

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
July 16, 2009

ACTION REQUEST

Subject: Couzens Hall Renovation

Action

Requested: Approval of Schematic Design

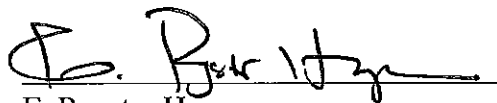
Background:

At the April 2009 meeting, the Board of Regents approved the Couzens Hall Renovation project and the appointment of Integrated Design Solutions, LLC as the architect for its design. 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. There will be no impact on parking from this project.

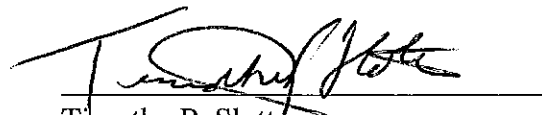
The estimated cost of the project is \$49,000,000. Funding will be provided from Housing resources and investment proceeds. The construction cash flow may be provided, all or in part, by increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, 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 approve the schematic design for the Couzens Hall Renovation project as presented at the meeting.

Respectfully submitted,



E. Royster Harper
Vice President for Student Affairs



Timothy P. Slottow
Executive Vice President and
Chief Financial Officer

July 2009