

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

**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

May 9, 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. The final placement of Mackenzie House is scheduled for early June 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	Construction is on going. Framing and installation of the mechanical, electrical, plumbing have started.	August 2020
New Data Center				
12,500 square foot state of the art data center.	\$ 16,900,000	Construction	DTE second feed is installed. Project is substantially complete. Punch list on going.	April 2019
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	Contract for the architect is in progress. The RFP for the construction manager is in development to be released the end of May.	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	Design is underway.	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 Conversions to start in June, eight scheduled for this year.	Phase 1: Fall 2017 Phase 2: Dec 2019 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 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. Cable is being pulled for the fire alarm.	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. Phase 1 construction on going.	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 still down, alternate ways to deliver material are expensive and complicated. Discussing options to delay schedule until elevator is operating.	Fall 2019
Prentis Heating Pipe Replacement				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	Final phase of construction in the basement to start in early June.	Summer 2019
Rackham Building Relocation to Prentis and Rands Buildings				
Relocate programs because the lease will end October 2019.	\$ 1,200,000	Construction	Demolition is underway. Wall framing has started.	Oct 2019

Project Title	Budget	Board Action	Status	Target Completion
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. Critical controls for high voltage found obsolete and in need of replacement during project; added scope funded and set for installation June 26-29, 2019.	July 2019
State Hall Elevator Improvements				
Modernize two existing poorly functioning elevators and install one new ADA compliant elevator	\$ 4,500,000	Construction	Negotiating Contract for the modernization for the two existing elevators. New elevator is in design.	Summer 2020
Applebaum Boiler Improvements				
Add boiler for efficient production when demand for steam is low.	\$ 1,000,000	Construction	Design is complete. Construction contract is underway.	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 in progress.	Summer 2019
FY19 Parking Improvements				
Parking Structures 1, 2 and 5 continued concrete repairs of structural members and floors.	\$ 5,420,000	Construction	Construction in progress	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 May.	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 and elevator inspections in progress. Furniture installtion to start in June.	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	Occupants moved in. Grand Opening was held April 29,2019. Punch list on going.	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	Contractor is mobilizing on the site. Demolition began in May.	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 11 through 7th floor, work on lower floors is on going. 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	Fan coil unit replacement to start early June. Corvias is managing this work.	End of 2019
Thompson Home Exterior Improvements				
Roof replacement, exterior painting, and cooling tower replacement.	\$ 725,000	Construction	Exterior repairs and paint contract awarded. Roof replacement is underway, Corvias is managing this work.	Summer 2019

Legend

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


Project Title	Budget	Board Action	Status	Target Completion
On schedule within budget		Possible problem		Reworking of project necessary


Major Real Estate Projects Overview

Wayne State University

May 9, 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 and Broder & Sachse are currently negotiating a purchase agreement and related documents. WSU having appraisal updated.	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