

JCOS Use and Finance Bi-Annual Reporting Form

Reporting Period:	July 1, 2024 thru December 31, 2024
University / College:	Wayne State University
Number of Projects to Report:	4
Estimated Impact on Tuition and Fee Rates:	\$ -

Project Description	Project Timeline	Project Costs	Funding Sources
<p>1. Law School Classroom Building Planning and Design Authorization</p> <p>Last year, the State of Michigan approved planning authorization through the capital outlay process for Wayne State’s Law School Classroom Building. Subject to pending legislative construction authorization, the state will provide \$30 million, and the university anticipates providing \$10 million in bond proceeds and \$5 million in philanthropic support to the Law School. The University has since developed preliminary programming and is now ready to proceed with the design and other due diligence for the project.</p> <p>As Wayne Law approaches its centennial, its momentum is stronger than at any time in its history. In just the last seven years the law school has risen significantly in the national rankings, from No. 100 to No. 55 expanding its reach and catapulting the school to national recognition. The Law School’s enrollment is expected to continue to grow with expanding programs in Masters in Law programs and a new Bachelors program. The Law Classroom building, built in 1966, is now dated, inefficient, and ill-suited to contemporary approaches to teaching, learning, service, and collaboration. It struggles to accommodate the increasing numbers of students who seek to learn and engage, while highlighting a disparity with law schools with which it now competes that have new law centers that are technologically advanced, modern, and efficient. WSU now has a unique and powerful opportunity to build a new, world-class facility in Detroit that will propel Wayne Law’s next 100 years. This project is an important first step to help WSU achieve its vision.</p>	<p>Start Date: August 2027 Completion Date: March 2029</p>	<p>Property Acquisition Remodeling Additions Landscaping/Roads Equipment Other (explain) 1. \$ 2,000,000 Total: \$ 2,000,000</p>	<p>Tuition Millage Bond Proceeds \$ 2,000,000 Donations Federal Other (explain) Total: \$ 2,000,000</p>
<p>2. Audiology Clinic Move</p> <p>The Wayne State Audiology Clinic is equipped to provide complete audiologic evaluations to both adults and children at no cost, as well as provide valuable learning opportunities to Wayne State students enrolled in the audiology doctorate program. Since 2019, the clinic has operated out of the basement of Prentis Building, which has proven to be a challenging environment. This project seeks to move Communication Science & Disorder’s (CSD) audiology clinic from its present-day location in the basement of Prentis into two vacant retail spaces in Towers Residence Hall along Anthony Wayne Drive. Following the expiration of WSU’s lease in the Rackham Building, the University allocated space in Rands and Prentis to CSD, which included the reassignment of the audiology clinic to the basement of Prentis. The clinic’s laboratory space includes approximately 1,200 sq. ft for two sound booths, a hearing aid fitting room, a supervisor office, a meeting space, and a small storage room.</p> <p>The space in Prentis is not a good long-term home for the audiology clinic for several reasons. The Prentis building has experienced multiple flooding issues in the basement requiring replacement of one of the sound booths. As a public-facing clinic, it has also proven inconvenient for patients to compete for limited parking on Cass Avenue and then navigate to the basement of Prentis for their appointments. Additionally, the recent formation of the “WSU AuD Triumvirate,” which includes the University of Michigan in the WSU-HFHS partnership, has led to a doubling of student enrollment and an increase in clinical service loads at the clinic, making its current size inadequate. Based on the needs of the Audiology Clinic, the new, purpose-built space will include:</p> <ul style="list-style-type: none"> • Visibility and accessibility to the public. • An above-grade environment that is free from or minimizes flood risks. • Soundproofing treatments. • Room for two sound booths, a hearing aid fitting room, a vestibular testing room, a collaboration and workspace for graduate research assistants, and a lab storage space. 	<p>Start Date: April 2025 Completion Date: August 2025</p>	<p>Property Acquisition Remodeling \$ 1,050,000 Additions Landscaping/Roads Equipment Other (explain) Total: \$ 1,050,000</p>	<p>Tuition Millage Bond Proceeds Donations Federal Other (explain) a. \$ 1,050,000 Total: \$ 1,050,000</p>

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<p>3. Hilberry Gateway Performance Complex Project Authorization</p> <p>The University's Hilberry Theatre is a vibrant part of the Midtown Cultural Center, located along the Cass Corridor at Hancock. The Theatre was the nation's first theatrical graduate company and has been operating since 1963. The Board of Governors previously approved \$69.5 million to build a new Hilberry Gateway Theatre and to renovate the Hilberry Theater now known as the Gretchen C. Valade Jazz Center.</p> <p>The 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. As part of this project the historic Mackenzie House was moved to the corner of Forest and Second Avenue. The Board approved \$2 million additional spending to design, solicit bids, and awards contracts to continue the renovation of the Jazz Center portion of the Hilberry Gateway Performance Complex. Over three separate authorizations, the Board has approved a total of \$71.5 million.</p> <p>Soon after the contract was awarded in the first quarter of 2020, the pandemic created unprecedented delays, uncertainty, and significant price increases in construction materials and labor. In addition, unforeseen site and building conditions that necessitated major design changes to separate the two building extended project duration. The delays led to fee escalation and additional design, construction, and construction administration time and effort. Final costs have exceeded total authorization by \$2,861,000.</p> <p>Also, of the \$10 million in philanthropy originally appropriated for construction, \$2.5 million was redirected by the donor to program support, necessitating an additional \$2.5 million in university funding to close the project.</p>	<p>Start Date: June 2018</p> <p>Completion Date: Dec 2024</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td></td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 17,197,000</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ 45,961,000</td></tr> <tr><td>Landscaping/Roads</td><td></td></tr> <tr><td>Equipment</td><td style="text-align: right;">\$ 8,500,000</td></tr> <tr><td>Other (explain) c</td><td style="text-align: right;">\$ 2,703,000</td></tr> <tr><td>Total: 2</td><td style="text-align: right;">\$ 74,361,000</td></tr> </table>	Property Acquisition		Remodeling	\$ 17,197,000	Additions	\$ 45,961,000	Landscaping/Roads		Equipment	\$ 8,500,000	Other (explain) c	\$ 2,703,000	Total: 2	\$ 74,361,000	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Tuition</td><td></td></tr> <tr><td>Millage</td><td></td></tr> <tr><td>Bond Proceeds</td><td style="text-align: right;">\$ 55,000,000</td></tr> <tr><td>Donations</td><td style="text-align: right;">\$ 7,750,000</td></tr> <tr><td>Federal</td><td></td></tr> <tr><td>Other (explain) b</td><td style="text-align: right;">\$ 11,611,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 74,361,000</td></tr> </table>	Tuition		Millage		Bond Proceeds	\$ 55,000,000	Donations	\$ 7,750,000	Federal		Other (explain) b	\$ 11,611,000	Total:	\$ 74,361,000
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<p>4. Keast Commons Revitalization</p> <p>In 2006, the Board of Governors named the area and walkway behind Towers Residential Suites, between Chatsworth Apartments and DeRoy Apartments, as "William Rea Keast Commons." It is named in honor of Wayne State's fifth president (1965-1971) who is remembered as the "students' president" serving during the Vietnam War.</p> <p>Keast Commons is one of the few outdoor spaces on campus that students, faculty, and neighboring communities have access to year-round for recreational activities. It is surrounded by student housing and other student life facilities and hosts a number of events each year. During the 2019 and more recent campus planning process, campus stakeholders shared concerns about its current state. The space lacks appropriate drainage and has no irrigation, insufficient lighting, and no amenities. Renovating Keast Commons will reshape the social and recreational experience for all of campus.</p> <p>The restoration gives the University the unique opportunity to study and redesign the site to become a more future focused, inviting, and vibrant gateway into campus as well as celebrate the use of green infrastructure and sustainability strategies. The project will build on the Campus Planning process to provide an accessible and flexible space that fosters year-round use. It will include appropriate drainage, irrigation, lighting, landscaping, and some seating while maintaining a large open green space to allow for flexible recreational activities.</p>	<p>Start Date: Dec 2024</p> <p>Completion Date: Sept 2025</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td></td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 4,300,000</td></tr> <tr><td>Additions</td><td></td></tr> <tr><td>Landscaping/Roads</td><td></td></tr> <tr><td>Equipment</td><td></td></tr> <tr><td>Other (explain)</td><td></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 4,300,000</td></tr> </table>	Property Acquisition		Remodeling	\$ 4,300,000	Additions		Landscaping/Roads		Equipment		Other (explain)		Total:	\$ 4,300,000	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Tuition</td><td></td></tr> <tr><td>Millage</td><td></td></tr> <tr><td>Bond Proceeds</td><td></td></tr> <tr><td>Donations</td><td></td></tr> <tr><td>Federal</td><td></td></tr> <tr><td>Other (explain) d</td><td style="text-align: right;">\$ 4,300,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 4,300,000</td></tr> </table>	Tuition		Millage		Bond Proceeds		Donations		Federal		Other (explain) d	\$ 4,300,000	Total:	\$ 4,300,000
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a The Other - Audiology Clinic Move	
Reserve for Special Non-Recurring funds	\$ 1,050,000
b The Other - Hilberry Gateway Performance Complex Project Authorization (Funding Source)	
Reserve for Special Non-Recurring funds	\$ 11,611,000
c. The Other - Hilberry Gateway Performance Complex Project Authorization (Project Costs)	
Historic Mackenzie House Relocation	\$ 1,603,000
Design Fees	\$ 900,000
Contingency	\$ 200,000
	\$ 2,703,000
d The Other - Keast Commons Revitalization	
Auxiliary Funds - Housing Authority Director (Internal Sources)	\$ 50,000
Reserve for Special Non-Recurring funds	\$ 4,250,000
	\$ 4,300,000

1 Law School Classroom Building Planning and Design Authorization
 Due Diligence, Schematic Design and Design Development Cost

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2 Hillberry Gateway Performance Complex

The Hillberry Gateway performance complex was initially included in the JCOS Report for the period ending June 30, 2018 with the initial project cost of \$65M. In December 2019, the project cost was increased by \$4.5M due to increased cost of construction. In July 2024, an additional \$2M was approved for renovation of the Gretchen C. Valade Jazz Center portion of the Hillberry Gateway Complex. In December 2024, due to delays and construction cost increases related to the pandemic an additional \$2.861M was approved by the board.

June 2018 initial Hillberry Gateway project budget	\$	65,000,000
December 2019 increased construction costs	\$	4,500,000
July 2024 Gretchen C. Valade Jazz Center renovations	\$	2,000,000
December 2024 pandemic related construction delays and costs increases	\$	2,861,000
	\$	74,361,000