

Submitted by: William R. Decatur, Vice President, Finance and Business Operations

**Authorization to Execute Phase 2 of the Campus Housing Facilities
Master Plan, Renovation of Chatsworth Residence Hall**

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to approve completion of Phase 2 of the campus housing facilities master plan to include the renovation of Chatsworth Residence Hall at a cost not to exceed \$28M. This housing Phase 2 master plan activity will be funded and completed by the Corvias Campus Living – WSU, LLC from bond proceeds available from a debt issuance by the LLC.

Background and Project Description

Chatsworth Residence Hall was originally constructed as an apartment building in 1928. In 1961, it was incorporated into the Wayne State University campus as married student housing, and the university continued to expand around it. In 1986 it was listed on the National Register of Historic Places. Along with the Anthony Wayne Student Housing construction, the renovation of Chatsworth Hall is a primary feature of the Housing Master Plan presented and approved by the Board of Governors in 2016. The project to renovate the building is under the umbrella of the Corvias Campus Living – WSU, LLC agreement and is proposed to be directly delivered and implemented through that agreement.

The conceptual renovation plan for the building is to remove all walls on floors 2-9 and reconfigure the units into suite style student housing. The typical floor will consist of 12 units with approximately 46 beds, providing a total of 96 units and approximately 368 beds for the entire building. The north half of the first floor will include light renovation to the existing five apartments. The historic lobby, card room and information desk will remain unchanged. Historical elements will be protected in place and include limited restoration. The existing stairs and elevators will remain in place. No significant reconfiguration of space is anticipated for the levels below the first floor.

As Chatsworth approaches its 90th year of continuous operation, all major systems are at end-of-life. New heating, ventilation, and air conditioning (HVAC), electrical, and plumbing systems will be provided throughout. The HVAC system will reuse the existing boiler plant in the basement for heating. A new cooling tower and chiller will be required to provide cooling.

The project is planned to achieve LEED Silver Certification. Phased renovation is planned with closures in summer of 2018 and the entire 2019-20 academic year.

Project Budget

Funding Sources	
CCL – WSU, LLC	\$28,000,000
TOTAL Sources	\$28,000,000
Expenditures Plan	
Design and Construction Contingency	\$1,762,000
Construction	\$26,238,000
TOTAL Expenditures	\$28,000,000