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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


May 1, 2020

Project Title	Budget	Board Action	Status	Target Completion
1 State Hall Elevator Improvements				
Modernize two existing poorly functioning elevators and install one new ADA compliant elevator	\$ 4,500,000	Construction	Construction on the two elevator modernizations to be complete the end of March. New ADA elevator shaft wall construction is underway, waiting for confirmation of the delivery of the elevator. [On hold due to Executive Order 2020-21]	July 31, 2020
2 Football Stadium Elevator				
Provide access to the Press Box by installing an elevator	\$ 2,000,000	Design	Bids received, project is in budget. Construction began early March. [On hold due to Executive Order 2020-21]	July 17, 2020
3 Scott Hall Elevator Modernization				
Refurbish the five elevators	\$ 2,500,000	Design	Bid evaluation and contract award underway. [On hold due to Executive Order 2020-21]	January 15, 2021
4 Electrical Utility Conversion				
Electrical infrastructure upgrades to support the conversion from the Public Lighting Department to Detroit Edison (DTE).	\$ 6,000,000	Construction	On going construction at the Community Arts Building, Chemistry, Student Center, PS 4 (Lande). Waiting on schedule from DTE for Old Main, Engineering, & Mott. [On hold due to Executive Order 2020-21]	January 15, 2021
7 Cooling Tower Upgrades				
Repairs, and refurbishment to deferred maintenance on cooling towers before Spring 2019 cooling season commences.	\$1,000,000	Construction	Complete.	March 2, 2020
8 I 2 C MRI Installation				
Remodel existing Lab to support the installation of a MRI system	\$ 1,000,000	Construction	Construction complete. Punch list on going. Final inspection to be scheduled. [On hold due to Executive Order 2020-21]	March 31, 2020
9 Rackham Building Relocation to Prentis and Rands Buildings				
Relocate programs because the lease will end October 2019.	\$ 1,200,000	Construction	Complete	March 6, 2020
10 State Hall Renovation				
Program study for comprehensive renovation	\$ 225,000	Design	Program study complete. Awaiting the Capital Outlay Award from the State. [On hold due to Executive Order 2020-21]	October 31, 2019
11 Applebaum Boiler Improvements				
Add boiler for efficient production when demand for steam is low.	\$ 1,000,000	Construction	Boiler to be delivered in late March. [On hold due to Executive Order 2020-21]	May 15, 2020
12 Cohn Student Commons				
Converting two classrooms into a student study space.	\$ 750,000	Construction	Construction is underway. 50% inspections complete. [On hold due to Executive Order 2020-21]	May 29, 2020
13 Elliman Research Building Air Handling Unit Improvements				
Upgrade three air handling units, install new control system, and modify ductwork.	\$ 2,500,000	Construction	Working to schedule the final testing and commissioning. [On hold due to Executive Order 2020-21]	May 22, 2020
14 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	Construction underway, interior partitions and painting on going on all three floors. [On hold due to Executive Order 2020-21]	June 16, 2020
15 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	Toilet, exterior glass, HVAC units and sidewalk repairs complete. Evaluating supply air handler, chiller and cooling tower. Corvias is managing this work. [On hold due to Executive Order 2020-21]	June 1, 2020
16 Intramural Field Construction				

Project Title	Budget	Board Action	Status	Target Completion
Install artificial turf on the intramural field	\$ 2,100,000	Construction	Installation of the subsurface draining and fencing to start early April. [On hold due to Executive Order 2020-21]	June 1, 2020
17 Matthaei Office Addition				
Construction 1,300 square foot addition for administrative offices	\$ 925,000	Construction	Construction underway, masonry wall and brick installation in progress. [On hold due to Executive Order 2020-21]	June 1, 2020
18 Prentis Heating Pipe Replacement				
Replace the balance of the piping in the rest of the building.	\$ 1,300,000	Construction	First, second and third floor installation complete. Meeting with design engineer regarding basement design. Schedule extended. [On hold due to Executive Order 2020-21]	September 15, 2020
19 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	Construction continues on all floors. [On hold due to Executive Order 2020-21]	August 14, 2020
20 Towers Residential Suites and Café Dining Addition				
5,500 square foot addition adding 300 seats and outdoor patio	\$ 2,835,000	Construction	The contractor started excavating March 9, 2020. [On hold due to Executive Order 2020-21]	August 14, 2020
21 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. Furniture and AV procurement underway. [On hold due to Executive Order 2020-21]	August 14, 2020
22 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.	\$ 69,500,000	Construction	Mackenzie House relocated, the utility connections and porches will be built when trades on site for the Theatre. Theatre construction on the underground utilities started the week of March 16th, 2020. [On hold due to Executive Order 2020-21]	New construction: October 1, 2021 Renovation: March 1, 2022
23 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.	\$ 28,800,000	Construction	Materials on order. Excavation began March 2, 2020. [On hold due to Executive Order 2020-21]	September 1, 2021
23 Scott Hall Vivarium Renovation				
Replace the cage washer, provide greater control and redundancy of mechanical systems, and create efficiencies in the floor plan.	\$ 550,000	Design	Design development is 50% complete. Construction manager contract for estimating underway. [On hold due to Executive Order 2020-21]	June 8, 2020
24 Parking Lot 22 MDOT Construction				
Remove equipment, fence and light poles and return after the MDOT bridge constructed.	\$ 522,000	Construction	Fencing, parking equipment and lighting removed. MDOT is on site. [On hold due to Executive Order 2020-21]	December 24, 2020
25 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	Phase 1: Complete. Phase 2: This portion of the project is on hold while we are restructuring our built environment energy assessments initiative to align with energy savings performance contracting. [On hold due to Executive Order 2020-21]	Phase 1: Summer 2019 Phase 2: Hold
26 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 complete. This portion of the project is on hold while we are restructuring our built environment energy assessments initiative to align with energy savings performance contracting. [On hold due to Executive Order 2020-21]	Hold

Legend
 On schedule within budget

 Possible problem

 Reworking of project necessary

Major Real Estate Projects Overview

Wayne State University
 May 1, 2020

Project Title	Budget	Status	Target Completion
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, has leased the building to Tata Automotive, WeWork, with first floor retail space remaining. Tata Automotive and WeWork are both occupying their space. To support lease up, WSU entered into a long term parking agreement with Platform for 378 non-exclusive parking spaces assignable to Platform's lender. Per the development documents, WSU is to contribute \$2.4 million for the buildout of its 6,000 square feet art gallery on the first floor. The art gallery lease terms are being finalized and shall include a tenant allowance toward "white box" costs. Due to changes in market demand in the area and new development activity from Henry Ford and the Pistons, Platform has moved away from its initial development plan to build high end condos, apartments and a 500+ parking garage on WSU's Parking Lot #11. Instead, the development document was amended to allow an extension of Platform's design approval period to December 2020. This additional time will be used to re-access market demands and contemplate a district parking solution rather than just a project parking solution.	2019/2021
Highland Park/ Engineering/ Development			
	unknown	Real Estate has completed its review of a draft lease agreement from the N. Rachmale Foundation. Draft copies have been forwarded to Development, WSU General Counsel and Risk Management for review. The donor, a Wayne State Engineering graduate, N. Rachmale has agreed to donate \$4 million towards building out a 8,000 square foot structure and materials lab to the University's specifications. Terms include initial 20-year term, with an option to renew for an additional 20 years. Rent would be \$1.00 per year during the first five years of the term. However, during the lease term, WSU would be responsible for paying for utility, maintenance and operating expenses associated with the lease space. WSU's Development Department is working with the donor to establish a gift agreement.	