

Submitted by: Bethany Gielczyk, Senior Vice President for Finance and Business Affairs; Chief Financial Officer; Treasurer

Campus Plan – Concentrating Academic Activity and Creating Strategic Departmental Adjacencies – Phase 1

Recommendation

It is recommended that the Board of Governors authorize the President, or her designee, to approve spending to design, solicit bids and award contracts to begin Phase 1 of the campus plan recommendation to concentrate academic activity, create strategic departmental adjacencies, and optimize space with a project cost not to exceed \$12,000,000. This project will be funded by the Reserve for Special Non-Recurring Funds.

Background and Project Description

The University's 2019 Campus Plan—[the Wayne Framework](#)—and the 2024 updated review done by Dumont Janks, recommended concentrating academic programs in the campus core to encourage collaboration among various departments and create opportunities to advance both academic and research endeavors through those adjacencies. Both studies also found that the University has significant excess space and a growing deferred maintenance backlog highlighting the need for a strategic reduction in university square footage. Long-term this project will create both academic value and allow for consolidation and cost avoidance.

Additional Campus Plan recommendations concentrating student services have previously been approved by the Board of Governors to move student success and career services, along with other student supports, to the Undergraduate Library. These moves are underway and will be completed this spring, making space available in the Faculty Administration Building to begin this next phase.

To achieve the Campus Plan goals, Phase 1 will include a sequence of moves over the next two years to relocate some of the academic uses in 5057 Woodward (Maccabees Building) to the campus core and consolidate administrative uses in Maccabees. Given its origins as a bank tower, the Maccabees Building floor plate is ideal for administrative functions and less suited for academic collaboration. The proposed plan includes relocating instructional and lab activities, consolidating departments to fewer floors where possible, co-locating the new Center for Black Studies along with the African American Studies department in the Faculty Administration Building, and relocating a number of administrative offices to 5057 Woodward.

As part of these relocations significant improvements in some of the physical spaces is required to bring the spaces up to current life safety standards and to upgrade the mechanical, plumbing, electrical, security and low voltage systems.

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

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Project Budget

Funding Source	
Reserve for Special Non-Recurring Funds	\$12,000,000
TOTAL Sources	\$12,000,000
Expenditures Plan	
Design & Consultant Fees	\$1,000,000
Construction	\$9,650,000
Project Management Fees	\$250,000
Contingency	\$1,100,000
TOTAL Expenditures	\$12,000,000