

JCOS Use and Finance Bi-Annual Reporting Form

Reporting Period:	January 1, 2017 thru June 30, 2017
University / College:	Wayne State University
Number of Projects to Report:	6
Estimated Impact on Tuition and Fee Rates:	\$ -

Project Description	Project Timeline	Project Costs	Funding Sources																												
1. Electrical Utility Infrastructure Conversion (DTE-PLD) Design and Preparation Authorization An Increase in the design budget by \$700,000 for the construction of building electrical infrastructure upgrades. This is an increase from the \$800,000 authorization approved by the Board of Governors in April, 2016. These upgrades will support converting buildings that were formerly fed from the Detroit Public Lighting Department (PLD) to Detroit Edison Company (DTE), and to provide additional electrical capacity at a total cost not to exceed \$1,500,000. Of the 44 University buildings to receive new electrical service from DTE, five should have portions of their electrical systems upgraded at the same time.	Start Date: April, 2016 Completion Date: December, 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;">\$ 1,500,000</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>Total:</td><td style="text-align: right;">\$ 1,500,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 1,500,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 1,500,000	<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;">\$ -</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;">\$ 1,500,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,500,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) a	\$ 1,500,000	Total:	\$ 1,500,000
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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 (Budget Increase) At the September 23, 2016 Board of Governors meeting, the Board approved a project cost not to exceed \$113,930,000 for Phase I activities of the Campus Housing Facilities' Master Plan to include the construction of two new apartment buildings on Anthony Wayne Drive and the demolition of the Helen L. DeRoy Apartments also on Anthony Wayne Drive. On March 24, 2017 the Board approved an increase in the costs of Phase I activities of the Campus Housing Facilities' Master Plan of 4.6% or \$5,179,695 for a new total for Phase I activities of \$119,109,695.	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 1</td><td style="text-align: right;">\$ 119,109,695</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;">\$ 119,109,695</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions 1	\$ 119,109,695	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 119,109,695	<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;">\$ 119,109,695</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 119,109,695</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) b	\$ 119,109,695	Total:	\$ 119,109,695
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3. Weight Room Addition to the Frederick C. Matthaei Physical Education Center Construction Authorization The Frederick C. Matthaei Physical Education Center was constructed in 1967 and supports most of the University's physical education programs and competitive sports training and competition venues. The existing weight room was configured from former racquetball courts. It is cramped for the number of students served, and lacks adequate ventilation. Existing space within the building is unavailable to develop a new weight room, and a building addition has been determined to best satisfy the needs of the athletes. The project scope includes the single sourced design and construction of a building addition. The building addition is planned to be constructed on the west side and connected to the Matthaei building. The project is planned to be delivered utilizing a Design-Build relationship, wherein the design of the addition will be provided by the builder	Start Date: April, 2017 Completion Date: December, 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;">\$ -</td></tr> <tr><td>Additions</td><td style="text-align: right;">\$ 2,300,000</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;">\$ 2,300,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ 2,300,000	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 2,300,000	<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;">\$ 2,300,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,300,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) c	\$ 2,300,000	Total:	\$ 2,300,000
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4. Lighting Retrofit for Parking Structures 1, 2, 4, 5 & 6 With the goal of pursuing energy reduction, a request for proposal (RFP) was issued in the fall of 2016. The RFP asked the bidders to submit proposals using a preselected group of high efficient LED light fixtures. The selection of light fixtures were carefully scrutinized for cost and performance. Samples were installed to gauge performance, aesthetics and application. A university selection team selected Energy Systems Group (ESG) as having the most favorable solutions including financing options. The project will pay for itself over a 5 year period through utility savings.	Start Date: July, 2017 Completion Date: March, 2018	<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;">\$ -</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)</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,200,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ 1,200,000	Other (explain)	\$ -	Total:	\$ 1,200,000	<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;">\$ 1,200,000</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,200,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) d	\$ 1,200,000	Total:	\$ 1,200,000
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5. STEM Innovation Learning Center Planning and Design Authorization In January, 2017, the Board of Governors approved the FY 2018-FY 2022 Capital Outlay Plan for Wayne State University and the corresponding FY 2018 Capital Outlay Project Request to the Michigan Office of the State Budget. The capital request was specifically for the construction of a Science, Technology, Engineering and Math (STEM) Innovation Learning Center, with a request for a State allocation of \$14.75 M as a 50% funding match to University funds. At this writing it is not known whether or not the State appropriation is approved, but the University needs to be prepared to launch a programming and design phase with an architectural consultant as soon as it is learned that the state request has been approved. It is anticipated that a fall 2017 submission of program and schematic design will be required by the state, and if so this project will be brought back to the Board of Governors in September, 2017 preceding that submission.	Start Date: July, 2017 Completion Date: Fall, 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;">\$ -</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) 2</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td>Total</td><td style="text-align: right;">\$ 2,000,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain) 2	\$ 2,000,000	Total	\$ 2,000,000	<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) e</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td>Total</td><td style="text-align: right;">\$ 2,000,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) e	\$ 2,000,000	Total	\$ 2,000,000
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6. FY 2018 - Major Capital Project Wayne State University Projected Development Expenses Related to Criminal Justice Building (6001 Cass) and Lot #11 (445 York) In December 2016, the Board of Governors approved a Memorandum of Understanding which supports a Development Agreement, a Purchase Agreement for the Sale of 6001 Cass Avenue, Detroit for \$2 million, a long term Ground Lease for 445 York, a Purchase Agreement for the Sale of a Portion of 445 York, Detroit to accommodate a residential condominium and 543-space parking structure, a Perpetual Lease for a WSU Art Gallery and various other agreements, as necessary, with Peter Cummings (the Developer) D/B/A The Platform, LLC and / or other legal entities, for the development / construction of mixed use residential / commercial properties in the area designated as 6001 Cass Avenue, Detroit, MI and 445 York, Detroit, MI.	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 3</td><td style="text-align: right;">\$ 3,520,000</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;">\$ 3,520,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions 3	\$ 3,520,000	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total	\$ 3,520,000	<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) f</td><td style="text-align: right;">\$ 3,520,000</td></tr> <tr><td>Total</td><td style="text-align: right;">\$ 3,520,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ -	Donations	\$ -	Federal	\$ -	Other (explain) f	\$ 3,520,000	Total	\$ 3,520,000
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a The Other - Funding Sources for Project #1 - Electrical Utility Infrastructure Conversion (DTE-PLD) Design and Preparation Authorization is comprised of the following:

Funding for this effort will be provided by borrowing from the Cash Pool, with repayment provided by future bond proceeds that would be secured for the purpose of implementing this project.	\$1,500,000
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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	\$119,109,695
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1 The project for Phase I of the Campus Housing Facilities' Master Plan, Including Construction of Two New Apartment Buildings and Demolition of DeRoy Apartments was initially approved by the Board of Governors on September 23, 2016 with a total project cost of \$113,930,000. Subsequent to that date, the design has continued to evolve and costs have become more specific through a design-build process, which has resulted in an overall increase in the project cost of \$5,179,695 and a new total project cost of \$119,109,695.

c The Other - Funding Sources for Project #3 - Weight Room Addition to the Frederick C. Matthaei Physical Education Center Construction Authorization is comprised of the following:

Funding for this project will be provided temporarily from university cash and permanently from the next university bond issuance.	\$2,300,000
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d The Other - Funding Sources for Project #7 - Lighting Retrofit for Parking Structures 1,2, 4, 5 & 6 is comprised of the following:

Funding for the project will be provided by vendor financing	\$1,200,000
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2 The Other - Project Costs for Project #4 - STEM Innovation Learning Center Planning and Design Authorization is comprised of the following:

Program and design activities and necessary physical relocations for the eventual construction of the STEM Innovation Center.	\$2,000,000
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e The Other - Funding Sources for Project #4 - STEM Innovation Learning Center Planning and Design Authorization is comprised of the following:

Funding for this effort will be provided by borrowing from the University Cash Pool, with repayment provided by future bond proceeds that would be secured for the purpose of implementing this project.	\$2,000,000
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f The Other - Funding Sources for Project #5 - FY 2018 - Major Capital Project Wayne State University Projected Development Expenses Related to Criminal Justice Building (6001 Cass) and Lot #11 (445 York) is comprised of the following:

Funding for the project expenses will be provided from University Cash Reserves to be partially offset from the sale of 6001 Cass Avenue and the sale of 445 York and ground lease payments.	\$3,520,000
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3 The total project costs of \$3,520,000 for the Development Expenses Related to Criminal Justice Building and Lot #11 includes \$2,400,000 for the Art Gallery Construction which was included on the July 1, 2016 - December 31, 2016 JCOS Report.