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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 20, 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	Design phase in progress, estimates are being reviewed. Relocation of Mackenzie House is scheduled for April 2019.	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	The contractor has mobilized on the site and demolition is underway.	August 2020
New Data Center				
12,500 square foot state of the art data center.	\$ 16,900,000	Construction	DTE to install the second feed in April.	April 2019
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 construction is underway, schedule is running longer than initially planned.	Phase 1: Fall 2017 Phase 2: Summer 2019 Phase 3: Fall 2019
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	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
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. Construction for the HVAC and fire alarm is underway.	Spring 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	HVAC building control replacement being completed in Phases. Installation for Phase 1 has started.	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	Construction is ready to begin. Freight Elevator is down, options to work around being investigated.	Fall 2019
Prentis Heating Pipe Replacement				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	Construction in progress.	Summer 2019
Rackham Building Relocation to Prentis and Rands Buildings				
Relocate programs because the lease will end October 2019.	\$ 1,200,000	Construction	Construction in progress.	Oct 2019
Social Work Roof Replacement				
Replace approximately 10,000 square feet of roof which was not addressed during the renovation.	\$ 950,000	Construction	Construction is complete.	March 2019
Cooling Tower Upgrades				
Repairs, and refurbishment to deferred maintenance on cooling towers before Spring 2019 cooling season commences.	\$1,000,000	Construction	First ten towers are complete. The next seventeen are underway.	Spring 2019
Emergency Replacement of Chemistry Generator				
Repair to failed emergency generator for the Chemistry Building.	\$ 765,000	Emer. Repair	New generator is installed, repairs of related issues on going.	April 2019

Project Title	Budget	Board Action	Status	Target Completion
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 contract in process. Construction to begin in the late spring 2019.	Summer 2019
FY19 Parking Improvements				
Parking Structures 1, 2 and 5 continued concrete repairs of structural members and floors.	\$ 5,420,000	Construction	Construction contract being processed. Construction to begin in May 2019.	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 to be bid in April.	Spring 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	Phase 1 - Eleven story building is complete. Phase 2 - Fire Marshal inspection scheduled for early April. Site work underway.	June 2019 Phase 2
Campus Health Center Relocation				
Build out 7,600 square feet of tenant space for the relocation to new Anthony Wayne Housing complex.	\$ 2,110,000	Construction	Construction is wrapping up, inspections are scheduled, furniture and equipment are being delivered.	April 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	Finalizing the scope to align with the budget. Interior renovation to begin in May 2019 once students move out.	Summer 2021
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	Construction is underway. 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	Plumbing upgrades complete. Exterior repairs, chiller and cooling tower upgrade complete. Fan coil unit replacement scheduled for Summer 2019. Corvias is managing this work.	End of 2019
Thompson Home Exterior Improvements				
Roof replacement, exterior painting, and cooling tower replacement.	\$ 725,000	Construction	Cooling tower is complete. Thompson Home roofing and painting design being finalized. Corvias is managing this work.	Summer 2019

Legend

 On schedule within budget

 Possible problem

 Reworking of project necessary

Major Real Estate Projects Overview

Wayne State University

March 20, 2019

Project Title	Budget	Status	Target Completion
Cass and Canfield/The Vernor			
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
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, Platform, is leasing up building with last lease expected Fall 2020. Developer is currently renovating CJB to accommodate tenants. Per development documents, WSU has contributed \$2.4 million to buildout its WSU art gallery.	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.	

On schedule within budget

Possible problem