

## **State Hall Renovation**

### **Recommendation**

It is recommended that the Board of Governors authorize the President or his designee, to award contracts to conduct a full investigative program study for the comprehensive renovation of State Hall at a cost not to exceed \$225,000 to be fully funded from the Non-recurring Projects Reserve fund.

### **Background and Project Description**

Built in 1948 and expanded in 1956, State Hall is the University's third largest classroom building with 75 classrooms and 163,530 gross square feet. State Hall provides four floors plus a basement of general purpose classrooms. The fourth floor was renovated in 2011 to contain active learning classrooms and is in high demand among faculty. It is one of the most scheduled lecture buildings on campus and supports almost every academic program offered at Wayne State.

Through extensive investigations over the years, Wayne State University has concluded that State Hall urgently requires a comprehensive renovation. Much of the deferred maintenance backlog exists with the mechanical, electrical, and plumbing systems and building envelope. The proposed renovation will also equip this structure with state-of-the-art technology, environmental comforts, and interior finishes.

Recent projects on campus such as the 4th floor addition in State Hall, Integrative Biosciences Center, and the STEM Innovation Learning Center serve as benchmarks for how Wayne State University envisions the design of new and renovated spaces. In particular, these projects specifically exemplify the level of quality we anticipate for flexible learning spaces and modern technology in State Hall.

Wayne State is approaching the end of a year-long master planning process which included a comprehensive analysis of its facilities portfolio. The findings of this study point towards keeping State Hall as one of the university's principal learning facilities and to focus future efforts on bringing its offerings up to a 21st century standard. Master Planning has also looked optimistically at the University's frontage along the civic street of Cass Avenue where the community and university come together. Under this narrative, a full renovation of State Hall must strengthen the university's physical and programmatic relationship with the external community at this prominent location.

A full renovation of State Hall is intended to be submitted for Wayne State's Capital Outlay Project request in October 2019. In order to have a fully vetted project request, we are requesting funding to hire a design team to conduct a full investigative program study

**Submitted by: William R. Decatur, Vice President, Finance and Business Operations**

inclusive of a preliminary space program, building code study, accessibility study, building systems narratives, sustainability narrative and preliminary cost estimate.

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

**Project Budget**

<b>Funding Source</b>	
Non-recurring Project Reserves fund	\$225,000
<b>TOTAL Sources</b>	<b>\$225,000</b>
<b>Expenditures Plan</b>	
Design Fees	\$208,400
Construction	\$0
Project Management Fees	\$10,400
Contingency	\$6,200
<b>TOTAL Expenditures</b>	<b>\$225,000</b>