

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Approved by the Regents  
April 19, 2007

Subject: Towsley Center for Children Replacement Facility

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:


Child care is a service rendered to faculty, staff and students at the University that is vital for recruitment and retention, and to the University's commitment to work/life balance. In 2005, the University created the Child Care Initiative to lead an effort to: provide more high-quality, full-time on-campus child care; develop infant and toddler care services for our faculty, staff and students; and improve the physical facilities in which we provide these services. The proposed Towsley Center for Children Replacement Facility project is an important step towards accomplishing these goals.

The Towsley Center for Children is currently located within two conjoined houses at 710 and 716 South Forest that were constructed in 1912 and 1914 and have been altered many times over the years. We evaluated an option to renovate and expand the existing facility; however, the cost to address barrier-free access and correct existing deficiencies would result in costs that are comparable for a new facility. Therefore, we are proposing to replace the existing facility with a 22,500 gross square foot building on the same site. The facility will have two stories above a partial basement and include an option for future expansion. Approximately 14,000 net square feet will provide capacity for 142 children within the new Towsley Center, double its current capacity. There will be a loss of approximately 23 parking spaces as a result of this project that will be accommodated within existing capacity of nearby parking structures.

The estimated cost of the project is \$8,000,000. Funding will be provided from investment proceeds. 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 Regents. The architectural firm of Integrated Design Solutions, LLC will design the project. Design is scheduled to begin immediately and we will return with a construction schedule when we seek approval of schematic design. We are exploring options to provide child care services while the new facility is being constructed. We anticipate up to an additional \$1,000,000 will be needed to provide leased space or another suitable alternative.

We recommend that the Regents approve the Towsley Center for Children Replacement Facility project as described and authorize commissioning Integrated Design Solutions, LLC for its design.

Respectfully submitted,

  
Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer

April 2007