

THE UNIVERSITY OF MICHIGAN  
REGENTS COMMUNICATION

ACTION REQUEST

Withdrawn  
March 17, 2006

Subject: North Quad Residential and Academic Complex

Action

Requested: Approval of Schematic Design and Authorization to Issue Bids and Award Construction Contracts for Demolition

Background:

At the January 2005 meeting, the Regents approved the North Quad Residential and Academic Complex project and the appointment of Einhorn Yaffee Prescott as the architect for its design. An approximately 350,000 gross square foot complex is proposed. The residential portion of the building will be approximately 160,000 gross square feet, with seven floors and a small penthouse for mechanical equipment. The residential area will include dining facilities, living areas, and approximately 460 beds in suite-style units responding to students' expectations in a manner not currently available in our housing inventory. The academic area will consist of 190,000 gross square feet of space, with six floors and a penthouse for mechanical equipment, and will house the majority of the School of Information, and several programs from the College of Literature, Science, and the Arts, including Communication Studies, Screen Arts and Culture, the Language Resource Center and the Sweetland Writing Center. The Frieze building will be demolished, and the portion of the Carnegie Library on Huron Street will be incorporated into the new complex as presented at the meeting. There will be no impact on parking from this project.

To prepare the site for construction and achieve the project schedule, we propose issuing bids and awarding contracts for the abatement and demolition of the Frieze Building and a portion of the Carnegie Building as presented at the meeting. We will return to the Regents to seek approval to award the remainder of the project for bids and award construction contracts

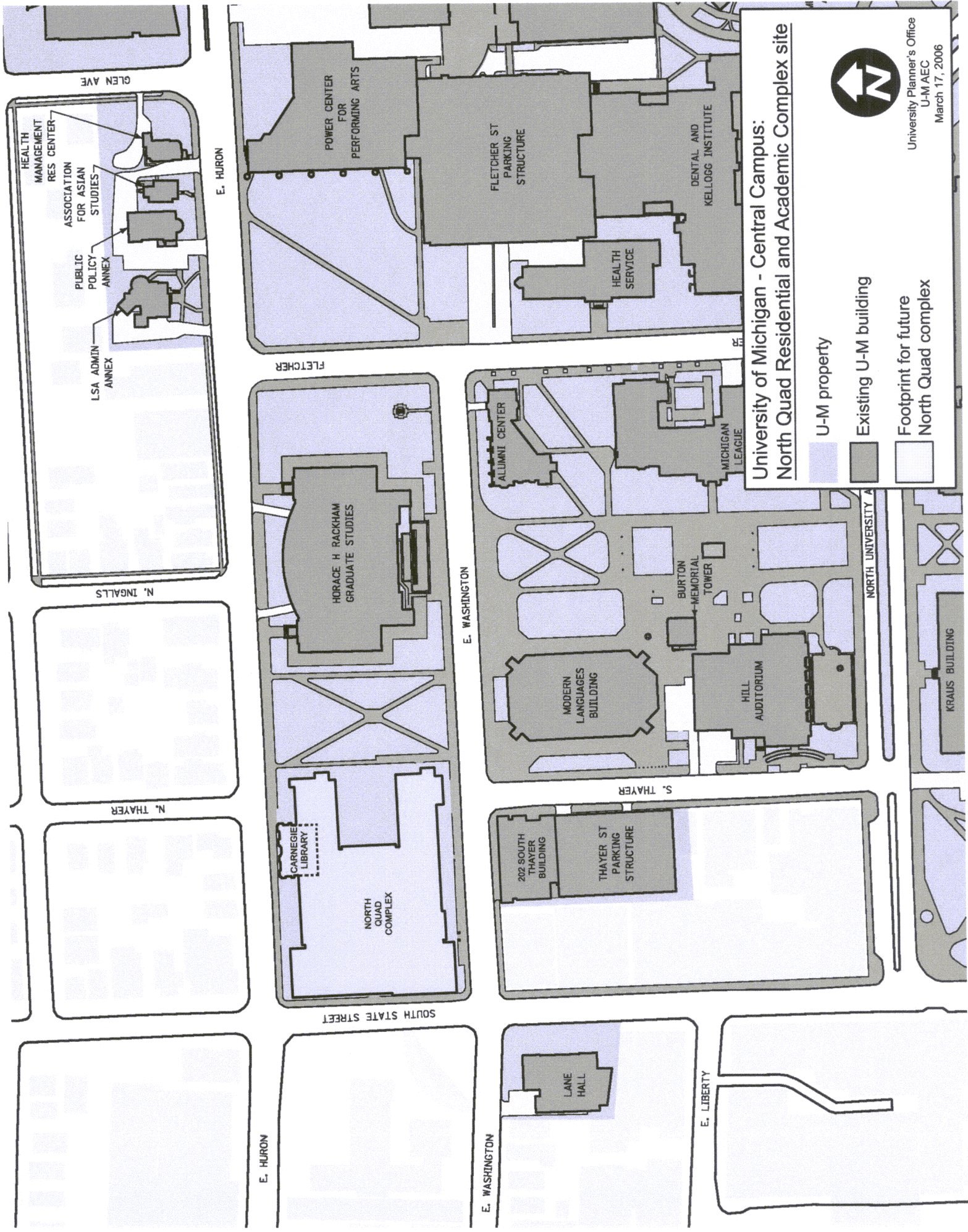
The estimated cost of the project is \$137,000,000, with \$58,000,000 estimated for residential areas and \$74,000,000 for academic areas. An additional \$5,000,000 is estimated for demolition and site work, including on-site utilities. Funding will be provided from a combination of resources from Housing, 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 Regents. Demolition is proposed to begin in Summer 2006, and construction is scheduled to be completed in Summer 2009.

We recommend that the Regents approve the schematic design for the North Quad Residential and Academic Complex project as presented at the meeting, and authorize issuing bids and awarding construction contracts for demolition provided that bids are within the approved budget.

Respectfully submitted,




Timothy P. Slottow  
Executive Vice President and  
Chief Financial Officer



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

- U-M property
- Existing U-M building
- Footprint for future North Quad complex



University Planner's Office  
U-M AEC  
March 17, 2006

