

JCOS Use and Finance Bi-Annual Reporting Form

Reporting Period:	July 1, 2016 thru December 31, 2016
University / College:	Wayne State University
Number of Projects to Report:	3
Estimated Impact on Tuition and Fee Rates:	\$ -

Project Description	Project Timeline	Project Costs	Funding Sources																												
1. Thompson Home Conversion to Student Housing The project scope includes the removal of hazardous materials and demolition of the one-story 1964 addition which is not in keeping with the Victorian architecture of the rest of the Thompson Home. A new stair tower will be created at the rear of the building to provide required emergency egress pathways, and other life safety and electrical upgrades to satisfy applicable codes for residence halls. A new bathroom core and community kitchens will also be constructed on each floor along with music practice and learning resource rooms, a collaboration space, and a multi-media lab in the lower level. The mechanical system will be upgraded for the new use; the existing heat pumps will be salvaged for use in other campus buildings. The technological infrastructure will be upgraded to meet current standards. Student lounge and study space will be accented by the existing architecture.	Start Date: December, 2016 Completion Date: September, 2017	<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;">\$ 5,900,000</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;">\$ 5,900,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 5,900,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 5,900,000	<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;">\$ 5,900,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 5,900,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) a	\$ 5,900,000	Total:	\$ 5,900,000
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2. Phase I of the Campus Housing Facilities' Master Plan, Including Construction of Two New Apartment Buildings and Demolition of DeRoy Apartments Wayne State completed a ten-year housing facilities master plan in January 2016 which calls for the addition of approximately 800 beds to bring the on-campus housing population to 3800 by 2021. Phase I of the master plan is the construction of 838 new beds of apartment-style housing on Anthony Wayne Drive on the current surface parking lot 41, located immediately east of WSU's Parking Structure 2. After these two new housing buildings are constructed, the master plan calls for the demolition of the Helen L. DeRoy Apartments also on Anthony Wayne Drive in the summer of 2019.	Start Date: May, 2017 Completion Date: July, 2019	<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;">\$ -</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ 113,930,000</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>Total:</td><td style="text-align: right;">\$ 113,930,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ 113,930,000	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 113,930,000	<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) b</td><td style="text-align: right;">\$ 113,930,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 113,930,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) b	\$ 113,930,000	Total:	\$ 113,930,000
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3. Wayne State University Art Gallery Construction (Part of the Development of the Criminal Justice Building and Lot 11 Project) As part of an anticipated development agreement, long term Ground Lease, and anticipated Purchase Agreement for the sale of 6001 Cass Avenue and a portion of 445 York, Detroit Lot 11, an external developer will redevelop 6001 Cass avenue (commonly called the Criminal Justice Building) to include residential apartments, retail space and an art gallery for Wayne State University's exclusive use. Wayne State will fund the construction of the art gallery.	Start Date: March, 2018 Completion Date: March, 2020	<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;">\$ -</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ 2,400,000</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>Total:</td><td style="text-align: right;">\$ 2,400,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ 2,400,000	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 2,400,000	<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;">\$ 2,400,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,400,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) c	\$ 2,400,000	Total:	\$ 2,400,000
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a The Other - Funding Source for Project #1 - Thompson Home Conversion to Student Housing is comprised of the following:

Housing Maintenance Reserve Fund	\$5,900,000
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b The Other - Funding Source for Project #2 - Phase I of the Campus Housing Facilities' Master Plan, Including Construction of Two New Apartment Buildings and Demolition of DeRoy Apartments is comprised of the following:

Funding from the WSU-Corvias Campus Living Partnership	\$113,930,000
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c The Other - Funding Source for Project #3 - Wayne State University Art Gallery Construction is comprised of the following:

Sales proceeds and General Fund resources	\$2,400,000
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