

JCOS Use and Finance Bi-Annual Reporting Form

Reporting Period:	January 1, 2023 thru June 30, 2023
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																												
<p>1. Matthaei Comprehensive Cooling Built in 1965, The Frederick C. Matthaei Physical Education Center was a part of Detroit's bid for the 1968 Olympics to Detroit. When the city lost the bid, WSU purchased the site for the athletic use of students. Today, the facility supports most of the University's physical education programs and competitive sports training and competition venues. Most of the original building was designed to provide heat and ventilation only. The building's original HVAC system only provided cooling for the central offices. Multiple package rooftop units and a couple of split units have been added during building additions and renovations to provide cooling to offices, classrooms, and training areas. Spaces such as gyms, Hall of Fame, corridors, locker rooms, golf training area, handball and racquetball courts, and dance room remain without cooling. There are major challenges to cooling the remaining areas as no planning for future cooling was made in original design. Packaged rooftop units have been determined to provide the most feasible and cost-effective cooling solution. The goal of this project is to provide cooling to unconditioned areas, consolidate some of the smaller packaged units, and replace units that are nearing or exceeding life expectancy. The design includes a new rooftop unit for the gym and cooling-only rooftop units connecting to the existing ductwork of the existing AHUs located in the mezzanine mechanical room for other unconditioned areas. All new equipment will be integrated into a new Building Automation System.</p>	Start Date: October 2023 Completion Date: April 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;">\$ -</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;">\$ 2,700,000</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,700,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ 2,700,000	Other (explain)	\$ -	Total:	\$ 2,700,000	<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;">\$ 2,700,000</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>Total:</td><td style="text-align: right;">\$ 2,700,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 2,700,000	Donations	\$ -	Federal	\$ -	Other (explain)	\$ -	Total:	\$ 2,700,000
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<p>2. Bioscience Building Automation System Replacement At the time of construction in 1991, the Biological Sciences Building was outfitted with a building automation system (BAS) which was largely based on pneumatic controls. As the BAS technology has evolved and improved over the past 32 years, technology has transitioned from pneumatics to direct digital control (DDC). While many efforts have been made in recent years to maintain the existing system, the system is now at a point where pneumatic-based components are difficult to obtain and/or have been discontinued. The goal of this project is to replace the existing pneumatic BAS system with a modern, DDC based system. In doing so, we will have proper control of the HVAC system as a whole, to include large components such as boilers, chillers, cooling towers, and air handlers, as well as down-stream components such as variable air volume (VAV) boxes and perimeter heat coils. Once the BAS system is replaced, we will perform air balancing. This important aspect of the project will ensure the base building HVAC is in sync with the multiple research lab hoods within the building. Finally, retro-commissioning will be performed to ensure all HVAC components are operating as designed. The end result will be an energy-efficient building with reliable and sustainable space temperature delivery to ensure occupant comfort.</p>	Start Date: March 2023 Completion Date: April 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;">\$ -</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;">\$ 2,850,000</td></tr> <tr><td>Other (explain)</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,850,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ -	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ 2,850,000	Other (explain)	\$ -	Total:	\$ 2,850,000	<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;">\$ 2,850,000</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>Total:</td><td style="text-align: right;">\$ 2,850,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 2,850,000	Donations	\$ -	Federal	\$ -	Other (explain)	\$ -	Total:	\$ 2,850,000
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<p>3. George L. Beecher House HVAC Improvements The George L. Beecher House was constructed in 1893 as a private residence and acquired by Wayne State University in 1968 for use as offices. The unique house is recognized for its architectural style and placed on the National Register of Historic Places. The project includes modification of the heating system and the addition of a new air conditioning system utilizing Fan Coil Units (FCU) that allows for removal of individual window air conditioning units. Several of the FCU'S needed to be relocated in order to preserve the building's architectural significance and accommodate existing furniture placement. This project request additional funds to relocate 3 fan coil units, perform related carpet repairs and patching, replace glazing where A/C windows units were removed, and add decorative wood covers to all the FCU'S on the first floor of the house.</p>	Start Date: March 2022 Completion Date: March 2023	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Property Acquisition</td><td style="text-align: right;">\$ -</td></tr> <tr><td>Remodeling ^{1.}</td><td style="text-align: right;">\$ 1,078,225</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;">\$ 1,078,225</td></tr> </table>	Property Acquisition	\$ -	Remodeling ^{1.}	\$ 1,078,225	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	Total:	\$ 1,078,225	<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;">\$ 197,725</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;">\$ 880,500</td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,078,225</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 197,725	Donations	\$ -	Federal	\$ -	Other (explain) ^{a.}	\$ 880,500	Total:	\$ 1,078,225
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<p>4. STEM Innovation Learning Center - Renovation</p> <p>The STEM Innovation Learning Center (SLIC) is signature component of Wayne State University's vision for STEM education through multi-disciplinary learning and community engagement that expands WSU'S vision for inclusive innovation across campus. The Building - which includes almost 100,000 square feet of flexible classrooms, instructional Labs, a maker space, and a 3D printing Lab, as well as space that serves as a hub for K-12 outreach programming - is helping to transform WSU's vision for STEM education and research for current and future Warriors. The renovation was made possible in part through a grant from the State with a requirement of matching funds from WSU. Remaining matching funds would be used to close out the project to make the renovation more effective and efficient, like mitigating sound issues related to duct work and installing card access.</p>	<p>Start Date: March 2023 Completion Date: December 2023</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;">\$ 1,750,000</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 colspan="2"><hr/></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,750,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 1,750,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	<hr/>		Total:	\$ 1,750,000	<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;">\$ 1,750,000</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 colspan="2"><hr/></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,750,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 1,750,000	Donations	\$ -	Federal	\$ -	Other (explain)	\$ -	<hr/>		Total:	\$ 1,750,000
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<p>5. Tennis Court Renovation</p> <p>The tennis courts are located between the Matthaei Physical Education Center and the Duchene Multi-Purpose Facility along the John C. Lodge Service Drive. The tennis courts were originally constructed in the late 1960's and consisted of 16 courts. The north eight courts were removed in 2011 when the Duchene Multi-Purpose Facility was constructed. The remaining courts were resurfaced in 2012. The current courts consist of approximately 400 ft by 120 ft (48,000 square feet) and include seven tennis courts and two pickleball courts. The tennis courts are home facility WSU tennis team. In addition, the courts are utilized by WSU intramurals, WSU tennis club, the larger campus and neighborhood communities. The current condition of the courts does not meet NCAA competition standards due to significant cracking in the asphalt causing water to pool and making the surfaces unsafe to play. The purpose of the project is to bring the courts back into playable conditions. The scope includes removing the asphalt courts, compacting and leveling the existing aggregate base, and installing new asphalt and playing surface coating. The Existing fencing will be replaced with new, vinyl-coated fencing that can support wind screens. Additionally, issues with drainage around the courts will be addressed as part of this project. The roof drains for the Duchene Multi-purpose Facility will be tied into the underground storm drains, and the drainage swale at the south edge of the courts will be regraded.</p>	<p>Start Date: April 2023 Completion Date: July 2023</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;">\$ 1,880,000</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 colspan="2"><hr/></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,880,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 1,880,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	<hr/>		Total:	\$ 1,880,000	<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;">\$ 1,380,000</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;">\$ 500,000</td></tr> <tr><td colspan="2"><hr/></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 1,880,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 1,380,000	Donations	\$ -	Federal	\$ -	Other (explain) b.	\$ 500,000	<hr/>		Total:	\$ 1,880,000
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<p>6. Art Building Elevator Replacement</p> <p>The Art building, constructed in 1956, has one of the oldest elevators on campus that is currently non-functional due to flooding experienced by the Wayne State University campus in the summer of 2021. This is the only elevator in the building and is used as primary conveyance for disabled persons to floors other than the ground floor. The existing elevator hoistway only extends to the second floor, making the third floor inaccessible. Without extending this elevator to the third floor, the building is out of compliance with ADA regulations. This project will replace the current elevator in the existing shaft with a new, hydraulic elevator. The existing shaft will be extended to accommodate an additional stop on the third floor and rework the existing mechanical room to accommodate the new hoistway.</p>	<p>Start Date: March 2023 Completion Date: March 2024</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;">\$ 2,050,000</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 colspan="2"><hr/></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,050,000</td></tr> </table>	Property Acquisition	\$ -	Remodeling	\$ 2,050,000	Additions	\$ -	Landscaping/Roads	\$ -	Equipment	\$ -	Other (explain)	\$ -	<hr/>		Total:	\$ 2,050,000	<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;">\$ 2,050,000</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 colspan="2"><hr/></td></tr> <tr><td>Total:</td><td style="text-align: right;">\$ 2,050,000</td></tr> </table>	Tuition	\$ -	Millage	\$ -	Bond Proceeds	\$ 2,050,000	Donations	\$ -	Federal	\$ -	Other (explain)	\$ -	<hr/>		Total:	\$ 2,050,000
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a. Other funding for Project #3 George L. Beecher House HVAC Improvements is comprised of the following:

General Fund Resources	\$ 825,500
Deferred Maintenance Reserves	\$ 55,000
	\$ 880,500

b. Other funding for Project # 5 Matthaei Tennis Court Renovation is comprised of the following:

Athletics Designated Funds	\$ 500,000
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1 George L. Beecher House HVAC Improvements

The George Beecher House HVAC Improvement was previously approved for funding by Board for \$908,050 for modification of heating system and addition of new air conditioning system (fan coil units or FCU'S), allowing elimination of Individual window AC units. Additional funding of \$170,175 is being provided relocate and repipe 3 FCU's , perform related carpet repairs and Patching, replace glazing where A/C window units were removed and add decorative wood covers to all the FCU's on the first floor front of house.