

**Social Work Building, Phase 2 Renovation**

**Recommendation**

It is recommended that the Board of Governors authorize the President or his designee, to approve spending to design, solicit bids and award contracts for the second phase renovation of the School of Social Work for a project cost not to exceed \$3,500,000. Funding for this project will be provided from a future bond issuance.

**Background and Project Description**

In 2012, Wayne State University acquired the Detroit Institute for Children located at 5447 Woodward Avenue to house the School of Social Work. A substantial renovation was undertaken for three quarters of the building. Additionally, the roof was replaced last year. The northeastern portion of the building facing Woodward, approximately 9,000 square feet, was not renovated and for the most part remains vacant.

As the School of Social Work grows their program they have identified the need for space that encourages student and faculty interaction as well as centralizes their presence on campus. This second phase will complete the building renovations and provide flexible meeting space, classrooms and offices. Restrooms will also be updated to meet current building code and ADA requirements. This second phase will also replace all windows in the building with modern, energy efficient, operable windows.

All contracts for this project will be awarded in accordance with University policies and procedures.

**Project Budget**

<b>Funding Sources</b>	
Future bond issuance	\$3,500,000
<b>TOTAL Sources</b>	<b>\$3,500,000</b>
<b>Expenditures Plan</b>	
Design Fees	\$275,000
Construction	\$3,135,000
Project Management	\$90,000
Contingency	500,000
<b>TOTAL Expenditures</b>	<b>\$3,500,000</b>