

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Approved by the Regents
December 17, 2009

Subject: Couzens Hall Renovation

Action

Requested: Authorization to Issue the Project for Bids and Award Construction Contracts

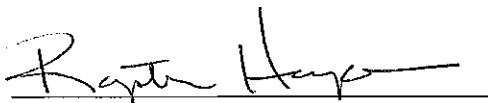
Background:

At the July 2009 meeting, the Board of Regents approved the schematic design for the Couzens Hall Renovation project. Couzens Hall is an approximately 180,000-gross-square-foot residence hall housing approximately 560 students. The renovation will repair and update infrastructure, including: new plumbing, heating, ventilation, fire detection and suppression systems, wired and wireless high-speed network access, renovated bath facilities and accessibility improvements. New spaces will be created in the vacated dining areas that are no longer needed since the Hill Dining Center became operational. New and reorganized spaces within the facility will revitalize the old residence hall and create spaces for living-learning and academic initiatives, student interaction, and creation of community. The energy performance of the overall building will be brought up to our current design guidelines by: adding insulation to exterior walls where feasible, replacing most of the glazing and/or window systems, adding occupancy sensors for ventilation and lighting system control, providing energy-efficient heating and air conditioning systems, as well as other energy conservation measures. Although the building will be more energy efficient and meet our current design guidelines, the addition of air conditioning throughout the building will increase overall energy consumption. The scope of this project includes the architectural, mechanical, and electrical work necessary to accomplish these improvements.

The estimated cost of the project is \$49,000,000. Funding will be provided from Housing resources and 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 Board of Regents. Construction is scheduled to be completed in the summer of 2011.

We recommend that the Board of Regents authorize issuing the Couzens Hall Renovation 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

December 2009