

**Student Center Building
Fifth and Seventh Floor Renovations**

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to renovate the Student Center Building's fifth and seventh floors for a project cost not to exceed \$3,855,000. Funding for this project will be provided from several sources including \$1,700,000 from the Non-General Fund Capital Project Reserve, \$1,130,000 from the Student Center Equipment Reserve, \$545,000 from the Fire Life Safety Reserve, and \$480,000 from the FY16 Plant Fund Interest Allocation Reserve.

Background and Project Description

During the past four years, the Student Center Building has undergone several phased renovations. On February 1, 2012 the Board of Governors authorized spending up to \$1,100,000 to renovate approximately half of the fifth floor to create expanded and improved space for Counseling and Psychological Services. On February 6, 2013 the Board authorized the project to design a substantial renovation of the lower level through the third floor of the building and on November 22, 2013 authorized construction of that project for a budget not to exceed \$26,500,000. On March 21, 2014 the Board authorized the renovation of the sixth floor for a cost not to exceed \$1,575,000 to replace mechanical, electrical and internet infrastructure and to reconfigure and improve space for an expanded Student Veterans Resource Center, the Office of Testing and Evaluation, and space leased by Metro Detroit Hillel.

The project now proposed will complete the renovation on the fifth floor and renovate the entire seventh floor, completing all planned major project work in the Student Center. The fifth floor renovation will install floor-wide a new mechanical system for heating and cooling and a full-coverage fire suppression system. In addition the remaining space not upgraded in 2012 will be reconfigured and improved to include five additional offices for Counseling and Psychological Services, a smaller office suite for Housing and Residential Life, and create new offices for New Student Orientation.

The seventh floor will be completely renovated consistent with the 2014 renovation of the sixth floor including removal of hazardous materials and the construction of new mechanical, electrical and internet infrastructure and full-coverage fire suppression. Furnishings and finishes will be improved in space leased by the Newman Catholic Center and the Baptist Student Union, as well as the existing Ombudsperson Office. Remaining vacant space will be reconfigured and improved to create the new Office of Multicultural Student Engagement, new public lounge and study space, new meeting rooms, and to consolidate the offices for WSU Dining Services into one suite.

Project Budget

Funding Sources		Balance Prior to Deduction From Reserve Account
Non-General Fund Capital Project Reserve	\$1,700,000	\$1,781,233
Student Center Equipment Reserve	\$1,130,000	\$1,244,217
Fire Life Safety Reserve	\$545,000	\$1,057,343
FY16 Plant Fund Interest Allocation Reserve	\$480,000	\$1,380,434*
TOTAL Sources	\$3,855,000	
Expenditures Plan		
Design Fees	\$305,000	N/A
Construction	\$3,220,000	N/A
Project Management and Contingency	\$330,000	N/A
TOTAL Expenditures	\$3,855,000	

*FY16 estimated balance

All contracts for this project will be awarded in accordance with university policies and procedures.