

## JCOS Use and Finance Bi-Annual Reporting Form

January 1, 2019 thru June 30, 2019

Wayne State University

University / College:

Number of Projects to Report:

Estimated Impact on Tuition and Fee Rates:

7

\$ -

Project Description	Project Timeline	Project Costs	Funding Sources																												
<p><b>1. PRB HVAC Improvements, TechTown</b></p> <p>The University is home to the Perinatology Research Branch (PRB) of the National Institutes of Health (NIH), one of the few intramural branches located outside NIH's main campus in Maryland which was awarded its second 10-year contract in 2013. The \$165.9 million awarded to support the branch is WSU's largest research contract. This project will improve the cooling in the building and provides backup power for the cooling systems and the freezers. The scope of work includes dedicated HVAC systems for the second and fourth floor PRB freezers and a backup generator for the PRB freezers. TechTown has partnered with the University in the planning for their replacement of a failing building wide chiller and associated improvements. TechTown's contribution to the project funds the replacement of this building wide chiller and contributes toward the PRB freezer area improvements as well.</p>	<p>Start Date: March, 2019</p> <p>Completion Date: August, 2019</p>	<table border="0"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ -</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;">\$ 1,980,000</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 1,980,000</b></td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ 1,980,000	Other (explain)	\$ -	<b>Total:</b>	<b>\$ 1,980,000</b>	<table border="0"> <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) <b>a</b></td><td style="text-align: right;">\$ 1,980,000</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 1,980,000</b></td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) <b>a</b>	\$ 1,980,000	<b>Total:</b>	<b>\$ 1,980,000</b>
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<p><b>2. FY2019 Parking Improvements</b></p> <p>The project scope and cost is consistent with the recent consultant condition report and with the Parking Auxiliary Five Year business plan. Improvements are planned in three Wayne State University parking garages all which have received incremental repairs over the past few years. Parking Structure 1 project will include expansion joint repair as well as structural repairs to beams, floors, ceilings, stair towers and columns. Parking Structure 2 will include repairs to the beams, floors, tee stem, stair towers and columns. Parking Structure 5 project scope will address structural repairs to the concrete floors, beams, columns and tee stem.</p>	<p>Start Date: February, 2019</p> <p>Completion Date: September, 2019</p>	<table border="0"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 5,420,000</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><b>Total:</b></td><td style="text-align: right;"><b>\$ 5,420,000</b></td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 5,420,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	<b>Total:</b>	<b>\$ 5,420,000</b>	<table border="0"> <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) <b>b</b></td><td style="text-align: right;">\$ 5,420,000</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 5,420,000</b></td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) <b>b</b>	\$ 5,420,000	<b>Total:</b>	<b>\$ 5,420,000</b>
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<p><b>3. Towers Residential Suites and Cafe Dining Addition</b></p> <p>The proposed 5,500 square foot addition will expand into the adjacent courtyard and add over 300 seats as well as an outdoor patio. The patio seating will be accessible from the outside and will be available to everyone. This addition will also be able to be separated from the rest of the dining room and used for special events. The addition will tie into the existing building's gas and electrical feeds but will have a dedicated HVAC system</p>	<p>Start Date: September, 2019</p> <p>Completion Date: July, 2020</p>	<table border="0"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ 2,150,000</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><b>Total:</b></td><td style="text-align: right;"><b>\$ 2,150,000</b></td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ 2,150,000	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	<b>Total:</b>	<b>\$ 2,150,000</b>	<table border="0"> <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) <b>c</b></td><td style="text-align: right;">\$ 2,150,000</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 2,150,000</b></td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) <b>c</b>	\$ 2,150,000	<b>Total:</b>	<b>\$ 2,150,000</b>
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<p><b>4. Applebaum Boiler Improvements</b></p> <p>The Eugene Applebaum College of Pharmacy and Health Sciences Building at 259 Mack Avenue was occupied in 2002. The building houses important research, and steam is needed for both heating and sterilization. The building was designed for in-house steam generation with backup steam to be provided as needed by outside contract. The proposed improvements will add small boilers and configure a set up that is scalable for efficient production when heating is not needed and demand for steam is low. The configuration is also redundant so there is still adequate capacity even if there is a malfunction with a component part of the system.</p>	<p>Start Date: July, 2019</p> <p>Completion Date: December, 2019</p>	<table border="0"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ -</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;">\$ 1,000,000</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 1,000,000</b></td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ 1,000,000	Other (explain)	\$ -	<b>Total:</b>	<b>\$ 1,000,000</b>	<table border="0"> <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) <b>d</b></td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 1,000,000</b></td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) <b>d</b>	\$ 1,000,000	<b>Total:</b>	<b>\$ 1,000,000</b>
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<p><b>5. Social Work Building, Phase 2 Renovation</b></p> <p>As the School of Social Work grows their program they have identified the need for space that encourages student and faculty interaction as well as centralizes their presence on campus. This second phase will complete the building renovations and provide flexible meeting space, classrooms and offices. Restrooms will also be updated to meet current building code and ADA requirements. This second phase will also replace all windows in the building with modern, energy efficient, operational windows.</p>	<p>Start Date: May, 2019</p> <p>Completion Date: August, 2020</p>	<table border="0"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling</td><td style="text-align: right;">\$ 3,500,000</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><b>Total:</b></td><td style="text-align: right;"><b>\$ 3,500,000</b></td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 3,500,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	<b>Total:</b>	<b>\$ 3,500,000</b>	<table border="0"> <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;">\$ 3,500,000</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)</td><td style="text-align: right;">\$ -</td></tr> <tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$ 3,500,000</b></td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 3,500,000	Donations	\$ -	Federal	\$ -	Other (explain)	\$ -	<b>Total:</b>	<b>\$ 3,500,000</b>
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January 1, 2019 thru June 30, 2019  
Wayne State University  
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University / College:

Number of Projects to Report:

Estimated Impact on Tuition and Fee Rates:

Project Description	Project Timeline	Project Costs	Funding Sources
<b>6. State Hall Elevator Improvements</b> The two existing elevators in State Hall are original to the construction of the building and are unreliable due to their age. These original elevators are not properly sized for today's ADA compliance and are not practical to enlarge in place. The proposed improvements will be completed in two phases: First, the two existing elevators will be fully refurbished with new machinery, controllers, and finishes. Second, a new ADA compliant elevator shaft and elevator will be added. The improvements include modifications to interior spaces, mechanical system, and electrical system to accommodate the changes.	Start Date: June, 2019	Property Acquisition \$ -	Tuition \$ -
	Completion Date: June, 2020	Remodeling \$ 4,500,000	Millage \$ -
		Additions \$ -	Bond Proceeds \$ 4,500,000
		Landscaping/Roads \$ -	Donations \$ -
		Equipment \$ -	Federal \$ -
		Other (explain) \$ -	Other (explain) \$ -
		Total: \$ 4,500,000	Total: \$ 4,500,000
<b>7. Wayne State / Detroit Pistons Arena</b> The Detroit Pistons approached the University regarding a partnership to construct an arena on Wayne State property for the shared use of the WSU men's and women's basketball teams and the Pistons G League team. The conceptual plan is to construct a 70,000 square foot, 3,000 seat arena on a site adjacent to Matthaei and Parking Lot 50 immediately south of it. The program includes a total of three possible courts; a concession area; separate locker rooms for the G League, WSU teams, visitors and referees; ancillary spaces; and offices for WSU's men's and women's basketball teams. All appropriate heating, ventilation, air conditioning, electrical, plumbing, fire protection, and audiovisual systems are included. The project will be designed to the University's LEED silver standard.	Start Date: May, 2019	Property Acquisition \$ -	Tuition \$ -
	Completion Date: Spring, 2021	Remodeling \$ -	Millage \$ -
		Additions \$ 25,000,000	Bond Proceeds \$ 22,000,000
		Landscaping/Roads \$ -	Donations \$ 3,000,000
		Equipment \$ -	Federal \$ -
		Other (explain) \$ -	Other (explain) \$ -
		Total: \$ 25,000,000	Total: \$ 25,000,000

a. The Other - Funding Sources for Project #1 - Revised PRB HVAC Improvements, TechTown is comprised of the following:

Reserve for Special Non-Recurring Projects	\$ 1,130,000
General Fund (ICR Research Facilities Fund)	\$ 250,000
External Funding - TechTown	\$ 600,000
	\$ 1,980,000

b. The Other - Funding Sources for Project #2 - FY2019 Parking Improvements is comprised of the following:

Auxiliary Operations (Parking)	\$ 5,420,000
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c. The Other - Funding Sources for Project #3 - Towers Residential Suites and Café Dining Addition is comprised of the following:

Auxiliary Operations (Residential Dining)	\$ 2,150,000
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d. The Other - Funding Sources for Project #4 - Applebaum Boiler Improvements is comprised of the following:

Deferred Maintenance Reserves	\$ 1,000,000
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