

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
January 19, 2012

ACTION REQUEST

Subject: Northwood Apartments I, II, and III
Fire Alarm and Boiler Upgrades

Action Requested: Approval to Proceed with Project

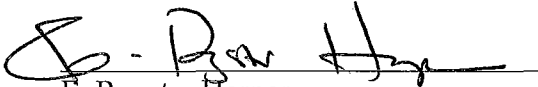
Background:

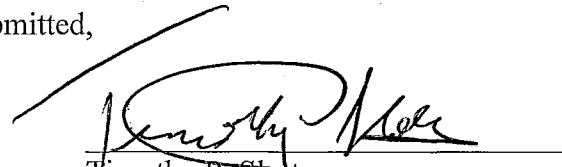
Constructed between 1955 and 1958, the Northwood Apartments I, II, and III are an approximately 419,000-gross-square-foot, 58-building complex on North Campus with 686 units of student housing. The existing stand-alone smoke detectors will be upgraded with a new central fire alarm system to meet current life safety standards. The project will also replace the hot water boilers to improve operating efficiency, reduce energy use, and provide increased reliability for the heating system. 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 \$7,500,000. Funding will be provided from Housing resources. The construction cash flow may be provided, all or in part, by bond proceeds or increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Board of Regents. The University of Michigan Department of Architecture, Engineering and Construction in collaboration with Riverside Integrated Systems Inc. and Structural Design Incorporated will design the project. Construction is scheduled to be completed in the summer of 2013.

We recommend that the Board of Regents approve the Northwood Apartments I, II, and III Fire Alarm and Boiler Upgrades project as described, and authorize issuing the 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

January 2012