

State Hall Renovation

Recommendation

It is recommended that the Board of Governors authorize the President or his designee, to award contracts to provide design and pre-construction services for the comprehensive renovation of State Hall at a cost not to exceed \$6,000,000.

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 over 163,000 gross square feet. It is one of the most scheduled lecture buildings on campus and it supports almost every academic program offered at Wayne State. The recently completed master plan recognizes State Hall as a key classroom building and an opportunity to strengthen Wayne State's impact along Cass Avenue. Through extensive programming studies, Wayne State University has concluded that State Hall urgently requires a long overdue comprehensive renovation.

In June 2019, the Board of Governors approved \$225,000 to fund a comprehensive study of State Hall. The study, completed by FTC&H in October 2019, recommends the repair or replacement of mechanical, electrical and plumbing (MEP) systems. Recommendations also include updates to the floor plan, educational technology and building finishes. The building envelope is in great need of repair and is included in the analysis. The study provides budgetary information used to establish the total project budget of an estimated \$85,000,000.

Approval of this request will allow the Design & Construction Services project team to identify and select a construction manager and a professional design firm to provide design and pre-construction services in order to establish and define proper programming and an accurate construction budget (\$85M is simply an estimate at this time). It is our intention to bring both the construction manager and design firm onboard simultaneously in order to foster team building and leverage institutional knowledge during all four phases of the construction process:

- Schematic Design (SD)
- Design Development (DD)
- Construction Documents (CD)
- Construction Administration (CA)

After the first three phases are complete, we will return to the BOG with a firm construction budget and a formal request for associated funding.

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

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

Project Budget

Funding Source	
Non-recurring Project Reserves fund	\$ 225,000
2020 Bond Sale Funds	\$5,775,000
TOTAL Sources	\$6,000,000
Expenditures Plan	
Design & Consultant Fees	\$5,000,000
Construction	\$250,000
Project Management Fees	\$420,000
Soft Costs & Contingency	\$330,000
TOTAL Expenditures	\$6,000,000