

JCOS Use and Finance Bi-Annual Reporting Form

Reporting Period:
University / College:
Number of Projects to Report:
Estimated Impact on Tuition and Fee Rates:

January 1, 2021 thru June 30, 2021
Wayne State University
6
\$ -

Project Description	Project Timeline	Project Costs	Funding Sources
<p>1 State Hall Renovation In January 2021 Board of Governors approved this request to 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. Earlier 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.</p>	Start Date: August, 2021 Completion Date: Decemeber, 2022	Property Acquisition Remodeling \$ 6,000,000 Additions Landscaping/Roads Equipment Other (explain) Total: \$ 6,000,000	Tuition Millage Bond Proceeds \$ 5,775,000 Donations Federal Other (explain) a \$ 225,000 Total: \$ 6,000,000
<p>2 ThermoFisher Scientific to procure an Orbitrap Eclipse Mass Spectrometer In June 2021 Board of Governors approved this request. A National Institutes of Health (HEI) High End Instrumentation Award #1S10OD030484-01 was granted to Wayne State University for the acquisition of a ThermoFisher Scientific Orbitrap Eclipse mass spectrometer. The instrument is capable of providing multiplexed analysis of isobaric tag labeled proteome samples using synchronous precursor selection to eliminate background signal. The instrument will be housed in the Proteomics Facility Core Laboratory, 2105 Scott Hall, Wayne State University.</p>	Start Date: July,2021 Completion Date: November,2021	Property Acquisition Remodeling Additions Landscaping/Roads Equipment \$ 1,289,466 Other (Upgrades & Maintenance) Total: \$ 1,289,466	Tuition Millage Bond Proceeds Donations Federal \$ 1,289,466 Other (explain) Total: \$ 1,289,466
<p>3 Parking Structure 1 Repairs 2021 In April 2021 Board of Governors approved this request. This project will include repairing cracking and spalling in the concrete in the ceilings, floors, and columns of the structure; replacing the coatin on the roof that protects the concrete deck; and repairs needed to the brick the stair towers. These areas have been cataloged and analyzed to ensure those with risk of worsening will be repaired.</p>	Start Date: May,2021 Completion Date: January, 2022	Property Acquisition Remodeling Additions Landscaping/Roads Equipment Other (Repairs & Maintenance) \$ 1,300,000 Total: \$ 1,300,000	Tuition Millage Bond Proceeds Donations Federal Other (explain) b \$ 1,300,000 Total: \$ 1,300,000
<p>4 400 Mack Building Second Floor West Renovations In April 2021 Board of Governors approved this request. This project will renovate the west wing of the second floor of the 400 Mack Building from office space into clinical space. This renovation would add another 26 exam rooms to the clinic adding cardiology, endocrinology, gastroenterology, pulmonary, nephrology, and rheumatology providers.</p>	Start Date: August,2021 Completion Date: August,2022	Property Acquisition Remodeling \$ 2,500,000 Additions Landscaping/Roads Equipment Other (explain) Total: \$ 2,500,000	Tuition Millage Bond Proceeds Donations Federal Other (explain) c \$ 2,500,000 Total: \$ 2,500,000
<p>5 Scott Hall Vivarium Updates - Additional Funding In April 2021 the Board of Governors approved this request for additional funding. In January 2020, the Board approved funding for design phase activities, which resulted in a greater than anticipated project cost. Given the uncertainty during the pandemic in June of 2020 and as a reflection of the urgent need of the project in the context of budget considerations at that time, the full scope of work was modified to address minimal core required elements with a plan to complete the full scope at a later time. In June 2020, the Board thus approved \$3.96M for construction funding for a reduced project scope (6,000 square foot). However, several important aspects of the project were put on hold at that time given budget considerations. With the external support for institutional infrastructure and higher education, and given the importance of this project, the university would be better served by moving forward with the full work scope as initially defined. The updated project scope with the full 10,000 sq. foot program addresses the operational needs for efficient DLAR workflows and research activities while fully aligning with required regulatory elements.</p>	Start Date: July,2019 Completion Date: February, 2022	Property Acquisition Remodeling Additions \$ 7,000,000 Landscaping/Roads Equipment Other (explain) Total: 1 \$ 7,000,000	Tuition Millage Bond Proceeds Donations Federal Other (explain) d \$ 7,000,000 Total: \$ 7,000,000
<p>6 Purchase of 400 Mack Building & 3515 Beaubien Wayne State University purchased 400 Mack Avenue, Detroit, MI 48201 and 3515 Beaubien, Detroit, MI 48201 from 400 Mack Avenue Realty, LLC in May 2021 under the Net Lease Agreement and Sublease Agreement both dated June 28, 2019. The 440 Mack Property is a two-story, 55,000 square foot (approximate) building on a 3.8 acres inclusive of a 250 space (approximate) surface parking lot adjacent to the building. The property is located just blocks from Children Hospital and sits along the border of Detroit Medical Center and the Brush Park Historic District (Brush Park). Acquisition of the Property will be used to support the University's investment in the creation of Urban Children's Health Collaborative (UCHC) - a community based, multi-mission initiative with a focus on urban child and lifespan development that will foster individual, family and community health along with consolidating University Physician Group's administrative offices.</p>	Start Date: April,2021 Completion Date: May,2021	Property Acquisition \$ 16,304,898 Remodeling Additions Landscaping/Roads Equipment Other (explain) Total: \$ 16,304,898	Tuition Millage Bond Proceeds Donations Federal Other (explain) e \$ 16,304,898 Total: \$ 16,304,898

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- a. The Other - Funding Sources for Project #1-State Hall Renovation is comprised of the following:
Reserve for Special Non-Recurring Projects \$ 225,000

- b. The Other - Funding Sources for Project #3 - Parking Structure 1 Repairs 2021 is comprised of the following:
Deferred Maintenance \$1,300,000

- c. The Other - Funding Sources for Project #4 - 400 Mack Building Second Floor West Renovations is comprised of the following:
Designated Fund Resources (Medicaid Enhanced
Payment Program) \$2,500,000

- d. The Other - Funding Sources for Project #5 - Scott Hall Vivarium Updates - Additional Funding is comprised of the following:
Deferred Maintenance \$1,333,000
General Fund Resources (Department of Research) \$1,532,000
General Fund Resources (School of Medicine) \$750,000
Designated Fund Resources (Strategic Initiative Funds) \$350,000
Bonds and/or Federal stimulus funds if allowable \$3,035,000
TOTAL Sources \$7,000,000

- e. The Other - Funding Sources for Project #6-Purchase of 400 Mack Building & 3515 Beaubien is comprised of the following:
Designated Fund Resources (Medicaid Enhanced
Payment Program) \$16,304,898

The renovation of Project # 5 Scott Hall Vivarium Updates - Additional Funding, was originally included in the JCOS report for the period ending June 30, 2020 with a total project cost of \$3,965,000. Subsequent to that date, the project budget was increased by \$3,035,000 to a total cost of \$7,000,000.

¹ The increase is attributable to the increase in scope of the project(more fully discussed in the project description above).