[Signature]
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
Mechanical and Electrical $675,000

Heating, Ventilation and Air Conditioning
HVAC 1st Floor West and Center
HVAC 2nd Floor West
DDC Controls – 1st 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 1st floor
Library millwork changes associated w/sound system and tv installation
Wine cellar improvements
Natural gas log units in library and President’s study

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