

Elliman Research Building Renovation

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to partially renovate the Elliman Research Building and relocate the Karmanos Cancer Institute research operations from 110 E. Warren to Elliman for a project cost not to exceed \$8,940,000. Funding for this project will be from several sources including \$500,000 from the Karmanos Cancer Institute, \$1,170,843 from the Fund for Laboratory Enhancement, \$904,157 from the Rainy Day Fund, \$350,000 from Series 2013 Bond Proceeds, \$500,000 from the Office of the Vice President of Research, \$500,000 from the FY16 allocation to the Deferred Maintenance Reserve, \$1,650,000 from the Facility / Equipment Non-General Fund Reserve, \$1,965,000 from various previous bond issue balances, and \$1,400,000 from savings associated with the Electrical Reliability Project. The current balances in our reserve funds are as follows: Fund for Laboratory Enhancement Reserve \$1,170,843, Rainy Day Fund \$17,079,686, FY16 Deferred Maintenance Reserve \$6,255,500, Facility / Equipment Non-General Fund Reserve \$3,331,232, and various Previous Bond Issue Balances \$1,965,848;

Background and Project Description

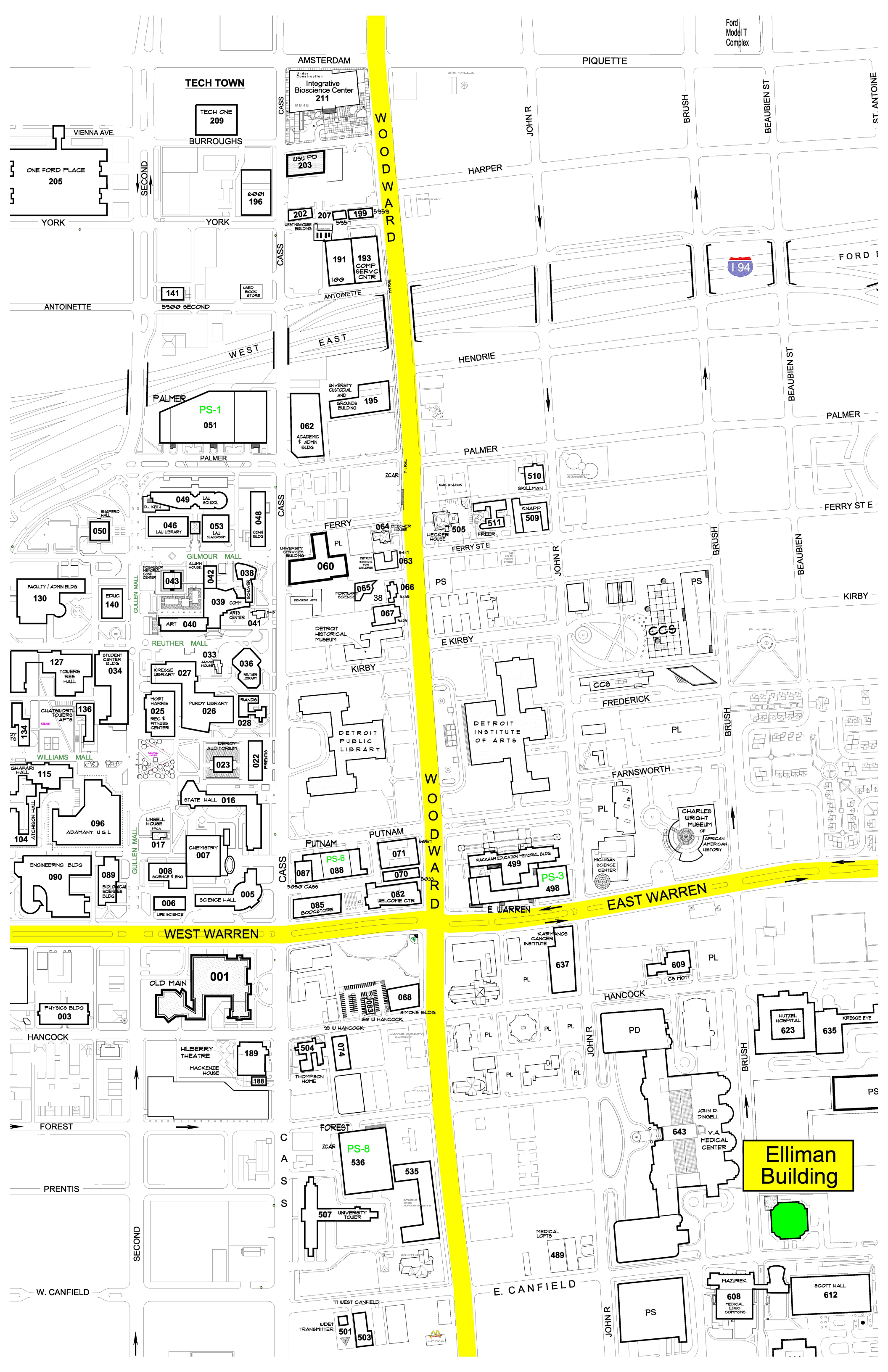
The Louis M. Elliman Research Building located at 421 East Canfield Avenue provides approximately 98,260 square feet of laboratory, vivarium and office space for the School of Medicine. The building was constructed in 1989. In connection with the completion and occupancy of the Integrative Biosciences Center (iBio) this summer, and the planned closure of the Karmanos Cancer Institute (KCI) building at 110 E. Warren, several active research programs and teams will be moved from the Elliman Research Building to iBio and Scott Hall. Following those relocations, Elliman will be partially renovated to accommodate KCI research operations currently located at 110 E. Warren, enabling the closure of that building.

The project scope includes minor selective demolition and reconstruction of existing laboratories to create additional shared lab equipment support space, and modest laboratories improvements that will focus mostly on interior finishes, lighting and laboratory casework repairs. Electrical and mechanical scope is included to support research equipment installations. The building's vivarium will also be improved to provide two additional surgical suites and a new cage washer.

Project Budget

Funding Sources		Balance Prior to Deduction From Reserve Account
Karmanos Cancer Institute	\$500,000	N/A
Fund for Laboratory Enhancement	\$1,170,843	\$1,170,843
Rainy Day Fund	\$904,157	\$17,079,686
Series 2013 Bond Proceeds	\$350,000	N/A
Office of the Vice President of Research	\$500,000	N/A
FY16 Deferred Maintenance Reserve	\$500,000	\$6,255,500
Facility / Equipment Non-General Fund Reserve	\$1,650,000	\$3,331,232
Various Previous Bond Issue Balances	\$1,965,000	\$1,965,848
Cost Saving from Electrical Reliability Project	\$1,400,000	N/A
TOTAL Sources	\$8,940,000	N/A
Expenditures Plan		
Design Fees	\$640,000	N/A
Construction	\$6,940,000	N/A
Furniture, Equipment and Technology	\$425,000	N/A
Project Management and Contingency	\$935,000	N/A
TOTAL Expenditures	\$8,940,000	

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



Ford Model T Complex

AMSTERDAM

PIQUETTE

TECH TOWN

Integrative Bioscience Center
211

TECH ONE
209

ONE FORD PLACE
205

WSU PD
203

202

207

199

191

193
COMP
SERV CTR

141

PS-1
051

062
ACADEMIC
& ADMIN
BLDG

195
GRANDS
BUILDING

050

049
LAW
SCHOOL

053
LAW
CLASSROOM

048
CO-OP
BLDG

130
FACILITY / ADMIN BLDG

140
EDUC

127
TOWERS
RES HALL

034
STUDENT
CENTER
BLDG

134
CHATSWORTH
TOWERS
APTS

025
MORT
HARRIS
REC &
FITNESS
CENTER

026
PURDY
LIBRARY

028
RANDS

115
GHAFARI
HALL

023

022
PRESENTS

104
ATTACHSON
HALL

017
LINSLEY
HOUSE
FFCA

016
STATE
HALL

007
CHEMISTRY

090
ENGINEERING
BLDG

089
BIOLOGICAL
SCIENCES
BLDG

008
SCIENCE &
ENG

005
SCIENCE
HALL

060

064
BEECHER
HOUSE

063

065
38
MORTUARY
SCIENCE

066
3435

067
3435

065

066

067

068

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WEST WARREN

WOODWARD

EAST WARREN

PHYSICS BLDG
003

001
OLD MAIN

068
SIMONS BLDG

HANCOCK

189
HILBERRY
THEATRE
MACKENZIE
HOUSE

504
THOMPSON
HOME

FOREST

188

507
UNIVERSITY
TOWER

PRENTIS

536
PS-8

535

W. CANFIELD

501
WDET
TRANSMITTER

503

KARLINS
CANCER
INSTITUTE
637

609
CB MOTT

HANCOCK

189

504

637

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FOREST

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PRENTIS

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W. CANFIELD

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503

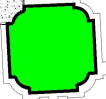
637

609

E. CANFIELD

643
JOHN D. INGELL
V.A. MEDICAL
CENTER

Elliman Building



W. CANFIELD

501

503

E. CANFIELD

643

608
HAZUREK
MEDICAL
EDUC
COMPLEX

612
SCOTT HALL

W. CANFIELD

501

503

E. CANFIELD

643

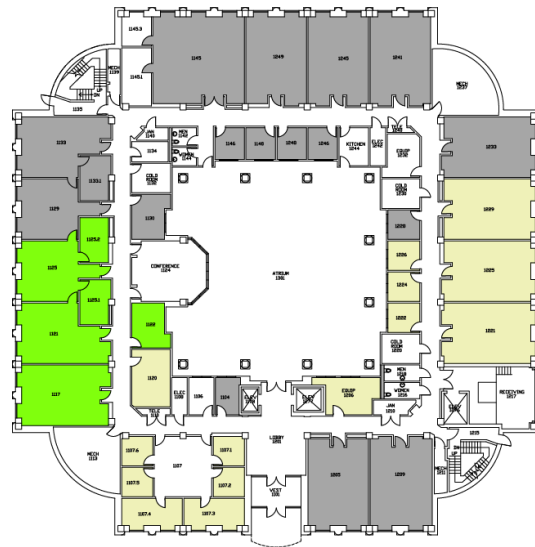
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Elliman Research Building



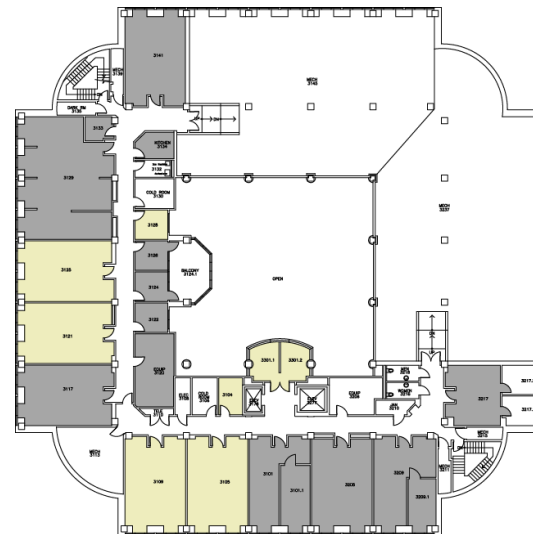
Elliman Research Building Renovation



- 1st Floor**
- Office / Support Space
 - Cancer
 - Growth Space



- 2nd Floor**
- Pediatrics
 - Neurology
 - Molecular Med. / Genetics
 - Physiology
 - Obstetrics / Gynecology
 - Cancer
 - Growth Space



- 3rd Floor**
- Cancer
 - Office / Support Space