

**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


August 15, 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	Mackenzie House placed on foundation, utility connections underway. Design on going. Proposals for the Construction Manager are due late August.	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	Construction in progress. Exterior painting and interior build out started.	August 2020
<b>New Data Center</b>				
12,500 square foot state of the art data center.	\$ 16,900,000	Construction	Construction is complete.	April 2019
<b>Pistons\WSU Basketball Arena</b>				
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	Construction Manager selected, contract being processed. Design in progress.	Summer 2021
<b>Social Work Building Phase 2 Renovation</b>				
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 in progress, bids received, and construction contract being processed.	Spring 2020
<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 Three conversions completed this summer. Schedule extended.	Phase 1: Fall 2017 Phase 2: Spring 2020 Phase 3: Fall 2020
<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	The design for the controls for the HVAC and lab equipment is complete.	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 complete. Drywall is being installed and the fire alarm is being tested.	Summer 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	HVAC building control replacement being completed in Phases. Phase 1 construction will be complete in September.	Phase 1: Summer 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	Work around for freight elevator achieved, construction in process. Schedule extended.	End of 2019
<b>Prentis Heating Pipe Replacement</b>				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	Additional design work in process. Schedule extended.	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	Construction in process, sound booths installed.	Oct 2019
<b>Cooling Tower Upgrades</b>				
Repairs, and refurbishment to deferred maintenance on cooling towers before Spring 2019 cooling season commences.	\$1,000,000	Construction	Chemistry cooling tower to be complete in September. All other work complete.	Spring 2019

Project Title	Budget	Board Action	Status	Target Completion
<b>Emergency Replacement of Chemistry Generator</b>				
Repair to failed emergency generator for the Chemistry Building.	\$ 765,000	Emer. Repair	Construction is complete.	July 2019
<b>State Hall Elevator Improvements</b>				
Modernize two existing poorly functioning elevators and install one new ADA compliant elevator	\$ 4,500,000	Construction	New elevator is in design. Elevator is being fabricated.	Summer 2020
<b>Applebaum Boiler Improvements</b>				
Add boiler for efficient production when demand for steam is low.	\$ 1,000,000	Construction	Design is complete. Construction in process, boiler expected November.	End of 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 to be complete by end of August.	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	Construction to be complete by end of August.	Fall 2019
<b>Towers Residential Suites and Café Dining Addition</b>				
5,500 square foot addition adding 300 seats and outdoor patio	\$ 2,150,000	Construction	Bids received and being reviewed.	Summer 2020
<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	Construction complete for Phase 1 & 2. DeRoy demolition to be complete by end of August.	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 complete.	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	Interior demolition complete. Window replacement in process.	Summer 2020
<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	Fire alarm installation is complete. Punchlist on going. 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	Toilet replacement, exterior glass and sidewalk repairs complete. HVAC unit cleaning and repairs in process. Corvias is managing this work.	End of 2019
<b>Thompson Home Exterior Improvements</b>				
Roof replacement, exterior painting, and cooling tower replacement.	\$ 725,000	Construction	Construction Complete. Corvias is managing this work.	Summer 2019
<b>State Hall Renovation</b>				
Program study for comprehensive renovation	\$ 225,000	Design	Program study in process.	Early 2020

## Legend

 On schedule within budget

 Possible problem

 Reworking of project necessary

## Major Real Estate Projects Overview

Wayne State University

August 6, 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. The initial appraisal was \$5,468,000 (March 2018). Per BOG request a second appraisal of \$5,658,000 (May 2019) was later secured. 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, The 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. Developer has requested an amendment to development documents to allow and extension which is being reviewed by outside legal counsel and WSU leadership.	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. No new activity of developments from donor.	

On schedule within budget

Possible problem