

Submitted by: Rebecca Cooke, Interim Vice President for Finance and Business Operations, and Chief Financial Officer; Treasurer, *pro tempore*

**400 Mack Building
Second Floor West Renovations**

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to contract for the renovation of the west wing of the second floor of the 400 Mack Building from office space into clinical space for a project not to exceed \$2.5 million. Funding for this project will be provided from Public Entity Physician Payment Adjustment Program (PEPPAP) funds.

Background and Project Description

The 400 Mack building has been used to provide many services to the community during the pandemic. The parking lot served for one of the first community drive-thru sites for COVID-19 testing for both front-line health care providers and emergency service providers when the pandemic first affected the Detroit community in March of 2020. That testing has continued and expanded to the local community using mobile units that base their operations at 400 Mack. These units provide both testing and vaccinations at local community sites. In addition, the 400 Mack location provides vaccinations during off-hours for those who cannot get to a vaccination site during working hours.

Currently, the building has 41 exam rooms that offer pediatric, primary care, and OB/Gyn services. This expansion would add another 26 exam rooms to the clinic adding cardiology, endocrinology, gastroenterology, pulmonary, nephrology, and rheumatology providers. In addition, the Center for Population Health Accountability (CPHA) provides services at 400 Mack with four blood pressure monitoring rooms.

This space also will provide opportunities for the students of the School of Medicine. The clinic expansion will have huddle spaces for the students to interact with the physicians in both a visual and auditory setting. There will be point-of-care testing with CLIA certification so that the students will be able to participate in office-based procedures.

The space at 400 Mack provides critical assistance to research at Wayne State. The OB/Gyn clinic is participating with current WSU NIH-funded research grants for maternal-fetal care. The CPHA received state funding for COVID-19 testing and applied for grants from both city and state funding to assist with their work.

If approved, this work will be performed by the design firm and general contractor that have renovated the other space in the building.

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Project Budget

Funding Sources	
Public Entity Physician Payment Adjustment Program	\$2,500,000
TOTAL Sources	\$2,500,000
Expenditures Plan	
Design, Engineering and Consultant Fees	\$137,500
Construction	2,160,250
Project Management	106,000
Contingency	96,250
TOTAL Expenditures	\$ 2,500,000

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400 Mack Building



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First Floor



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Second Floor West Side

