

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

**INFORMATIONAL REPORT:  
MAJOR CAPITAL AND REAL ESTATE PROJECTS**

Attached are two reports: the report on major capital projects provides highlights on major improvement projects on campus. Also the new major real estate development report discusses progress in new real estate ventures. These reports cover projects that have previously been presented to the Board of Governors and have received some level of approval, as indicated.

# INFORMATIONAL REPORT


## Major Capital Projects Overview


### Wayne State University


October 24, 2017

Project Title	Budget	Board Action	Status	Target Completion
<b>Anthony Wayne Drive Housing</b>				
A public private-partnership to construct an 800 bed apartment building with retail on the first floor. Includes demolition of DeRoy Apartments.	\$ 119,109,695	Construction	Construction in progress with structural steel and panel installation. Unsuitable soils removed in one area.	Summer of 2018 Phase 1, Summer 2019 Phase 2 On schedule
<b>Mike Ilitch School of Business</b>				
127,000 gross square feet of classroom and administrative space adjacent to the hockey arena.	\$ 59,000,000	Construction	Interior work includes rough mechanical and electrical work. Working towards building enclosure by the end of November with both glass and stone well under way.	Early 2018 On schedule
<b>Thompson Home Conversion to Student Housing</b>				
57 bed living learning community conversion of 1874 Victorian structure.	\$ 5,900,000	Construction	Construction is complete. The students have moved into the building.	Completed Fall 2017
<b>Weight Room Addition to Matthaei</b>				
11,000 square foot building addition connected to west side of Matthaei to provide comprehensive weight room for student-athletes.	\$ 2,530,000	Construction	Construction began September 2017. Additional code requirements are being addressed.	March 2018 On schedule
<b>Electrical Utility Conversion</b>				
Electrical infrastructure upgrades to support the conversion from the Public Lighting Department to Detroit Edison (DTE).	\$ 1,500,000	Design	The BOG approved a \$6M project cost in October. Five buildings are on track to be complete by the end of 2017. Construction for the C&IT Substation site started this month.	Phase 1: Fall 2017 Phase 2: Fall 2018
<b>New Data Center</b>				
12,000 square foot state of the art data center.	\$ 840,000	Design	The BOG approved a \$16.9M project budget in October. Construction started immediately after, and is scheduled to be complete in September 2018.	Fall 2018 On schedule
<b>Hilberry Gateway Performance Complex</b>				
New theatre, scenery and costume shop.	\$ 350,000	Design	Program effort resulted in various cost scenarios and a preferred option. Relocation of Mackenzie House required.	Program alternatives completed Spring 2017
<b>Lighting Retrofit for Parking Structures 1, 2, 4, 5 &amp; 6</b>				
	\$ 1,200,000	Construction	Contract is finalized. Installation to begin late fall of 2017.	Fall 2018
<b>STEM Innovation Learning Center</b>				
	\$ 2,000,000	Program	Responses to Request for Proposal for consultant services received; selection in progress. Program submittal to state targeted for March 2018. The request for proposal for the construction manager services in progress.	Target occupancy Fall 2020
<b>Campus Health Center Relocation</b>				
	\$ 161,000	Design	Design underway construction documents expected in December 2017, project to be bid early 2018.	Spring 2019

## Legend

 On schedule within budget

 Possible problem


 Reworking of project necessary

## Major Real Estate Projects Overview

### Wayne State University

October 24, 2017

Project Title	Budget	Status	Target Completion
<b>Cass and Canfield/ The Vernor</b>			
A public private-partnership to construct \$60 million multi-development consisting of 248 unit apartments, 120 room boutique hotel and 19,000 sf of retail.	Expenses To Be Determined	The project was approved by the Board in 2013. The conceptual plans have been approved for apartments only. Site plan (apartment and hotel) has been approved. Schematic drawings (apartment) not approved as of yet. Developer is not progressing.	2020 ???
<b>Criminal Justice Building and Parking Lot #11</b>			
A public private-partnership to construct a multi-development consisting of 69 residential units, 19,000 sf of retail and a 6,000 sf Wayne State art gallery in the Criminal Justice Building along with 64 apartments, 48 condos and a 543 unit parking structure on Parking Lot #11.	\$ 3,520,000	The project was approved by the Board in December 2016. Closing anticipated November/ December 2017. Wayne State expenses include construction of Wayne State Art Gallery, relocation of Wayne State functions, and legal fees. The developer, The Platform, originally presented the project to the University as a single development inclusive of the Criminal Justice Building and Lot #11 to support apartments, condos, retail and a 543-space parking structure. The developer has requested modification of the MOU (1) to support office development rather than residential development in the Criminal Justice Building and (2) to support lot division of Parking Lot #11 into parcels to align with the eventual sale or assignment of the condominiums, the apartment building and the parking structure. The developer's request to support office space may potentially increase the developer's requirements for parking spaces. In addition, in order to proceed with the pre-sale of condominium units, the developer has requested that prior to closing of the transaction to sell CJB and ground lease Lot#11, that the University sign a condominium master deed as the fee owner of the condo parcel.	2020/2021
<b>MDOT parcels</b>			
The sale of approximately .36 acres of property that is unimproved green space located at 5847 & 5857 Cass & 5824 Second Avenue and a transient metered parking lot (#21) located at 5880 Cass Avenue, Detroit, MI.		The I-94 Modernization Project will impact Wayne State University as the Second Avenue and Cass Avenue bridges over I-94 will be demolished and new bridges will be fabricated off site then brought to campus to be moved into place. The Michigan Department of Transportation will need to acquire the four parcels for the project, 5847 Cass Green Space, 5857 Cass Green Space, 5880 Cass Metered Lot #21, and 5824 Second Green Space for a total of \$389,766.00. Anticipate that the closing will occur the 1st quarter 2018.	
<b>5900 Second</b>			
The sale of the 15,027 square foot building located at 5900 Second, Detroit, MI.		Wayne State was approached by Bharat Desai who is interested in purchasing the building. Bharat Desai is the co-founder and chairman of Syntel, Inc. a U.S.-based multinational provider of integrated technology and business services headquartered in Troy, Michigan.	

 On schedule within budget