

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Approved by the Regents
December 15, 2006

Subject: North Quad Residential and Academic Complex

Action

Requested: Approval of Schematic Design and Revised Budget

Background:

At the January 2005 meeting, the Regents approved the North Quad Residential and Academic Complex project and the appointment of Einhorn Yaffee Prescott (EYP) as the architect, with a project budget of \$137,000,000. In March 2005, the project team was directed to change the design to incorporate a signature building appropriate for such a prominent location on the central campus. Shortly thereafter, Robert A.M. Stern Architects was added as the lead designer and EYP maintained its role as the architect of record.

A 360,000 gross square foot building is proposed with 220,000 net square feet. The academic portion of the facility will be seven floors and the residential portion of the building will house 460 students in ten floors. The following departments from the College of Literature, Science, and the Arts will be located in the complex: Communications Studies, Screen Arts and Cultures, the Language Resource Center, and the Sweetland Writing Center. In addition, the School of Information will be relocated from West Hall into the complex. A total of 21 parking spaces will be lost due to the new construction. The completion of the Ann Street, Palmer Drive, and Thompson Street parking decks identified in the transportation and parking strategic plan will address the parking demand and no student parking will be provided as is our current practice on Central Campus.

The additional goal of creating an appropriate signature building requires the budget to be revised to \$175,000,000. Two major drivers of the increased cost are the one year extension and additional architectural fees necessary to redesign and complete the project. The other cause for additional cost is the increased quality of the building design and materials, including elements such as the pitched roof, full basement, increased quantity of steel, concrete and exterior wall area, and enhanced building materials. This project will be jointly managed with the previously approved Frieze Building Abatement, Demolition, and Site Preparation project. Funding will be provided from a combination of resources from Housing, the Provost's Office, the College of Literature, Science and the Arts, 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 Regents. A phased construction schedule is planned with construction scheduled to be completed in Summer 2010.

We recommend that the Regents approve the schematic design and revised budget for the North Quad Residential and Academic Complex project as presented at the meeting.

Respectfully submitted,



Timothy P. Slottow
Executive Vice President and
Chief Financial Officer