

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Subject: North Quad Residential and Academic Complex

Action

Requested: Approval of Project and Authorization to Appoint an Architect

Background:

President Coleman announced in October 2004 the selection of the Frieze Building site for the location of a new undergraduate residence hall and a new academic gateway to the campus. The North Quad Residential and Academic Complex (North Quad) will enhance the link between our students' academic and residential experiences. We envision that North Quad will be a vibrant learning environment with formal and informal learning taking place day and night, while providing appropriate privacy and security for 500 students to live in the complex.

The complex will include residential space consisting of suite-style units providing housing that responds to students' contemporary needs, and is not currently available in our housing inventory. The academic space will include the majority of the School of Information, and several highly complementary programs from the College of Literature, Science, and the Arts including Communication Studies, Film and Video Studies, and the Language Resource Center. Classrooms, dining, gallery space, group study areas, and some amenities will also be part of the complex. Flexible and integrated living and learning space will facilitate collaboration and engagement between students and faculty. The mixed-use development will foster student interaction and learning and will provide an appropriate mix of academic, residential, and formal and informal gathering spaces.

North Quad will include sufficient space to accommodate 500 student beds and living areas, dining facilities, and, approximately 190,000 gross square feet of academic and support spaces. The Frieze Building will be demolished and we will try to preserve all or part of the Carnegie Library and incorporate it into the complex. Some of the programs currently housed in the Frieze Building and Carnegie Library will be temporarily relocated during construction. The Department of Theatre and Drama will eventually be relocated into the Walgreen Drama Center. We have a long-standing practice of not providing parking for undergraduate students living in the Central Campus residence halls. We will return to the Board at schematic design with the anticipated impact on parking for additional faculty and staff resulting from this project, and a plan to address that impact.

The estimated cost of the 500 beds, living areas, associated dining facility and furnishings is \$58,000,000. The budget estimate for academic and support space is \$74,000,000, plus an additional \$5 million is budgeted for demolition and site work, including on-site utilities. 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

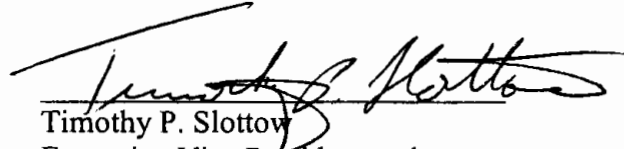
APPROVED BY THE REGENTS ON

JAN 26 2005

Regents. The architectural firm of Einhorn Yaffee Prescott will design the project. We will return with a construction schedule when we seek approval of schematic design.

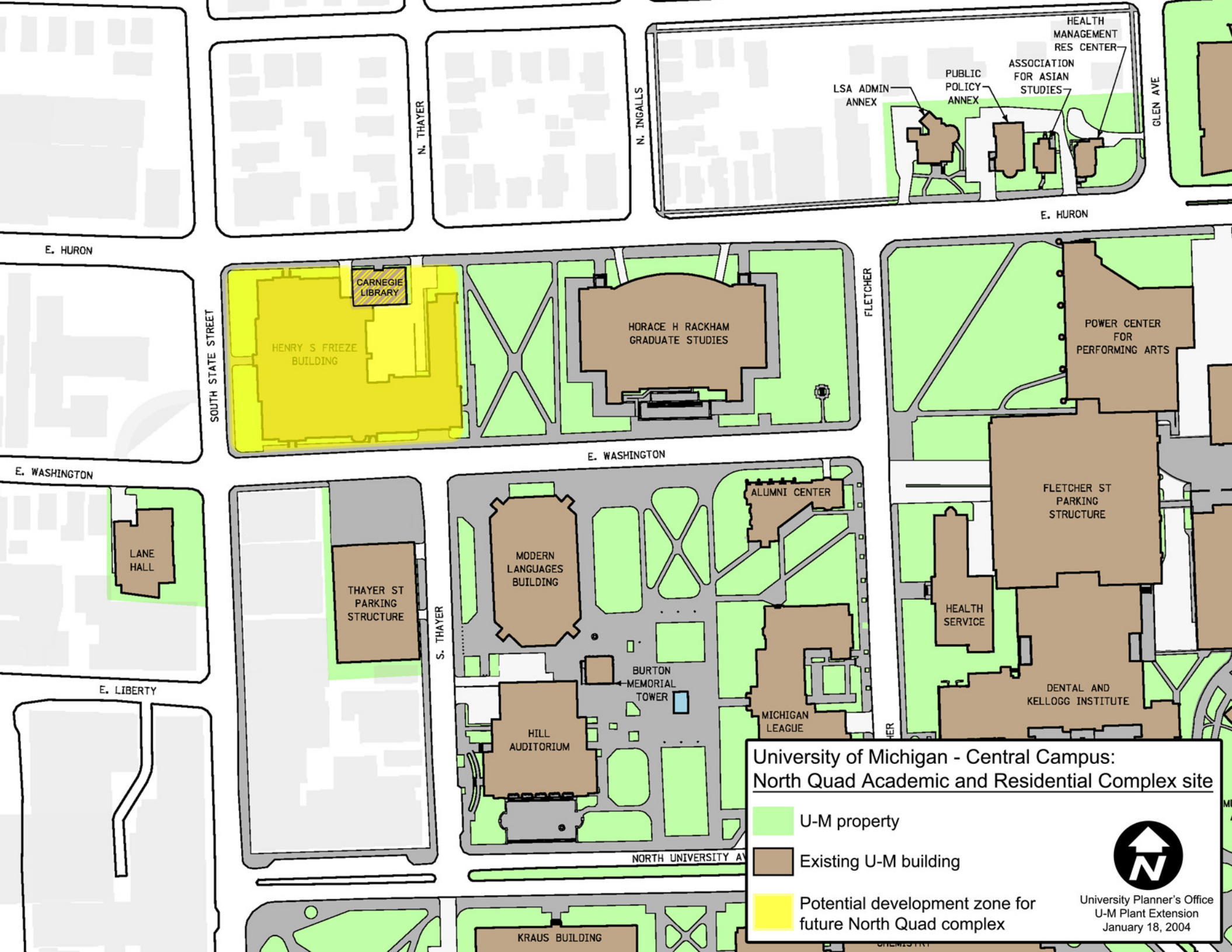
We recommend the Regents approve the North Quad Residential and Academic Complex project as described and authorize commissioning Einhorn Yaffee Prescott for its design.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Timothy P. Slottow", written over a horizontal line.

Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer

Attachment  
January 2005



University of Michigan - Central Campus:  
North Quad Academic and Residential Complex site

- U-M property
- Existing U-M building
- Potential development zone for future North Quad complex



University Planner's Office  
U-M Plant Extension  
January 18, 2004