

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: University of Michigan Hospitals and Health Centers (UMHHC)  
C. S. Mott Children's and Women's Hospitals Replacement Project

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

C. S. Mott Children's Hospital and Women's Hospital are comprised of five structures constructed from 1950 to 1990, the majority of which are at least 30 years old. As programs have grown and been enhanced, and with the application of new technology and directives, the structures have undergone many renovations over the decades. Even with careful planning, spatial relationships among ambulatory care, inpatient services, support services, and the faculty have become fragmented. Most inpatient beds are in semi-private rooms, restricting accommodations for parents and family members.

The key goal for the Children's and Women's Hospitals Replacement Project is to provide a new, state-of-the-art inpatient facility for children and women, and also to provide shelled space to provide flexibility and expansion opportunities in the future. Consolidating pediatric care into one location also creates opportunities to renovate existing spaces for expansion of University Hospital adult services, which cannot meet current demand due to physical capacity constraints. An approximately 1,000,000 gross square foot facility is planned, with approximately 775,000 square feet of inpatient space (including 90,000 gross square feet of programmed shelled space) and approximately 225,000 square feet of clinic and office space.

We believe that maximum utilization of the available site is prudent policy for the Health System and University. The proposed site is the surface parking lot south of Taubman Health Center, as shown on the attached map. The 313 staff parking spaces from that lot, along with approximately 500 staff spaces that will be displaced by reconfiguring spaces in the Mott Parking Structure for patient and visitor parking, will need to be accommodated. A long term parking strategy for the Health System in the context of the UMHHC Master Plan is underway, and we will return with a detailed plan of action to address transportation and parking when we seek approval of schematic design.

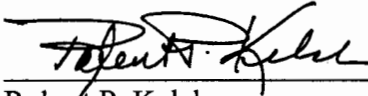
Certificates of Need will be required from the State for the facility project to proceed in addition to specific components within, including incremental operating rooms, radiology equipment, and cardiac procedure labs.

The estimated cost of the project is \$498,000,000. Funding will be provided from Hospitals and Health Centers' resources and gifts. Initially, the project may be financed 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

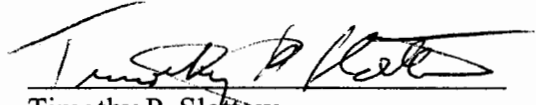
HKS Architects, P.C. will design the project. Design is scheduled to begin in May and we will return with a construction schedule when we seek approval of schematic design.

We recommend that the Regents approve the University of Michigan Hospitals and Health Centers C. S. Mott Children's and Women's Hospitals Replacement Project as described and authorize commissioning HKS Architects, P.C. for its design.

Respectfully submitted,



Robert P. Kelch  
Executive Vice President  
for Medical Affairs



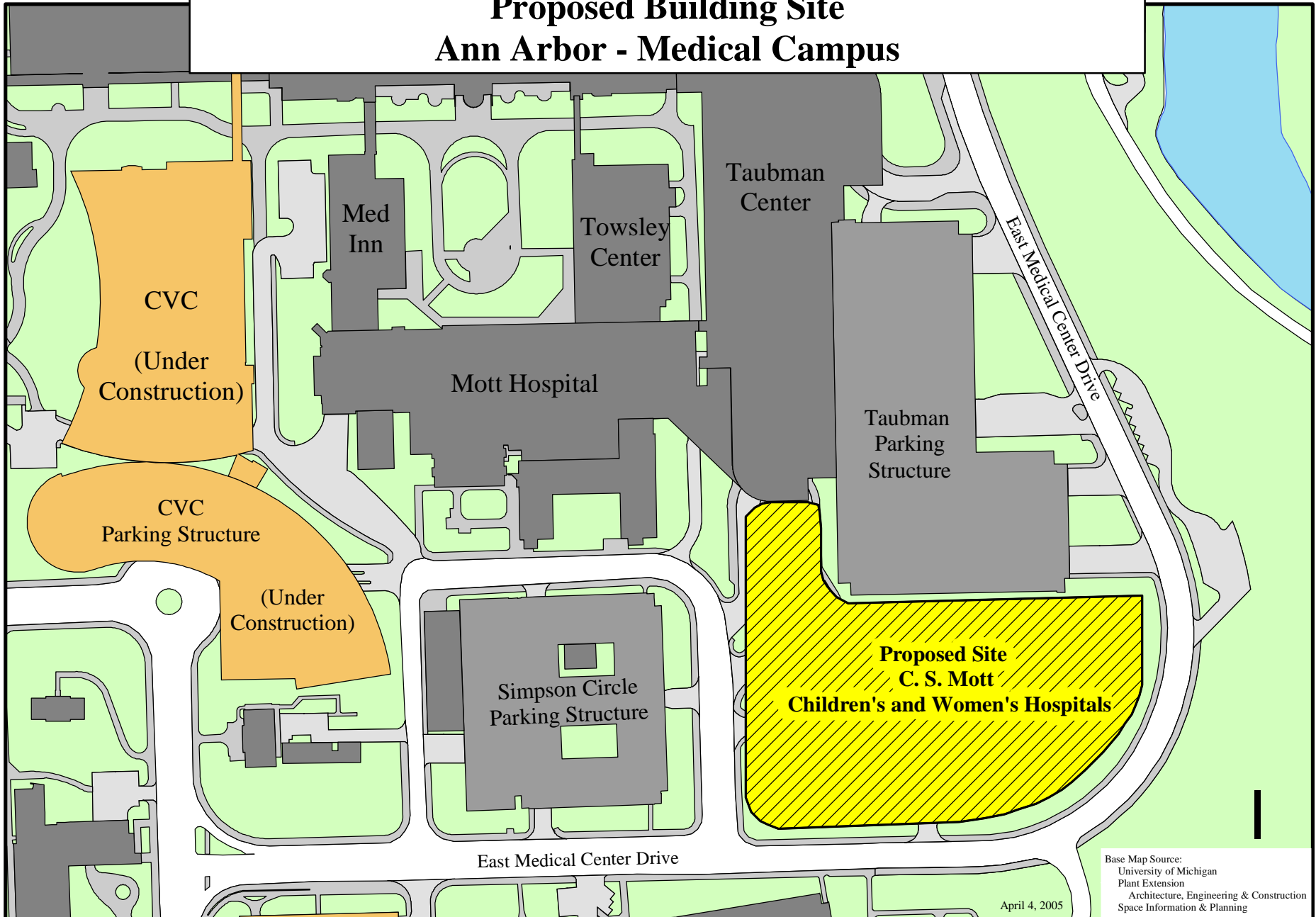
Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer

April 2005  
Attachment

APPROVED BY THE REGENTS ON

APR 21 2005

**C. S. Mott Children's and Women's Hospitals  
University of Michigan Hospitals and Health Centers  
Proposed Building Site  
Ann Arbor - Medical Campus**



Base Map Source:  
University of Michigan  
Plant Extension  
Architecture, Engineering & Construction  
Space Information & Planning

April 4, 2005