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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


October 7, 2019


Project Title	Budget	Board Action	Status	Target Completion
Hilberry Gateway Performance Complex				
Renovate 23,000 square feet of existing space and construct a 71,300 square foot addition. New complex includes a new 400 seat theatre, a 150 seat performance lab, new back of house production facilities, combined lobby and box office and the 380 seat Gretchen Valade Jazz Center.	\$ 65,000,000	Construction	Mackenzie House placed on foundation, utility connections underway. Design on going. Construction Manager is under contract. Review of the estimate underway.	New construction: Spring 2021 Renovation: Spring 2022
STEM Innovation Learning Center				
Renovation of 115,000 square feet of Science and Engineering Library Building for construction of the STEM Innovation Center.	\$ 49,500,000	Construction	Construction is approximately 50% complete.	August 2020
Pistons\WSU Basketball Arena				
Construct a 3,000 seat, 70,000 square feet arena for the Pistons G-League and the men and women's WSU basketball teams. Including locker rooms, concession areas and support spaces.	\$ 25,000,000	Construction	Construction Manager is under contract. Design in progress. Review of the estimate underway.	Summer 2021
Social Work Building Phase 2 Renovation				
Complete building renovation to meet the needs of the School of Social Work and replace all windows with modern, energy efficient operable ones.	\$ 3,500,000	Construction	General Contractor is under contract. Preconstruction is in progress.	Spring 2020
Electrical Utility Conversion				
Electrical infrastructure upgrades to support the conversion from the Public Lighting Department to Detroit Edison (DTE).	\$ 6,000,000	Construction	Phase 1 complete. Phase 2 Three conversions completed this summer. Working with DTE to schedule the end of the year work.	Phase 1: Fall 2017 Phase 2: Spring 2020 Phase 3: Fall 2020
Biological Sciences Building Infrastructure Improvements				
Replace domestic hot water boiler with a new hot water exchanger and the steam boiler with a smaller high-pressure steam boiler. Upgrade the HVAC controls for the occupant comfort and the controls for the lab equipment.	\$ 2,500,000	Construction	The design for the controls for the HVAC and lab equipment is complete. This project is designated to be part of the scope of the energy public private partnership.	Hold
University Services Building Infrastructure Upgrades and Repairs				
Roof replacement, structural concrete repairs, heating and air conditioning component replacement, provision of a fire alarm system.	\$ 3,300,000	Construction	Concrete work and roof installation is complete. Final fire alarm testing and air balancing to be complete by the end of October.	Fall 2019
Old Main HVAC Controls				
Replace pneumatic components of fan control units with digital devices to provide synchronized control, energy savings and a monitored digital control system for heating and cooling.	\$ 2,200,000	Construction	Phase 1 complete. Working to finalize the data connections.	Phase 1: Summer 2019
Elliman Research Building Air Handling Unit Improvements				
Upgrade three air handling units, install new control system, and modify ductwork.	\$ 2,500,000	Construction	Two units installed, installation of the third unit to start in mid November.	End of 2019
Prentis Heating Pipe Replacement				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	First, second and third floor installation complete. Basement additional design work in process. Schedule extended.	Summer 2020
Rackham Building Relocation to Prentis and Rands Buildings				
Relocate programs because the lease will end October 2019.	\$ 1,200,000	Construction	Move complete, working on final items.	Oct 2019
Cooling Tower Upgrades				
Repairs, and refurbishment to deferred maintenance on cooling towers before Spring 2019 cooling season commences.	\$1,000,000	Construction	All work including Chemistry is complete. Final Student Center work will complete in November after cooling season is over.	Spring 2019
State Hall Elevator Improvements				

Project Title	Budget	Board Action	Status	Target Completion
Modernize two existing poorly functioning elevators and install one new ADA compliant elevator	\$ 4,500,000	Construction	New elevator is in design. Elevator is being fabricated.	Summer 2020
Applebaum Boiler Improvements				
Add boiler for efficient production when demand for steam is low.	\$ 1,000,000	Construction	Design is complete. Construction in process, boiler expected November.	End of 2019
PRB HVAC Improvements, TechTown				
Improve the cooling in the building and provide backup power for the cooling systems and the freezers.	\$ 1,980,000	Construction	Construction complete. Waiting for City Inspections.	Summer 2019
FY19 Parking Improvements				
Parking Structures 1, 2 and 5 continued concrete repairs of structural members and floors.	\$ 5,420,000	Construction	Construction Complete.	Fall 2019
Towers Residential Suites and Café Dining Addition				
5,500 square foot addition adding 300 seats and outdoor patio	\$ 2,150,000	Construction	Project over budget after bidding. Request for project increase in process.	Summer 2020
Anthony Wayne Drive Housing				
A public private-partnership to construct an 800 bed, 395,000 square foot apartment building with 25,000 square feet of retail on the first floor. Includes demolition of 208,000 square foot DeRoy Apartments.	\$ 119,109,695	Construction	Construction complete for Phase 1 , Phase 2 and DeRoy demolition including site work.	Fall 2019
Renovation of Chatsworth Residence Hall				
Public private partnership renovation to 111,000 square feet to suite style apartments. 12 units with approximately 46 beds on floors 2-9 (approximately 368 total beds).	\$ 28,000,000	Construction	Window replacement continues. Mechanical, electrical, plumbing, and carpentry in process.	Summer 2020
University Towers Fire Alarm Replacement				
Replacement and upgrading the existing outdated fire alarm system to include a new main headend and backbone, as well as new devices throughout the 356,000 square feet building.	\$ 2,865,565	Construction	Fire alarm installation is complete. Punchlist on going, scheduled to be complete the end of October. Corvias is managing this work.	Summer 2019
University Towers Deferred Maintenance Improvements				
Replacement of toilets and HVAC units in all residential units. Installation of new supply air handler. Refurbishment of chiller and cooling tower, exterior glass repair, sidewalk repair.	\$ 1,100,000	Construction	Toilet replacement, exterior glass and sidewalk repairs complete. HVAC unit cleaning and repairs in process. Corvias is managing this work.	End of 2019
State Hall Renovation				
Program study for comprehensive renovation	\$ 225,000	Design	Program study in process.	Early 2020
Football Stadium Elevator				
Provide access to the Press Box by installing an elevator	\$2,000,000	Design	Construction documents in progress. Bids due by the end of the year 2019.	Summer 2020
12 C MRI Installation				
Remold existing Lab to support the installation of a MRI system	\$ 1,000,000	Construction	Construction contract in progress	February 2020
Intramural Field Construction				
Install artificial turf on the intramural field	\$ 2,100,000	Construction	Project is out to bid. Bids due mid October	May 2020
Matthaei Office Addition				
Construction 1,300 square foot addition for administrative offices	\$ 925,000	Construction	Construction contract in progress	May 2020

Legend

 On schedule within budget

 Possible problem

 Reworking of project necessary

Major Real Estate Projects Overview

Wayne State University

October 22, 2019

Project Title	Budget	Status	Target Completion
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. CJB sold for \$2M in June 2018 and the developer, The Platform, has leased the building to TaTa Automotive and We Work with space remaining for retail and WSU's art gallery. To support the lease up, WSU agreed to a long term parking agreement to support 378 parking spaces assignable to Platform's lender. TaTa is currently occupying the building and We Work is expected to take occupancy in 2020. Per the development documents, WSU is to contribute \$2.4 million to buildout its WSU art gallery. The art gallery lease is currently being negotiated which will include a tenant allowance to buildout a portion of the space. Platform has moved away from its original plan to build high end condos, apartments and a 500+ parking garage. It is WSU's intent to meet with Platform in the coming weeks to discuss future plans for CJB along with other developments underway in and near Tech Town including Henry Ford Hospital.	2019/2021
Highland Park/ Engineering/ Development			
	unknown	Development has signed a gift agreement with a donor for the re-development of a 8,000 SF building located in Highland Park under a long term ground lease. No new activity or developments from donor.	

On schedule within budget

Possible problem