

JCOS Use and Finance Bi-Annual Reporting Form

Reporting Period:	January 1, 2024 thru June 30, 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. Reuther Library HVAC The Walter P. Reuther Library, Archives of Labor and Urban Affairs was established as Labor History Archives at Wayne Stae University in 1960, with the goal of collecting and preserving orignal source materials relating to the development of the American labor movement. Reuther Library is experiencing excessive fluctuations in temperature and relative humidity in the collection and viewing spaces which must be addressed for long-term preservation of the archive collection materials. The scope of the work includes replacing two air handling units in the basement and removing and replacing the existing humidification system. The project also updates controls throughout the facility and includes modifications to the chiller serving Reuther from the Purdy/Kresge Libraries.</p>	Start Date: August 2024 Completion Date: July 2025	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 2,415,000</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Landscaping/Roads</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Equipment</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,415,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 2,415,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 2,415,000	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Tuition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Millage</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Bond Proceeds</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Donations</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Federal</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Other (explain) a.</td><td style="text-align: right;">\$ 2,415,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,415,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) a.	\$ 2,415,000	Total:	\$ 2,415,000
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<p>2. Art Building HVAC Improvements Supplements - Increase The Art Building was constructed in 1956. The building is the home to the Art and Art History and Visual Arts Education departments. In June 2021 the Board approved funding of \$8.5M for the replacement of the HVAC system for the Art Building needed to provide code compliant heating, ventilation and air conditioning. The Board approved an additional \$3.3M in March 2022 to provide a holistic cooling solution across the entire art complex of Art Building, Community Arts, McGregor and the Music Building. The existing chiller system serving the Community Arts Complex was adversely impacted by the flood causing irreparable damage.</p> <p>In June 2024 the Board approved \$3.7M for equipment loss due to the flood and to address hazardous safety conditions. The university has received a \$1.2M insurance payment from FM Global, the university's property insurer, to replace equipment damaged when the building flooded. An additional \$2.5 million funding from the University will address unforeseen health and safety conditions discovered during construction including abatement and containment of asbestos-containing material and upgrades to outdated legacy particulate exhaust systems which were determined to be out of compliance with current regulations.</p>	Start Date: January 2023 Completion Date: October 2024	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 2,500,000</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ 11,800,000</td></tr> <tr><td>Landscaping/Roads</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Equipment</td><td style="text-align: right;">\$ 1,200,000</td></tr> <tr><td>Other (explain) 1</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 15,500,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 2,500,000	Additions	\$ 11,800,000	Landscaping/Roads	\$ -	Equipment	\$ 1,200,000	Other (explain) 1	\$ -	Total:	\$ 15,500,000	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Tuition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Millage</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Bond Proceeds</td><td style="text-align: right;">\$ 3,300,000</td></tr> <tr><td>Donations</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Federal</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Other (explain) b.</td><td style="text-align: right;">\$ 12,200,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 15,500,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 3,300,000	Donations	\$ -	Federal	\$ -	Other (explain) b.	\$ 12,200,000	Total:	\$ 15,500,000
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<p>3. Campus-wide Elevator Modernization The existing elevator systems in many facilities throughout the campus need comprehensive modernization to meet the current elevator code and maintain the safety of occupants. Many systems in place are obsolete and have served their purpose for several decades or more. Working with two nationally recognized elevator consultants, the elevator systems in 11 faciiliities throughout the campus were identified as requiring an immediate and comprehensive modernization based on age, condition, and ability to procure replacement parts and service.</p> <p>Elevator modernization will ensure that the elevator systems are code-compliant and safe for our students, faculty, staff and visitors. The modernization involves replacing outdated components that do not meet safety and security requirements, including controllers, doors, motors, emergency call buttons and sensors, ventilation, and related upgrades to building components such as life safety systems including fire protection, alarms, and sump pits. Additionally, all cabs will be upgraded to receive new LED lights, interior finishes, and closed-circuit television cameras for safety.</p>	Start Date: July 2024 Completion Date: February 2027	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 7,974,000</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Landscaping/Roads</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Equipment</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 7,974,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 7,974,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 7,974,000	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Tuition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Millage</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Bond Proceeds</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Donations</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Federal</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Other (explain) c.</td><td style="text-align: right;">\$ 7,974,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 7,974,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) c.	\$ 7,974,000	Total:	\$ 7,974,000
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<p>4. Parking Access and Revenue Control System (PARCS) Replacement WSU Parking and Transportation Services (PTS) is currently operating using Amano McGann Parking equipment and software purchased and installed in 2011. Expected life for parking software and hardware is generally 7-10 years. Planning for updated equipment and software began in 2019, but it was delayed due to the pandemic. Five years later, given the age and decline of the equipment infrastructure, the outdated and unsupported software, and lack of available replacement parts, the need to replace the Parking and Revenue Control System (PARCS) is critical.</p> <p>Working closely with Walker Parking Consultants as well as WSU Police Department and University Computer & Information Technology (C&IT), PTS has prepared a request for proposals (RFP) to replace the parking equipment and software with new technology that aligns with the university's planned building access control system modernization. The software must have an open application planning interface (API) and must be able to integrate with any future access system.</p> <p>The RFP will allow PTS to compare the benefits of both gated and non-gated technology and the potential to use cameras and license plate recognition software. Updated technology will also significantly improve PTS' ability to collect and analyze utilization data to inform future rate-setting, permit packaging, and potential divestment decisions. New technology is also required to ensure parking equipment meets the increasingly rigorous compliance requirements of all Payment Card Industry Data Security Standards (PCI DSS) regulations. PCI compliance is crucial for businesses handling credit card transactions. It ensures the protection of cardholder data, maintains trust with customers, mitigates security risks, meets legal requirements, avoids financial losses, and enhances overall security practices. Compliance involves implementing measures such as encryption, access controls, and regular security assessments to prevent breaches and fraud.</p>	<p>Start Date: July 2024 Completion Date: July 2025</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 250,000</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Landscaping/Roads</td><td style="text-align: right;">\$ 600,000</td></tr> <tr><td>Equipment</td><td style="text-align: right;">\$ 6,150,000</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 7,000,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 250,000	Additions	\$ -	Landscaping/Roads	\$ 600,000	Equipment	\$ 6,150,000	Other (explain)	\$ -	Total:	\$ 7,000,000	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Tuition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Millage</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Bond Proceeds</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Donations</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Federal</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Other (explain) d.</td><td style="text-align: right;">\$ 7,000,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 7,000,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) d.	\$ 7,000,000	Total:	\$ 7,000,000
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- a. The Other - Reuther Library HVAC is comprised of following**
Reserve for Special Non-Recurring funds \$ 2,415,000.00

- b. The Other - Funding Source for Project # 4 ART Building HVAC Improvements is comprised of following**
Federal Relief Funds (allocation from lost revenue) \$ 8,500,000.00
Reserve for Special Non-Recurring Projects \$ 2,500,000.00
Insurance Reimbursements \$ 1,200,000.00
Total Other Sources \$ 12,200,000.00

- c. The other - Campus Wide Elevator Improvements is comprised of following**
Reserve for Special Non-Recurring funds \$ 7,974,000.00

- d. The other - Parking Access and Revenue Control System (PARCS) Replacement is comprised of following**
Funding for this project will be provided by borrowing from the University Cash Pool, with repayment from future Parking Auxiliary Operations revenue. \$ 7,000,000.00

- 1 Art Building HVAC Improvements Supplements is comprised of following**
The Community Art Complex HVAC improvements Supplement was initially included in JCOS reports for the periods ending December 2021 for \$8.5M and March 2022 for \$3.3M. The current \$3.7M increase is comprised of \$1.2M from insurance payments for the replacement of equipment damaged when the building flooded. \$2.5M is to address unforeseen health and safety conditions discovered during construction including abatement and containment of asbestos-containing material and upgrades to outdated legacy particulate exhaust systems which were determined to be out of compliance with current regulations

October 2021 installation of cooling and complete renovation of Art Building	\$ 8,500,000.00
March 2022 restore cooling of four out of five Art Complex Buildings	\$ 3,300,000.00
June 2024 replace damaged equipment and address unforeseen health & safety conditions	\$ 3,700,000.00
Total Cost of Project	\$ 15,500,000.00