

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Vera B. Baits Houses II  
Renewal

Action  
Requested: Approval to Proceed with Project

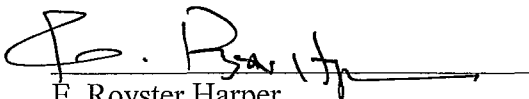
Background:

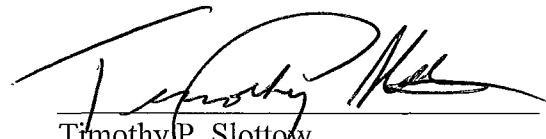
Constructed in 1967, the approximately 175,000-gross-square-foot, five-building Vera B. Baits Houses II complex (Baits II) provides housing for approximately 575 students. Consistent with the overall residential life initiative, we propose a comprehensive renovation of Baits II. The renovation will update infrastructure, including: new fire detection, alarm, and suppression systems; wireless high-speed network access; new energy-efficient windows and roof systems; and new interior finishes and furnishings. Community spaces will be reorganized or repurposed to create spaces for academic activities, student interaction, and creation of community. The scope of this project includes the architectural, mechanical, and electrical work necessary to accomplish these improvements. There will be no impact on parking from this project.

The estimated cost of the project is \$11,950,000. Funding will be provided from Housing 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 Board of Regents. The University of Michigan Department of Architecture, Engineering and Construction, in collaboration with Fishbeck, Thompson, Carr & Huber, Inc. will design the project. Construction is scheduled to be completed in the summer of 2013.

We recommend that the Board of Regents approve the Vera B. Baits Houses II Renewal project as described, and authorize issuing the project for bids and awarding construction contracts providing that bids are within the approved budget.

Respectfully submitted,

  
E. Royster Harper  
Vice President for Student Affairs

  
Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer

November 2011