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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

February 14, 2019

Project Title	Budget	Board Action	Status	Target Completion
<b>Hilberry Gateway Performance Complex</b>				
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	Design phase in progress. Relocation of Mackenzie House is scheduled for April 2019.	New construction: Spring 2021 Renovation: Spring 2022
<b>STEM Innovation Learning Center</b>				
Renovation of 115,000 square feet of Science and Engineering Library Building for construction of the STEM Innovation Center.	\$ 49,500,000	Construction	State approved increased budget. Construction Contract in process. Construction to begin in March 2019.	Target occupancy: Fall 2020
<b>New Data Center</b>				
12,500 square foot state of the art data center.	\$ 16,900,000	Construction	DTE schedule for installation of power has delayed the project. They have encountered collapsed lines.	March 2019
<b>Electrical Utility Conversion</b>				
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 construction is underway.	Phase 1: Fall 2017 Phase 2: Fall 2018 Phase 3: Fall 2019
<b>Biological Sciences Building Infrastructure Improvements</b>				
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	Construction will be complete mid March for the boiler and hot water exchanger. The design for the controls for the HVAC and lab equipment is on going.	Summer 2020
<b>University Services Building Infrastructure Upgrades and Repairs</b>				
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 wrapping up. Construction for the HVAC and fire alarm will start in March.	Spring 2019
<b>Computer Lab Classroom Relocations Prentis Hall</b>				
Relocation of computer based classroom labs to 11,400 square feet of Prentis Hall due to complete renovation of the Science and Engineering Library for the STEM Innovation Center.	\$ 2,400,000	Construction	Construction is complete.	Early 2019
<b>Old Main HVAC Controls</b>				
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	Design in progress.	Spring 2019
<b>Elliman Research Building Air Handling Unit Improvements</b>				
Upgrade three air handling units, install new control system, and modify ductwork.	\$ 2,500,000	Construction	Construction contract is being executed. Construction to start in early 2019.	Summer 2019
<b>Prentis Heating Pipe Replacement</b>				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	Construction in progress.	Summer 2019
<b>Rackham Building Relocation to Prentis and Rands Buildings</b>				
Relocate programs because the lease will end October 2019.	\$ 1,200,000	Construction	Bids were received.	Oct 2019
<b>Social Work Roof Replacement</b>				
Replace approximately 10,000 square feet of roof which was not addressed during the renovation.	\$ 950,000	Construction	Construction in progress.	Early 2019

Project Title	Budget	Board Action	Status	Target Completion
<b>Cooling Tower Upgrades</b>				
Repairs, and refurbishment to deferred maintenance on cooling towers before Spring 2019 cooling season commences.	\$1,000,000	Construction	Assessment scope to be bid and work performed.	Spring 2019
<b>Emergency Replacement of Chemistry Generator</b>				
Repair to failed emergency generator for the Chemistry Building.	\$ 765,000	Emer. Repair	Construction nearing completion.	March 2019
<b>PRB HVAC Improvements, TechTown</b>				
Improve the cooling in the building and provide backup power for the cooling systems and the freezers.	\$ 1,980,000	Construction	Construction contract in process. Construction to begin in the late spring 2019.	Summer 2019
<b>FY19 Parking Improvements</b>				
Parking Structures 1, 2 and 5 continued concrete repairs of structural members and floors.	\$ 5,420,000	Construction	Design is underway. Construction to begin in May 2019.	Fall 2019
<b>Anthony Wayne Drive Housing</b>				
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	Phase 1 - Eleven story building is complete. Phase 2 - Exterior façade complete; mechanical, electrical, plumbing near completion.	June 2019 Phase 2
<b>Campus Health Center Relocation</b>				
Build out 7,600 square feet of tenant space for the relocation to new Anthony Wayne Housing complex.	\$ 2,110,000	Construction	Construction is in progress. Furniture and equipment on order for Spring 2019 installation. Framing and fire suppression installation are underway.	April 2019
<b>Renovation of Chatsworth Residence Hall</b>				
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	The project is out to bid. Interior renovation to begin in May 2019 once students move out.	Summer 2021
<b>University Towers Fire Alarm Replacement</b>				
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	Contract has been signed. Shop drawings are in process. Corvias is managing this work.	Summer 2019
<b>University Towers Deferred Maintenance Improvements</b>				
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	Plumbing upgrades complete. Exterior repairs, chiller and cooling tower upgrade complete. Fan coil unit replacement scheduled for Spring 2019. Corvias is managing this work.	Spring 2019
<b>Thompson Home Exterior Improvements</b>				
Roof replacement, exterior painting, and cooling tower replacement.	\$ 725,000	Construction	Cooling tower is complete. Thompson Home roofing and painting were postponed until Spring 2019. Corvias is managing this work.	Spring 2019

Legend  
 On schedule within budget  
 Possible problem  
 Reworking of project necessary

## Major Real Estate Projects Overview

Wayne State University

February 25, 2019

Project Title	Budget	Status	Target Completion
<b>Cass and Canfield/The Vernor</b>			
A public private-partnership to construct multi-development consisting of 100 condominium units, 130-150 unit boutique hotel and retail.	not applicable	During 2018, the Broder & Sachse development team proposed to restructure the deal to include a condo and boutique hotel on parking Lot #72 (approximately 1.4 acres) versus the original deal for apartments and a boutique hotel. Within the revised proposal, Broder & Sachse sought to maintain ground lease; however, after further consideration moved to purchase Lot# 72 instead. WSU secured an appraisal consistent with current market conditions. WSU and Broder & Sachse are currently negotiating a purchase agreement and related documents.	not applicable
<b>Criminal Justice Building and Parking Lot #11</b>			
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, Platform, anticipates the building will be fully leased with office space by year end. Developer is currently renovating CJB to accommodate tenants.	2019/2021
<b>Highland Park/ Engineering/ Development</b>			
	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.	

On schedule within budget

Possible problem