

INFORMATIONAL REPORT

Major Capital Projects Overview

Wayne State University

August 21, 2018

Project Title	Budget	Board Action	Status	Target Completion
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.	\$ 65,000,000	Construction	Design phase has begun. Relocation of Mackenzie House is scheduled for fall 2018.	New construction: Spring 2021 Renovation: Spring 2022
STEM Innovation Learning Center				
Renovation of 115,000 square feet of Science and Engineering Library Building for construction of the STEM Innovation Center.	\$ 40,000,000	Construction	Construction Funding Authorization was approved by the State in July 2018. Construction Manager under contract. Design ongoing.	Target occupancy: Fall 2020
New Data Center				
12,500 square foot state of the art data center.	\$ 16,900,000	Construction	Mechanical equipment and interior finish installation is ongoing. Completion delayed due electrical installation issues.	December 2018
Mike Ilitch School of Business				
127,000 gross square feet of classroom and administrative space adjacent to the hockey arena.	\$ 59,000,000	Construction	Project is complete. The School moved into the building. Exterior signage design is approved. Parking will be provided by Olympia Development surface lot this summer and in decks this fall.	June 2018
Electrical Utility Conversion				
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 construction is underway. Construction for the C&IT Substation continues with DTE permanent power scheduled for end of 2018.	Phase 1: Fall 2017 Phase 2: Fall 2018 Phase 3: Fall 2019
Harwell Field Bleachers and Press Box				
226 seat grandstand with ADA accessibility and will include two tier press box with a guest suite and space for the announcer, scoreboard control, and streaming equipment.	\$ 630,000	Construction	Bleachers and Press Box are on site and installation is ongoing. Complications with the installation of one ramp will delay the completion.	August 2018
Biological Sciences Building Infrastructure Improvements				
Replace domestic hot water boiler with a new hot water exchanger. Replace steam boiler with a smaller high-pressure steam boiler to provide humidification for vivarium, equipment sterilization, greenhouse and comfort control.	\$ 2,500,000	Construction	Design is ongoing.	Early 2019
University Services Building Infrastructure Upgrades and Repairs				
Roof replacement, structural concrete repairs, heating and air conditioning component replacement, provision of a fire alarm system.	\$ 3,300,000	Construction	Project is out to Bid. Bids are due end of August.	Spring 2019
Computer Lab Classroom Relocations Prentis Hall				
Relocation of computer based classroom labs to 11,400 square feet of Prentis Hall due to complete renovation of the Science and Engineering Library for the STEM Innovation Center.	\$ 2,400,000	Construction	Project is out to Bid. Bids are due early September.	Early 2019
Prentis Façade Repairs				
Replacement of deteriorated concrete and reinforcing steel, patching, and crack repairs.	\$ 820,000	Construction	The exterior repairs are underway.	Fall 2018

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

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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	Design in progress.	Spring 2019
Lighting Retrofit for Parking Structures 1, 2, 4, 5 & 6				
Upgrade lighting in parking structures to high efficient LED light fixtures.	\$ 1,200,000	Construction	Project is complete.	May 2018
FY2018 Parking Improvements				
Resurfacing Lot #75. Structural and expansion joint repairs to Parking Structures 2, 4, and 6. Two new elevators in Parking Structure 4.	\$ 3,225,000	Construction	Construction is underway. Completion is scheduled for late August.	Fall 2018
Anthony Wayne Drive Housing				
A public private-partnership to construct an 800 bed, 395,000 square foot apartment building with 25,000 square feet of retail on the first floor. Includes demolition of 208,000 square foot DeRoy Apartments.	\$ 119,109,695	Construction	Final inspections for Phase 1 eleven story building are underway for substantial completion in August. 297 units will open in Phase 1. Phase 2 South building the mechanical, electrical and plumbing installation is ongoing. In the North building the roof is complete and the exterior masonry started.	Summer of 2018 Phase 1, Summer 2019 Phase 2
Campus Health Center Relocation				
Build out 7,600 square feet of tenant space for the relocation to new Anthony Wayne Housing complex.	\$ 2,110,000	Construction	Under slab plumbing is complete. Interior construction will begin in the fall.	Spring 2019
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	Design is ongoing for the interior renovation. The exterior façade restoration is underway.	Summer 2021
University Towers Fire Alarm Replacement				
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	Contract underway. Shop drawings in progress. Corvias is managing this work.	Summer 2019
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	Plumbing upgrades complete. Exterior repairs underway. Chiller and cooling tower upgrade scheduled for Fall 2018. Fan coil unit replacement scheduled for Spring 2019.	Spring 2019
Thompson Home Exterior Improvements				
Roof replacement, exterior painting, and cooling tower replacement.	\$ 725,000	Construction	Cooling tower will be installed September 2018. Due to problems with Towers Residence Hall conferences were shifted to Thompson Home and roofing and painting were postponed until Spring 2019.	Spring 2019

Legend

On schedule within budget

Possible problem

Reworking of project necessary

Major Real Estate Projects Overview

Wayne State University
August 20, 2018

Project Title	Budget	Status	Target Completion
Cass and Canfield/The Vernor			
A public private-partnership to construct \$60 million multi-development consisting of 248 unit apartments, 120 room boutique hotel and 19,000 sf of retail.	not applicable	Project was approved by the Board in 2013. Project has not progressed as anticipated. The University sent Notice of Default letter on December 4, 2017. Development team presented restructuring proposal to Board of Governors which included condo and hotel development. Discussing restructuring deal to sell Parking Lot #72 rather than proceed with a long term ground lease.	not applicable
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. Platform has started demo in preparation for tenants. Platform as agent for WSU is coordinating vacation of alleys with City of Detroit. Platform has not shared any additional plans for Lot 11, sale of condo parcel nor construction of Art Galley of which WSU is responsible for \$2.4 million.	2019/2021

On schedule within budget

Possible problem