

**Detroit Institute for Children Renovation
for
School of Social Work**

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to complete Phase I renovations of the former Detroit Institute for Children building at 5447 Woodward, and to relocate the School of Social Work from Thompson Home for a project cost not to exceed \$5,750,000. Funding for this project will be provided from Series 2013 bond proceeds (\$4.5 million) and the deferred maintenance reserve (\$1.0 million) whose balance was \$2.3 million on February 17, 2015. In addition, \$250,000 has already been approved and provided by the Provost's office.

Background and Project Description

The former Detroit Institute for Children building, located at 5447 Woodward, was purchased recently by the University for the purpose of relocating the School of Social Work from the Thompson Home which no longer meets the needs of this growing school. The building is approximately 32,000 gross square feet, comprising two stories and a basement.

On June 27, 2014 the Board of Governors authorized \$250,000 to proceed with the design of the entire project and to solicit competitive bids for construction of Phase I. The project will be completed in two phases. Phase I scope includes renovation of the basement and all but the East wing of the first and second floors, deferred maintenance projects as required throughout the building, and relocation of faculty and administrative offices to the newly renovated facility. The project scope includes selective demolition and construction to create faculty offices, meeting rooms and a bathroom core. Building mechanical, electrical and technology systems will be reconfigured and upgraded to correspond to the modified floor plans and current building codes. New lighting, interior finishes, and a limited amount of new furniture will also be provided.

Phase II will include renovation of the East wing and construction of new dedicated classrooms and meeting rooms and will be initiated when additional funds become available to complete construction.

All contracts for this project will be awarded in accordance with University policies and procedures, and with a focus on sustainability.