

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: New North Campus Undergraduate Housing

Action

Requested: Approval of Project, Authorization to Appoint an Architect, and Authorization to Award Limited Construction Contracts for Demolition and Preparation

Background:

The New North Campus Undergraduate Housing project proposes to demolish the apartment buildings included in Northwood III in order to construct three new undergraduate residence halls totaling approximately 380,000 gross square feet that will provide 1,200 beds. The project will enable future development at the site including dining, student wellness support spaces, and a geothermal facility to heat and cool the complex. Those projects would be presented to the Board in a future action request.

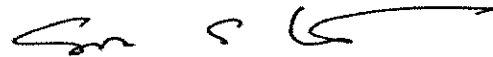
In order to achieve the project schedule for an opening of the beds for the fall semester in 2024, we propose issuing bids and awarding contracts for abatement and demolition activities, site utility work, and other preparatory work to meet the schedule at a cost not to exceed \$5 million. The estimated cost of the project is \$190,000,000. Funding will be provided from Student Life 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 architectural firm of Solomon Cordwell Buenz will design the project. The project is expected to provide an average of 158 on-site construction jobs. We will return with a construction schedule when we seek approval of schematic design.

We recommend that the Board of Regents approve the New North Campus Undergraduate Housing project as described, authorize commissioning Solomon Cordwell Buenz for its design, and authorize awarding limited construction contracts for demolition and preparation not to exceed \$5 million.

Respectfully submitted,



Martino Harmon
Vice President for Student Life



Geoffrey S. Chatas
Executive Vice President and
Chief Financial Officer

February 2022
Attachment

