

## **Thompson Home Exterior Improvements**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to authorized expenditures for exterior restoration and HVAC equipment replacement at Thompson Home for a project cost not to exceed \$725,000. Funding for this project will be provided from the proceeds of the Corvias bond closing.

### **Background and Project Description**

The Thompson Home built in 1874 to provide a home for aged women. The elegant and substantial structure, containing forty rooms, was formally opened October 22, 1884. Designed by George Mason, one of the best-known architects of the period, Thompson Home is a Victorian structure in the Queen Anne style and is listed as an official Historic Detroit Landmark. Sunrooms were added in 1914 and additional quarters for the staff were built in the 1950s. An addition built in 1964 created a five-bed infirmary adjoining the home on its south side.

The School of Social Work occupied the Thompson Home between 1990 and January 2016 when it relocated to 5447 Woodward Avenue. The Board of Governors approved a \$5.4 Million renovation in September 2016 to convert Thompson Home from offices to student housing as the new home of an academic living-learning community for the College of Fine, Performing and Communication Arts. Fifty-five students moved into Thompson Home in September 2017 and enjoy the new residential facilities in addition to community kitchens, music practice and learning resource rooms, a dance studio, collaboration space, and a multi-media lab.

This project scope is to refurbish the exterior of Thompson Home which was not included in the September 2016 project. Work to be completed includes a new roof, and the stabilization and repainting of all the exterior facades. The exterior cooling tower for the building HVAC system will also be replaced.

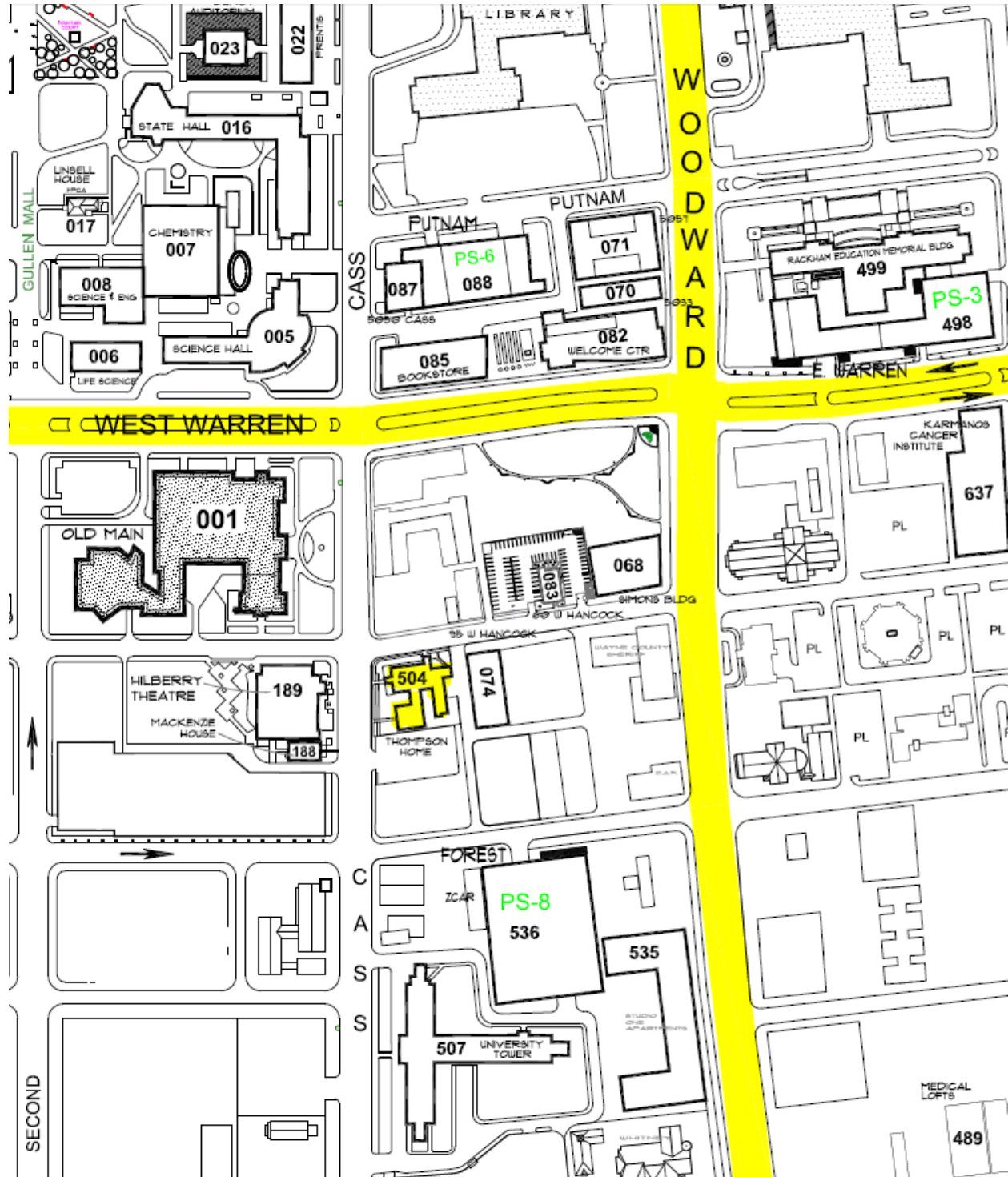
The paint color and roofing material color will be selected in keeping with the original historical colors of the 1874 building. The building was originally natural red brick, unpainted. Removing the existing paint and exposing the natural brick is no longer possible: testing has revealed that the removal process would damage the brick. Instead the building will be painted a similar red color

The Thompson Home is a part of the WSU-Corvias Housing Partnership and Corvias is responsible for facility management, they will manage bidding and construction of the project in accordance with university policies and procedures. The work is expected to be completed by the end of calendar year 2018.

**Project Budget**

<b>Funding Source</b>	
Corvias Bond Proceeds	\$725,000
<b>TOTAL Sources</b>	<b>\$725,000</b>
<b>Expenditures Plan</b>	
Construction	\$621,000
Contingency	\$79,000
Project Management	\$25,000
<b>TOTAL Expenditures</b>	<b>\$725,000</b>





504 Thompson Home