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**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

March 23, 2018

Project Title	Budget	Board Action	Status	Target Completion
Anthony Wayne Drive Housing				
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	Mechanical, electrical, and drywall in progress, interior painting to begin mid February. The roof installation will start early February.	Summer of 2018 Phase 1, Summer 2019 Phase 2
Mike Ilitch School of Business				
127,000 gross square feet of classroom and administrative space adjacent to the hockey arena.	\$ 59,000,000	Construction	Building envelope 90% complete. Mechanical, electrical, and drywall in progress. Working with Olympia Development to resolve parking needs.	May 2018
Weight Room Addition to Matthaei				
11,000 square foot building addition connected to west side of Matthaei to provide comprehensive weight room for student-athletes.	\$ 2,621,860	Construction	Board approved an increase to the budget. Working on enclosing the addition so the interior slab can be poured.	April 2018
Electrical Utility Conversion				
Electrical infrastructure upgrades to support the conversion from the Public Lighting Department to Detroit Edison (DTE).	\$ 6,000,000	Construction	BOG approved a \$6M project cost in October 2017. The Athletics Multipurpose Building and Harwell Building were converted to DTE in early 2018. Construction for the C&IT Substation continues with DTE permanent power scheduled for June 2018.	Phase 1: Fall 2017 Phase 2: Fall 2018 Phase 3: Fall 2019
New Data Center				
12,000 square foot state of the art data center.	\$ 16,900,000	Construction	BOG approved a \$16.9M project budget in October 2017. Foundations in progress.	Fall 2018
Nursing Distance Learning Classroom Renovation				
	\$ 650,000	Construction	BOG approved a \$650,000 project budget in February 2018. Construction is in progress.	March 2018
Lighting Retrofit for Parking Structures 1, 2, 4, 5 & 6				
	\$ 1,200,000	Construction	BOG approved project June 2017. Installation in progress.	Fall 2018
Campus Health Center Relocation				
	\$ 161,000	Design	Project to be bid early 2018.	Spring 2019
Hilberry Gateway Performance Complex				
New theatre, scenery and costume shop.	\$ 350,000	Program	Program effort resulted in various cost scenarios and a preferred option. Relocation of Mackenzie House required.	Program alternatives completed Spring 2017
STEM Innovation Learning Center				
	\$ 2,000,000	Program	BOG approved planning and design to proceed June 2017. Program/Schematic Design submittal to state targeted for March 2018. Programming in progress.	Target occupancy Fall 2020

Legend

On schedule within budget

Possible problem

Reworking of project necessary

Major Real Estate Projects Overview

Wayne State University

March 23, 2018

Project Title	Budget	Status	Target Completion
Cass and Canfield/ The Vernor			
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.	not applicable	Project was approved by the Board in 2013. Project has not progressed as anticipated. The University sent Notice of Default letter on December 4, 2017. Development team presented restructuring proposal to Board of Governors.	not applicable
Criminal Justice Building and Parking Lot #11			
A public private-partnership with a development company, The Platform. Project consists of 69 residential units, 19,000 sf of retail and a 6,000 sf Wayne State art gallery in the Criminal Justice Building (CJB) along with 64 apartments, 48 condos and a 543 unit parking structure on Parking Lot #11.	\$ 3,520,000	Project was approved by the Board. Purchase Agreement was signed November 2017 and The Platform continues to perform its due diligence and planning. The sale of CJB for \$2M anticipated Summer/Fall 2018. Ground lease and other corresponding documents will be executed simultaneously with the sale of CJB.	2020/2021
MDOT Parcels Sale			
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 to support Michigan Department of Transportation's (MDOT) I-94 Modernization Project.		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 constructed. MDOT needs to acquire four parcels for the project: 5847 Cass green space, 5857 Cass green space, 5880 Cass metered Lot #21, and 5824 Second green space. MDOT appraised these parcels at \$389,766.00. The Board approved the sale December 2017. Closing anticipated the 1st quarter 2018.	Spring 2018
Oakland Center Sale			
The sale of the 94,733 square foot building located at 33737 W. Twelve Mile Road, Farmington Hills, MI.		Board approved the sale November 2017. The Purchase Agreement is fully executed; Purchaser is conducting due diligence. The ALTA Survey identified a water and sewer easement which runs under the building. Both easements will be vacated and relocated prior to closing. Due diligence period will be extended by 90 days to address vacation/relocation of easements with the City of Farmington Hills. Closing anticipated June 2018.	June 2018
Next Energy Building Purchase			
The purchase of the 45,000 square foot building located at 461 Burroughs, Detroit, MI.		Board approved the purchase December 2017. A non-binding letter of intent was presented to Next Energy on December 15, 2017. The University currently is conducting due diligence which includes an Appraisal, ALTA Survey, Phase 1 Environmental, Due Care Plan and Property/Mechanical Assessment. Closing anticipated March/April 2018.	Spring 2018

On schedule within budget

Possible Problem