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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


January 10, 2020


Project Title	Budget	Board Action	Status	Target Completion
<b>1 State Hall Elevator Improvements</b>				
Modernize two existing poorly functioning elevators and install one new ADA compliant elevator	\$ 4,500,000	Construction	Construction to commence in January 2020.	Summer 2020
<b>2 Football Stadium Elevator</b>				
Provide access to the Press Box by installing an elevator	\$ 2,000,000	Design	Construction documents in progress. Bids due end of January 2020.	Summer 2020
<b>3 Scott Hall Elevator Modernization</b>				
Refurbish the five elevators	\$ 2,500,000	Design	Bid documents due end of January 2020. Award contract and place order for equipment in May. Expected construction start date July 2020.	Early 2021
<b>4 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 completed this summer. Work started end of 2019 at the Community Arts Building. Chemistry, Student Center, Engineering, Mott, Lande, PS 4, Old Main	Phase 1: Fall 2017 Phase 2: Spring 2020 Phase 3: End 2020
<b>5 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	Construction Complete	Winter 2019
<b>6 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Replacement and upgrading the existing outdated fire alarm system to include a new main headend and backbone, as well as new devices throughout the 356,000 square feet building.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	Construction complete. Corvias managed this work.	Winter 2019
<b>7 Cooling Tower Upgrades</b>				
Repairs, and refurbishment to deferred maintenance on cooling towers before Spring 2019 cooling season commences.	\$1,000,000	Construction	Final construction activities in progress.	February 2020
<b>8 I 2 C MRI Installation</b>				
Remold existing Lab to support the installation of a MRI system	\$ 1,000,000	Construction	Construction underway.	February 2020
<b>9 Rackham Building Relocation to Prentis and Rands Buildings</b>				
Relocate programs because the lease will end October 2019.	\$ 1,200,000	Construction	Move complete, working on final items.	Early 2020
<b>10 State Hall Renovation</b>				
Program study for comprehensive renovation	\$ 225,000	Design	Program study in process.	Early 2020
<b>11 Applebaum Boiler Improvements</b>				
Add boiler for efficient production when demand for steam is low.	\$ 1,000,000	Construction	Delivery of the boiler delayed. Construction to begin in early spring 2020.	Spring 2020
<b>12 Cohn Student Commons</b>				
Converting two classrooms into a student study space.	\$ 750,000	Construction	Design complete. Construction contract in process.	Spring 2020
<b>13 Elliman Research Building Air Handling Unit Improvements</b>				
Upgrade three air handling units, install new control system, and modify ductwork.	\$ 2,500,000	Construction	Final construction activities in process. Construction delayed due to existing building conditions.	Spring 2020
<b>14 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	General Contractor is under contract. Construction to commence in late January 2020.	Spring 2020
<b>15 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, exterior glass, HVAC units and sidewalk repairs complete. Evaluating supply air handler, chiller and cooling tower. Corvias is managing this work.	Spring 2020

Project Title	Budget	Board Action	Status	Target Completion
<b>16 Intramural Field Construction</b>				
Install artificial turf on the intramural field	\$ 2,100,000	Construction	Construction underway	May 2020
<b>17 Matthaei Office Addition</b>				
Construction 1,300 square foot addition for administrative offices	\$ 925,000	Construction	Construction underway, excavation has begun.	May 2020
<b>18 Prentis Heating Pipe Replacement</b>				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	First, second and third floor installation complete. Basement additional design work in process. Schedule extended.	Summer 2020
<b>19 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	Framing and Drywall installation underway on all floors.	Summer 2020
<b>20 Towers Residential Suites and Café Dining Addition</b>				
5,500 square foot addition adding 300 seats and outdoor patio	\$ 2,150,000	Construction	Project over budget after bidding. Request for project increase in process.	Summer 2020
<b>21 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 is over 50% complete. Drywall installation and finishing on going on the upper floors. Early completion is expected.	August 2020
<b>22 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.	\$ 69,500,000	Construction	Mackenzie House placed on foundation, utility connections underway. Design on going. Review of Construction Manager's estimate underway. Construction to start Spring 2020.	New construction: Spring 2021 Renovation: Spring 2022
<b>23 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 is under contract. Design in progress. Review of the estimate underway.	Summer 2021
<b>24 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	Phase 1: Complete. Phase 2: This project is designated to be part of the scope of the energy public private partnership.	Phase 1: Summer 2019 Phase 2: Hold
<b>25 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. This project is designated to be part of the scope of the energy public private partnership.	Hold

**Legend**

 On schedule within budget

 Possible problem

 Reworking of project necessary

## Major Real Estate Projects Overview

Wayne State University  
January 1, 2020

Project Title	Budget	Status	Target Completion
<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, has leased the building to TaTa Automotive and We Work with space remaining for retail and WSU's art gallery. To support the lease up, WSU agreed to a long term parking agreement to support 378 parking spaces assignable to Platform's lender. TaTa is currently occupying the building and We Work is expected to take occupancy in 2020. Per the development documents, WSU is to contribute \$2.4 million to buildout its WSU art gallery. The art gallery lease is currently being negotiated which will include a tenant allowance to buildout a portion of the space. Platform has moved away from its original plan to build high end condos, apartments and a 500+ parking garage. It is WSU's intent to meet with Platform in the coming weeks to discuss future plans for CJB along with other developments underway in and near Tech Town including Henry Ford Hospital.	2019/2021
<b>Highland Park/ Engineering/ Development</b>			
	unknown	Development is working with a donor to establish a gift agreement 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