

# WAYNE STATE UNIVERSITY

## FY2014-2018: 5-Year Capital Outlay Plan

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## Table of Contents

Executive Summary	Page 1
Mission Statement	Page 2
Instructional Programming	Page 2
Existing Academic Programs	Page 2
Projected Academic Programs	Page 3
Unique Characteristics of Wayne State's Academic Mission	Page 5
Other Initiatives Impacting Facilities Usage	Page 8
2020 Campus Master Plan	Page 8
Wayne State University Research and Technology Park	Page 8
Economic Development Impact of Current/Future Programs	Page 9
Staffing and Enrollment	Page 11
Enrollment	Page 11
Enrollment Patterns Over the Next Six Years	Page 12
Extension Center Summary & Web Class Report	Page 13
Projected Enrollment over the Next Five Years	Page 14
Student-to-Faculty Ratios	Page 14
Current and Projected Class Size	Page 14
Facilities Assessment	Page 15
Functionality of Existing Structures and Space Allocations to Programs	Page 15
Deferred Maintenance and Facilities Condition, Current Replacement Value	Page 15
Utility Systems, Infrastructure and Adequacy	Page 16
Strategic Energy Plan	Page 17
Facilities and Land Use	Page 18
Building and Classroom Utilization Rates	Page 19
Mandatory Facilities Standards	Page 19
Utilization	Page 20
Bond Status	Page 20
Implementation Plan	Page 21
State Capital Outlay Projects	Page 21
Non-State Capital Outlay Projects	Page 21
Under Construction	Page 23
Status of On-going SBA Funded Projects	Page 23
Appendix I –Current Replacement Value	Page 24

## **Executive Summary**

Wayne State University is now engaged in final design phase activities associated with the Multidisciplinary Biomedical Research Building (MBRB) as appropriated pursuant to 2012 PA 192. The University has signed and submitted the Project Management Agreement for State approval, and will soon seek approval to commence construction of the project.

During 2012, Wayne State University updated for the second time its 2020 Campus Master Plan. In addition to confirming the relevance of earlier Plan iterations, the 2012 update incorporates new and evolving initiatives not previously identified or prioritized. This Wayne State University 5-Year Capital Outlay Plan includes our current high priority facility projects which have changed by comparison to previous Plans. The most significant change is that a Science and Engineering Laboratory Classroom Building is the University's number one capital outlay priority and we hope to submit this project request to the State for the next appropriation cycle.

As presently planned, the Science and Engineering Laboratory Classroom Building will provide approximately 30 laboratory space for general purpose classroom functions. It will serve science programs such as Biology, Chemistry, Nutrition and Food Science, and Physics and also general Engineering programs. The facility will provide both dry and wet lab space, and allow for interaction among students in several disciplines. By strengthening the quality and functionality of facilities that support core and elective science course work; Wayne State students will be better prepared to engage and contribute to societies scientific agenda. The total cost of the project, including renovation of 35,400 square feet of vacated lab space, is expected to be \$28 million.

## **I. Mission Statement**

Wayne State University is a national research institution dedicated to preparing students to excel in an increasingly advanced and interconnected global society. As an urban research University, Wayne State's mission is to discover, examine, transmit and apply knowledge that contributes to the positive development and well-being of individuals, organizations and society.

## **II. Instructional Programming**

### *Existing Academic Programs*

Wayne State is a comprehensive research University with 13 schools and colleges administering more than 390 academic programs, including 129 bachelor's degree programs, 119 master's degree programs, 61 doctoral degree programs and 81 certificate, specialist and professional programs, many of which rank in the top tier nationally. The University offers higher education to more than 28,900 students. Seven extension centers in the metropolitan area provide access for residents to a wide selection of off campus courses. Wayne State is a significant and influential force in metropolitan Detroit's educational and cultural landscape, and the 43-acre research and technology park that is supported by the University has made it a major player in Michigan's economic turnaround.

Approximately 91 percent of the University's students are from Michigan, with about 80 percent from the three-county metropolitan Detroit area. Wayne State graduates provide the highly educated workforce necessary to transform and power Michigan's economy in the 21<sup>st</sup> century.

Wayne State graduates serve the citizens of Michigan with advanced professional training in business; engineering; education; law; pharmacy and health sciences; medicine; nursing; social work; fine, performing and communication arts, liberal arts; and the basic sciences. Every day Wayne State graduates play a critical role in Michigan life, from local physicians to scientists and engineers working in the latest high-tech spin-off companies.

Figure 1 illustrates the University's fall 2012 enrollment by headcount and degrees awarded in the 2011-2012 academic year. Note that the Library & Information Science program moved from the Graduate School in Spring/Summer 2009 and is now being reported separately. In addition, these figures exclude graduate medical education students.

Figure 1  
**Wayne State University**  
**Degrees Granted & Enrollment**

<b>School/College</b>	<b>2011-12 Degrees Awarded</b>	<b>Fall 2012 Enrollment</b>
School of Business Admin.	742	3,234
College of Education	773	3,279
College of Engineering	459	2,437
College of Fine, Performing & Comm. Arts	422	2,454
Graduate School	15	30
Law School	180	555
Liberal Arts & Sciences	1,593	12,298
Library & Information Science	248	541
School of Medicine	375	1,611
College of Nursing	226	658
Pharmacy and Health Sciences	347	1,012
School of Social Work	440	829
<b>Grand Total</b>	<b>5,820</b>	<b>28,938</b>

*Sources: Office of Budget, Planning and Analysis*

*Projected Academic Programming Changes*

The Multidisciplinary Biomedical Research Building is the first of several major capital projects to be advanced by Wayne State University during the next five years. The MBRB will strengthen the University's ability to conduct translational research; a key scientific need identified by the National Institutes of Health. The MBRB is essential to helping Wayne State bring additional research dollars to campus and to providing students and research faculty with laboratories and the technology necessary for continued academic success and expanded scientific discovery.

During 2012, Wayne State updated its Campus Master Plan. The goals associated with the 2012 update were:

- To investigate new or evolving University initiatives as they pertain to possible changes or additions to Campus Master Plan priorities.
- Review building conditions, deficiencies, and opportunities within the College of Engineering and the Sciences to determine whether current

needs should be elevated in priority to better support research initiatives.

- To update the status of projects proposed in the original 2020 Campus Master Plan and those of the update conducted in 2008.
- Develop final recommendations for specific capital projects to be included in this 5-Year Capital Plan and possibly within the next University bond issue and capital campaign.

Through this effort Wayne State confirmed several priorities and identified new initiatives that will improve students' learning experience, boost the University's national reputation for research and scholarships, enrich the quality of campus life, and build community and private sector partnerships. By providing the best possible research and learning environments, Wayne State will continue to prepare students to excel in an increasingly advanced and interconnected global society, as well as fulfill its promise to provide scientists and clinical investigators with top-quality facilities in which to work. Wayne State will work to obtain revenue from state capital appropriations, bond sale proceeds, user fees, federal government grants, private partnerships and private donations to secure funding for these projects.

The following summarizes the University's major facility priorities during the next five years:

Multidisciplinary Biomedical Research Building: \$90,400,000  
Student Center Building Renovations: \$25,000,000  
Science and Engineering Lab Classroom Building: \$28,000,000  
Electrical Infrastructure Upgrades: \$19,350,000  
Macomb Advanced Technology Education Center: \$12,000,000  
Parking Structures and Related Improvements: \$13,000,000  
University Deferred Maintenance Program: \$50,000,000  
Hilberry Gateway Phase I: \$25,000,000  
Various Research Laboratory Renovations: \$5,500,000  
BioEngineering Building Renovation and Expansion: \$19,250,000  
State Hall Classroom Building Renovation: \$20,000,000

Wayne State will implement these major initiatives to increase its research stature, and to improve general education, residential, parking, and support and service facilities to meet the changing expectations of students and keep

pace with evolving technology. Comfortable, high-tech facilities play a key role in the University's ability to attract and retain the best and brightest students, faculty and staff to Detroit. A dynamic campus with state-of-the-art facilities offers great "curb appeal" to those seeking complementary opportunities for personal and academic growth.

### *Unique Characteristics of Wayne State's Academic Mission*

Wayne State is Michigan's only urban research University and is ranked by the National Science Foundation among the nation's top 73 public universities for research expenditures. Wayne State is also classified by the Carnegie Foundation for the Advancement of Teaching as "Research University – Very High Activity," a distinction held by only 2.1 percent of universities classified. Through its multidisciplinary approach to research and education, and its collaborations with government, industry and other institutions, the University seeks to enhance economic growth and improve the quality of life in the city of Detroit, the state of Michigan and across the country.

Wayne State's history and mission require that the University provide access to a high quality, research-focused education. Given the demands of the emerging knowledge-based economy, research plays a significant role in the University's programs at all degree levels. Nevertheless, Wayne State has always served the educational needs of first-generation and working students.

Wayne State University has a distinguished history of making higher education available to students from across Michigan -- many of whom are the first in their families to pursue a degree -- and more than 90 countries around the world. The University enrolled 1,631 international students in the fall of 2012. Approximately 37 percent of Wayne State's students attend part-time; many work and raise families while attending the University. Seven extension centers in Oakland, Macomb, St. Clair and Wayne counties accommodate almost 15 percent of the student population.

While students are Wayne State's abiding priority, the University is also committed to advancing research that benefits the citizens of Michigan and helps strengthen the state's economy. Some examples are:

- The Department of Communication Sciences and Disorders in the College of Liberal Arts and Sciences has expanded into the Horace H. Rackham Education Memorial Building as a result of a grant from the Carls Foundation. This expansion includes a new Audiology Clinic, the first of its kind in metropolitan Detroit. The grant has helped create a

one-stop facility for low-income citizens of Detroit and Wayne County that experience hearing problems – approximately 1,000 individuals every year. The new clinic is also allowing for growth of the audiology program. The department anticipates a full enrollment of 34 students in the audiology doctoral program with the clinic's completion.

- The nFAB (Nano Fabrication) Core Facility in the new, State supported, Marvin I. Danto Engineering Development Center has created opportunities for students to learn about and work with the next revolution in micro technology. Research in Nano materials and smart sensors have great commercial promise, not only in the automotive industry, but also in medicine, the environment, aerospace, transportation and national defense.

Although the program initially was tied to the automotive industry, the focus has shifted toward biosensors, targeted drug delivery and medical devices. The nFAB Core Facility is being utilized by many investigators from engineering, medicine, sciences and other disciplines. These collaborative efforts have been enhanced greatly by the Marvin I. Danto Engineering Development Center, which is home to high-priority research projects as well as numerous scholarly activities for students.

- The Lumigen Instrumentation Center, located in the A. Paul Schaap Chemistry Building, makes critical analytical instrumentation available to researchers throughout Wayne State University and other institutions. Over the last several years a large number of new state-of-the-art instruments have been added in all disciplines, totaling in excess of \$35 million. The facility consists of several major areas of emphasis: Mass Spectrometry, Nuclear Magnetic Resonance, X-Ray Crystallography, TEM/SEM Microscopy, and 'Small' Shared Research Instruments. Each area is managed by a knowledgeable and highly experienced professional staff that provides assistance in using the various techniques. This facility was fully modernized in 2012 with a \$3 million project funded by the A. Paul Schaap Foundation and various colleges within Wayne State. The 8,000 square foot facility is considered a benchmark by numerous peer academic institutions.
- Presidents of the state's three University Research Corridor (URC) institutions released an independent analysis by Anderson Economic Group showing that Wayne State, the University of Michigan and Michigan State University helped create 68,803 jobs and produced \$12.8 billion of net economic benefit for the state in 2006. The study found that these research universities account for 94 percent of federal academic research dollars brought into Michigan, and all three are



among the top 100 of more than 600 U.S. research universities. The URC's role is to communicate the vital role Michigan's three research universities play in revitalizing the state's economy through transferring technology to the marketplace, educating a high-tech workforce and attracting talent.

The analysis demonstrates that the URC's assets contributing to a knowledge economy are comparable to similar organizations in other regions of the country known for their economic vitality. By working to increase business partnerships, and making their University's resources more well-known, the three presidents hope to help attract business to Michigan and reinvigorate its economy. Increasingly, Michigan's research universities provide the intellectual capital and innovative technology that will enhance the state's competitive edge.

Wayne State University also allocates significant resources to a number of exemplary research institutes and centers, including:

- The Center for Automotive Research, which prepares students to solve practical problems in many engineering disciplines. The center focuses on projects with demonstrated potential benefit to Michigan's economy, including alternate and renewable fuels, biofuels and emission controls.
- The Bioengineering Center, which promote the discovery, design, and development of technologies as well as education in the understanding, mitigation, and prevention of impact-associated injuries.
- The Barbara Ann Karmanos Cancer Institute, with nationally recognized research programs that include breast cancer, developmental therapeutics, molecular biology and human genetics, population studies and prevention, and proteases and cancer. The center also synthesized the first FDA-approved treatments for AIDS.
- The Center for Molecular Medicine and Genetics, which focuses on increasing the understanding, diagnosis, treatment and prevention of disease. The center's activities range from basic research to clinical genetics to translation from the lab to the bedside.
- The Center for Health Research, which advances nursing knowledge and improves the urban community's health through research.

### *Other Initiatives Impacting Facilities Usage and Needs*

As part of its mission to prepare students to excel, Wayne State has embarked on the following initiatives that impact both the size and quality of learning and research space on campus:

#### 2020 Campus Master Plan and 2012 Update

The 2020 Campus Master Plan for improving and expanding the physical facilities of Wayne State grew out of the first strategic planning process that concluded in 2001. The 2020 Campus Master Plan is a flexible document, written to provide direction and accommodate unanticipated conditions. The 2020 plan produced a clear picture of the limitations and opportunities for expanding the main campus. The Master Plan places the University's highest priority on facilities that support the University's academic and research mission and many of its high priority recommendations have since been implemented. During 2012 the Campus Master Plan was updated to incorporate the University's evolving priorities, and that effort has impacted and changed projects proposed in previous 5-Year Plans. Wayne State University's new project priorities are represented in the Implementation Plan of this document. If the State had been accepting Capital Outlay Project Requests, Wayne State would have presented the Science and Engineering Lab Classroom Building as its top priority for funding consideration.

#### Wayne State University Research and Technology Park

TechTown and its District were established in 2000 as a 43-acre research and technology park and state-designated SmartZone north of the University's main campus. The District houses a long list of entrepreneurial companies in addition to the State's NextEnergy Center, which is positioning Michigan as a global leader in the development of alternative fuels. In the District, Wayne State students and faculty work alongside entrepreneurs at TechTown to refine new generations of high-tech businesses. The technology park not only contributes significantly to the University's research capital, but also strengthens and diversifies the region's economy. The relationship with TechTown highlights one of Wayne State's greatest strengths – its ability to partner with industry and government for the good of the populations the University serves. TechTown's partnerships with local industry continue to pay off for Michigan's high-tech enterprise.

Additional facility build-out in the District will be critical to fully developing these initiatives. In 2009 TechTown completed construction of the third and fourth floors of its building, providing a home to some Henry Ford

Health System research initiatives, the Perinatology Research Branch, the Michigan Neonatal Bio Trust, and Shrader Labs. TechTown is now expanding space to support additional Perinatology Research Branch program needs, and plans to develop the first floor of the facility at 440 Burroughs with co-working space, expanded conference and event space, and an enhanced environment for the incubation of Wayne State and other technology companies. The TechTown facility is currently at 90% occupancy with over 60 lease tenants. The Campus Master Plan includes some real estate and vacant building assets that can be allocated to TechTown if needed.

Through a \$32 million partnership with the New Economy Initiative, TechTown will be at the epicenter of a new Detroit Regional Innovation Network that will greatly enhance its ability to spark economic development in the region. This network will include a new high technology accelerator that will draw from the research capabilities of Wayne State University, Henry Ford Health System, the Detroit Medical Center, the University of Michigan, and Michigan State University. The Multidisciplinary Biomedical Research Building (MBRB) will be constructed across the street from TechTown to maximize the commercialization potential of the research discoveries at the MBRB.

### *Economic Development Impact of Current/Future Programs*

As previously mentioned, Wayne State University's impact on Southeast Michigan is substantial. The significant percentage of alumni who remain in the area after graduation contributes greatly to the region's well-being through their professional and personal accomplishments, community activities and financial resources. Additionally, the University is the eighth-largest employer in the City of Detroit with more than 8,000 full- and part-time faculty and staff.

In FY2012, Wayne State spent more than \$555 million for compensation, wages and fringe benefits. Expenditures on equipment, supplies, maintenance and services exceeded \$146.3 million. The University awarded more than \$357.7 million in financial aid (federal, institutional, private, outside and state) to 25,118 undergraduate, graduate and professional students. The contracts awarded for professional design services and construction totaled just over \$26.9 million in FY2012.

The University spent over \$259 million in research and development during FY2011. In FY2011, patent applications were filed for 29 new technologies invented at Wayne State, and the University spent nearly \$1.5 million to file and maintain all of its patent applications and issued patents. Through

FY2011, the University's intellectual property portfolio contained more than 480 technologies. Over 100 of those technologies were licensed, 22 to Michigan companies. The University has assisted in the start-up of more than 25 companies, most based in Michigan. Wayne State is committed to establishing an infrastructure that supports the creation of new companies and encouraging an entrepreneurial culture. Wayne State also is a catalyst in the revitalization of Midtown Detroit.

Projects transforming the landscape include:

- Development of 155,000 square feet of privately owned and operated residential units and commercial space as part of the South Village project along Woodward Avenue;
- Construction of three residence halls on campus since 2001, adding 1,800 residents to Midtown;

The University has 44 retail spaces for a total square footage of 133,593. Restaurant chains such as Jimmy Johns, Starbucks and Subway have long been anchor tenants. Additional commercial tenants such as a hair salon, yoga studio and new local restaurants were added in the past year.

Wayne State is committed to being a catalyst for economic growth in the city of Detroit. Recent initiatives include:

- The creation of a corporate engagement center to serve as interface with industry partners
- The Detroit Revitalization Fellows Program
- Live Midtown residential assistance initiative with Henry Ford Health System and the Detroit Medical Center
- Commitment to the M-1 Woodward light rail project
- Buy Detroit procurement initiative with HFHS and DMC
- The redesign and augmentation of WSU's technology commercialization process

### **III. Staffing and Enrollment**

#### *Enrollment*

Several initiatives during the past few years have contributed to an increase in applications include enhancements to the Honors and scholarship programs, aggressive enrollment management efforts, opening the Welcome Center and three new residence halls, and expanding the Comerica Charitable Foundation Academic Success Center.

Referring to Figure 2 below, Fall 2012 enrollment headcount is 28,938 *excluding Graduate Medical Education*. This is 848 fewer students than Fall 2011, a decrease of 2.8 percent. Undergraduate enrollment was down slightly, 2.7 percent, while graduate/professional enrollment dropped by 313 students or 3.2 percent.

Enrollment of new freshmen declined by 3.2 percent or 78 students, retention of freshmen students dropped 2 percentage points to 75 percent. New transfer and other students were up 9.3 percent or 185 students over last year. Overall, undergraduate enrollment was 19,342, a 2.7 percent drop.

The enrollment of new graduate students increased by 5.8 percent, while new professional students declined by 44 students or 7.4 percent. Overall graduate/professional enrollment, for both new and continuing students, was down 313 students, or 3.2 percent.

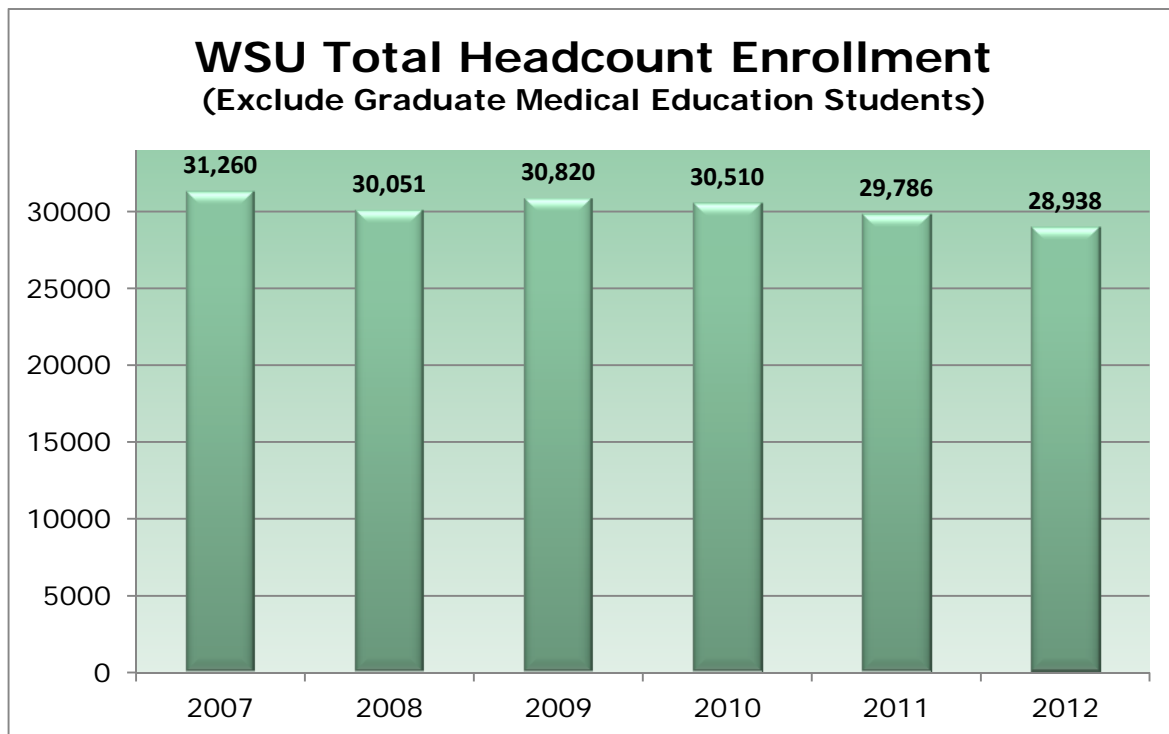
Full-time undergraduate students decreased by 3.4 percent, part-time undergraduate decreased by 97 students or 1.4 percent drop. Full-time graduate/professional student enrollment, excluding medical interns/residents, increased 2.0 percent. In ten years, undergraduates who are full-time have gone from less than half to 63 percent. Similarly, for graduate/professional students, 60.9 percent are studying full-time. Decreases in enrollment at the graduate level continue at the part-time level.

Total credit hours were 311,386, a 2.1 percent decrease from last year. Undergraduate credit hours are down 2.5 percent. Graduate/professional credit hours are down 1.4 percent less than the drop in headcount for the same group.

Michigan residents represent 90.5 percent of our student population, 3.9 percent are from other U.S. states, and 5.6 percent are international. The University has increased in the numbers of international students and the number of students from other U.S. states continues to grow. There are 1,118 students from other U.S. states and 1,631 students from other countries.

*Enrollment Patterns over the Past Six Years*

Figure 2  
*Headcount Enrollment Excluding Graduate Medical Education*



In addition to courses held on main campus in Detroit, Wayne State University offers instruction at seven off-site locations in the tri-county area. As shown in Figure 3, approximately 4,800 students enrolled in courses at the extension centers in Fall 2012. A substantial number of these students are enrolled in classes on main campus as well. Distance-learning initiatives have been launched in the College of Education, School of Business Administration, Law School, School of Medicine, School of Social Work, Eugene Applebaum College of Pharmacy and Health Sciences and College of Engineering; the number of web-based classes, in which all or most of the coursework may be completed online, is consistently increasing (see Figure 4). The University offered 268 web-based sections in the Fall of 2012 up from 238 offered in 2011. Innovative course options, combined with campus

residential choices, help position Wayne State as a desirable destination school.

*Extension Center Summary & Web Class Report*

Figure 3

<b>Extension Center Summary</b>						
	<b>Section Count</b>		<b>Section Enrollment</b>		<b>Avg Section Enrl</b>	
	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>
<b>Total All Centers</b>	305	282	5,521	4,789	18.1	17.0
<b>Student Headcount &amp; Credit Hours</b>						
Student Level	<b>Headcount</b>		<b>Credit Hours</b>		<b>Avg Credit Hours</b>	
	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>
Undergraduate Totals	3,032	2,762	13,558	12,238	4.5	4.4
Graduate Totals	1,036	831	3,596	2,893	3.5	3.5
Professional Totals	1	0	2	0	2	0
<b>Grand Total</b>	<b>4,069</b>	<b>3,593</b>	<b>17,156</b>	<b>15,131</b>	<b>4.2</b>	<b>4.2</b>

Figure 4

<b>Web Class Report</b>						
	<b>Section Count</b>		<b>Section Enrollment</b>		<b>Avg Section Enrl</b>	
	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>
<b>Totals</b>	238	268	7,064	7,452	29.7	27.8
<b>Student Headcount &amp; Credit Hours</b>						
Student Level	<b>Headcount</b>		<b>Credit Hours</b>		<b>Avg Credit Hours</b>	
	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>	<b>2011</b>	<b>2012</b>
Undergraduate Totals	3,290	3,548	12,934	14,095	3.9	4.0
Graduate Totals	1,955	1,975	7,522.5	7,631.5	3.8	3.9
Professional Totals	6	5	23	24	3.8	4.8
<b>Grand Total</b>	<b>5,251</b>	<b>5,528</b>	<b>20,479.5</b>	<b>21,750.5</b>	<b>3.8</b>	<b>3.9</b>

### *Projected Enrollment over the Next Five Years*

The University experienced a slight decline in enrollment in the Fall of 2012, and expects to see a minor decline over the next years for multiple reasons. These factors include recent modifications in student eligibility for Federal Pell Grants, changes in Michigan demographics. To mitigate declining enrollment and to increase overall graduation rates, Wayne State has initiated the Aim Higher for Student campaign to raise much needed support for scholarships and other opportunities such as internships that have the potential to change lives. The overall purpose of Aim Higher for Students is to empower students to stay in school and graduate as informed global citizens concerned about and prepared to make their mark in our shared world. Aim Higher for Students will increase Wayne State's ability to fund both need-based and merit-based scholarships, as well as other student opportunities through internships and service-learning. The goal is to increase annual scholarships and new endowed funds, creating resources that will have a significant and direct impact on Wayne State students. The campaign has raised more than \$11 million in support of scholarships and other direct student aid.

Wayne State launched the Aim Higher for Students campaign in January 2009 to raise funds for scholarships and other educational resources with a goal to make college more affordable. In 2010, 82 percent of Wayne State's undergraduate students relied on financial assistance to help cover their educational expenses, including work-study, grants, scholarships and loans. Yet even with assistance, the average debt load of a WSU graduate is approximately \$20,000.

### *Student-to-Faculty Ratios*

The total estimated faculty headcount (full and part-time, instruction and research) for Fall 2012 is 2,872. Total student enrollment (not including the graduate medical education students) for Fall 2012 is 28,938. The corresponding ratio of student to faculty is 10:1.

### *Current Class Size*

Class size varies depending on the program and class level. Nonlecture classes have an average of 15 students and lecture classes have approximately 24 students.



#### **IV. Facilities Assessment**

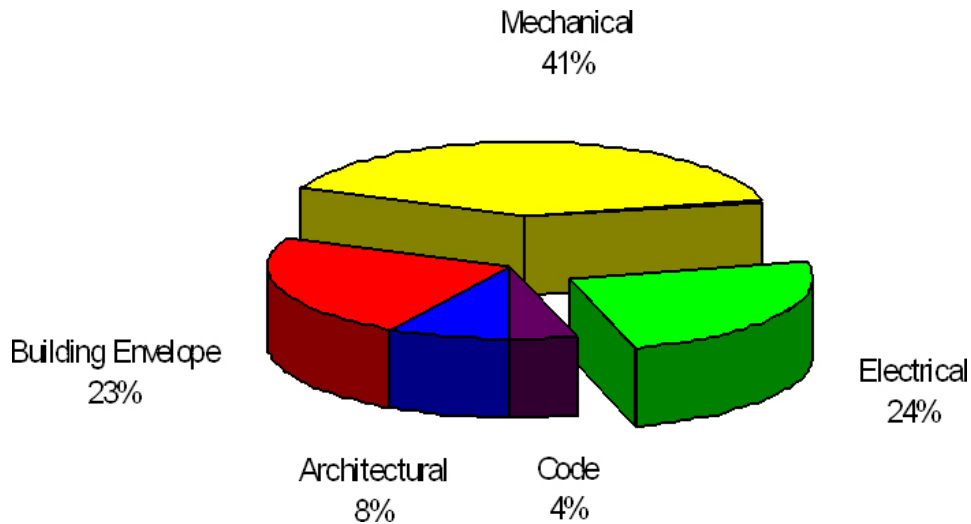
##### *Functionality of Existing Structures and Space Allocations to Programs, Deferred Maintenance and Facilities Condition, Current Replacement Value*

Over the years, Wayne State University has used a number of methods to estimate and quantify its deferred maintenance backlog. Approximately ten years ago, the University commissioned an evaluation of its major research buildings and programs to facilitate the development of capital investment and program expansion priorities. The study included detailed facility assessments for 16 of its primary research buildings. During 2002, the University conducted assessments of 12 non-research buildings, which concluded that the overall condition of several of these buildings is poor. In November 2009, another detailed facilities condition assessment was completed for the University's six parking structures. During 2012 a building condition assessment was conducted for all apartment and dormitory buildings.

Beyond these building investigations, the University has commissioned single building studies that produced the Manoogian Building Condition Analysis, and the Student Center Building Assessment of Existing Conditions. The University also commissioned or conducted studies on individual building systems that resulted in the Chiller Replacement Master Plan and the Roof Condition Report. Each of these studies helped establish capital outlay plans and a realistic estimate of the University's deferred maintenance backlog.

Wayne State owns and operates 103 buildings and leases space in another twenty-six. The University delivers its programs from over 12 million gross square feet of space. Based on studies referenced above, Wayne State's deferred maintenance backlog is estimated at approximately \$330 million, with a current replacement value (CRV) of \$2.2 billion. (See Appendix I for an individual listing of buildings.) The University's current facilities condition index (FCI) is 15 percent, and in many individual buildings the FCI is higher. Analysis of the deferred maintenance backlog by building system indicates that 65 percent of the University's building deficiencies are isolated to mechanical and electrical systems as shown in Figure 5 below. This conclusion is supported by the fact that 65 percent of the University's 103 buildings are more than 40 years old, eight of which are over 100 years old.

Figure 5



*Utility Systems, Infrastructure and Adequacy*

As noted above, building utility systems (mechanical, plumbing, electrical and technological) represent a large percentage of the University's deferred maintenance backlog. This Five-Year Capital Outlay Plan includes six major renovation programs. Collectively, these buildings represent 4,486,949 gross square feet of space; have a CRV of \$483.5 million and a deferred maintenance backlog of \$75 million. Figure 6 lists these aging facilities and summarizes their condition.

Figure 6

BUILDING NAME	BLDG AGE	FY2012 AREA (GSF)	CRV /GSF	ADJUSTED FY2012 CRV	FY2012 Deferred Maintenance	FCI
BioEngineering	87	46,300	\$285	\$13,195,500	\$2,200,778	17%
Hilberry Theater	91	46,313	\$328	\$15,190,664	\$5,330,635	35%
Housing	Various	1,231,319	\$188	\$231,487,972	22,013,747	10%
Parking Infrastructure	Various	2,782,455	\$48	\$134,046,477	\$10,192,900	8%
State Hall	64	163,527	\$240	\$39,246,480	\$19,583,795	50%
Student Center Building	43	217,035	\$232	\$50,352,120	\$15,671,832	31%
<b>Grand Total</b>		<b>4,486,949</b>		<b>\$483,519,213</b>	<b>\$74,993,687</b>	<b>16%</b>

Concurrent with updating the Campus Master Plan, Wayne State University also conducted an electrical vulnerability study of its critical and sensitive building and scientific assets. This was done in response to the continuing unreliable public utility electrical infrastructure supporting the University from the Detroit Public Lighting Department and Detroit Edison. Because significant power interruptions have been occurring with greater frequencies in recent years the University has been forced to install back-up power generation stations in several critical areas. During 2006 four stations were constructed to support research-intensive facilities, and this past summer the University installed a new back-up generator station to fully support its main Data Center. The electrical vulnerability study resulted in proposals to invest an additional \$19,350,000 to upgrade electrical service entrances and substations, install additional back-up generators, and provide UPS equipment to protect sensitive scientific equipment. The administration is now evaluating funding options that would allow implementation of the study recommendations.

The University's infrastructure of parking structures and lots, roads, pedestrian walkways and site lighting continued to advance from fair to good or very good overall condition. During 2012 nearly \$7,000,000 was invested in additional structural repairs to five of the University's parking structures and several surface parking lots were significantly upgraded with new asphalt and concrete surfaces, better lighting, additional surface water drainage, and new control equipment. This Five-Year Capital Outlay Plan includes \$13,000,000 to continue implementing improvements to this portion of the University's facility portfolio.

### *Strategic Energy Plan*

As part of a 2008 environmental sustainability initiative, the University developed its current Strategic Energy Plan which is based on three parts; energy procurement, energy production, and energy conservation. Presently cost effective procurement contracts are in place for electricity with Detroit Edison and Detroit Public Lighting Department, each of whom serve approximately half of the campus. All natural gas is purchased through a consortium with the State of Michigan. Water and sewer services are purchased from the City of Detroit.

During recent years, the University has self-generated all of its steam used for heating or cooling. Until 2012, in two limited cases, Detroit Thermal served as a back-up only. During 2012, the University executed contracts with Detroit Thermal to provide steam for the Pharmacy Building and Scott Hall. Detroit Thermal proposed steam rates for those buildings that were financially beneficial. Wayne State has always generated its own chilled water for comfort and process cooling. Because we do not have the land

resources for a central heating and cooling plant, there are many small individual plants serving single or small groupings of buildings across campus. When individual plants require replacement or refurbishment, each is evaluated on a case by case basis to determine the most appropriate and economically justifiable approach for the future.

With respect to energy consumption or conservation, the University has implemented many energy conservation measures (ECM's) over the years. Energy audits were recently completed at a select group of high energy consumption buildings. Each energy conservation measure identified was ranked according to its capital investment requirement and payback potential. Approximately \$1.2 million has been allocated to implement several lighting ECM's, and occupancy sensors will be incorporated with many of these installations. Two other ECM's are repairing compressed air leaks and calibration of pneumatic thermostats. The payback period for each project is less than two years. The University has also developed an energy conservation project with Siemens Building Technologies targeting cost reduction opportunities in 7 different buildings. Annual savings exceeding \$400,000 are expected from the Siemens initiative.

Another element of the energy plan is the retro-commissioning of existing buildings. This process has been completed for the Biological Sciences Building and a similar effort to improve the performance of Elliman is underway. Biological Sciences and Elliman are both high energy consuming buildings that will benefit from the retro-commissioning initiative. Facilities Planning and Management has also organized an energy curtailment committee whose members have proposed and received funding to implement several energy conservation projects during the past year.

### *Facilities and Land Use*

The overall distribution of academic/research space is expected to change during the next 15 years. For example, a relatively larger share of the University's physical plant will be dedicated to research, as the MBRB comes online. Academic and research uses make up the dominant share, now 4.5 million gross square feet (GSF). Included in this designation are classrooms, lecture halls, laboratories, and a significant portion of faculty and graduate student offices. While academic and research definitions may overlap, these two broad classifications are roughly equal in scope. Distance learning will further redefine and shape future classroom space allocations and development.

Within the timeframe of the 2020 Campus Master Plan, which was completed in 2000, the University seeks to develop additional gross square feet of space to expand many of its programs. Most of this additional space has or

will be delivered to three major elements of the facilities portfolio, expanding the residential program, growing research and academic programs, and new parking structures.

The University plans to accomplish this expansion primarily on land it now owns. As this occurs, the floor-area ratio will increase from 1.06 to 1.60. Earlier land use evaluations concluded that a floor-area ratio of 2.0 to 2.25 was achievable and would not be detrimental to the campus or adjacent neighborhoods in terms of overall bulk or massing of the facilities. Planned development will preserve ample mall and green space for the community. When fully realized, Campus Master Plan projects will have a negligible impact on open space, as planned demolitions and the re-use of surface parking lots will accommodate most new construction.

### *Building and Classroom Utilization Rates*

The University's commitment to the diversity of its student body and its urban mission are reflected in its academic programs and class scheduling. To accommodate the needs of the large number of students who work during the day, many courses are scheduled in late afternoon or evening. According to the Office of Institutional Research, 47 percent of all courses are scheduled after 4 p.m. While most courses are offered on the University's main campus, many are offered at six extension centers.

### *Mandatory Facilities Standards*

As a "Carnegie Research University, Very High Activity" institution, Wayne State complies with required facilities standards.

- Animal research facilities are distributed throughout the main and medical campus buildings. Facility standards for laboratory research animals are rigorous and regulated by the national accrediting agency, the Assessment and Accrediting of Laboratory Animal Care.
- The University's offices of Environmental Health and Safety and Health Physics and Radiation Control are responsible for the collection, short-term storage and disposition of hazardous waste materials. These activities are regulated nationally by the Environmental Protection Agency and locally by the State Department of Environmental Quality.
- Chemical and biological laboratories that contain fume hoods and store chemicals and/or reagents are spread throughout the main and medical campuses. These facilities are regulated by Occupational Safety and Health Administration standards (OSHA).

- Specialized facilities such as laser laboratories, large testing equipment and laboratories, and biohazard laboratories exist in the colleges of Liberal Arts and Sciences, Engineering, the Eugene Applebaum College of Pharmacy and Health Sciences, and the School of Medicine. These laboratories have special OSHA regulations and requirements and often need significant modification to the buildings and utility systems.
- The clinical behavioral science laboratories used for conducting research on human subjects are regulated by the National Institutes of Health. The University's Institutional Review Board is responsible for implementing these regulations.

### *Utilization*

The University reports that many buildings, including general academic and administration buildings, are used heavily from 8 a.m. to 10 p.m. Monday through Friday, and from 8:00 a.m. to 4 p.m. Saturday. Many research buildings are subject to operation 24 hours per day, seven days a week, and 365 days a year.

### *Bond Status*

The University has five building projects with obligations to the State Building Authority.

<b><u>Building</u></b>	<b><u>Lease Began</u></b>	<b><u>Lease Ends</u></b>
Old Main Renovation	November 1997	2032
Undergraduate Library	February 1998	2033
Pharmacy and Health Sciences	September 2002	2037
Welcome Center	December 2002	2037
Engineering Development Center	December 2009	2044

## **V. Implementation Plan**

Throughout this document, Wayne State University has presented comprehensive information regarding its capital project plans. By comparison to our last Plan, this Five-Year Capital Outlay Plan has been amended to reflect evolving priorities that were confirmed or identified as a result of the 2012 Campus Master Plan Update. As FY2013 progresses construction of the State supported Multidisciplinary Biomedical Research Building will commence. If project requests were being accepted for FY14 State Capital Outlay consideration, Wayne State would be proposing a Science and Engineering Laboratory Classroom Building. In addition to the Science and Engineering Laboratory Classroom Building the University intends to advance several other capital projects as described below. As steps are taken during the next 12 months to move projects and fundraising efforts forward, current plans may be modified.

### *State Capital Outlay Project*

When the State Budget Office announces that it is once again accepting Capital Outlay Project Requests, Wayne State plans to submit the Science and Engineering Laboratory Classroom Building for funding consideration. As presently planned, the Science and Engineering Laboratory Classroom Building will be a \$28.0 million, 45,300 GSF building that will provide laboratory space for general purpose classroom functions. It will serve Science programs such as Biology, Chemistry, Nutrition and Food Science, and Physics and also general Engineering programs. The facility will provide both dry and wet lab space, and allow for interaction among students in several disciplines.

### *Non-State Capital Outlay Projects*

Student Center Building Renovations (\$25,000,000) will focus on improving the basement through third floors by comprehensively upgrading the food court, lounges, student group areas, and building administrative spaces. New construction will be introduced at the building entrances to enhance the functionality and appearance of the building. The project will encourage the interaction of resident and commuter students on campus, and incorporate state-of-the-art technology into private and shared spaces.

Electrical Infrastructure Upgrades (\$19,350,000) will address four separate projects. The first project at the Computing and Information Technology (C&IT) Data Center (\$7,000,000) will replace the building's service entrance and substation from DTE. Second, the Athletics Complex (\$1,500,000) will receive a new electrical service to support the playing fields and out-buildings. The third project will provide for UPS equipment (\$2,500,000) in

various research buildings protect sensitive scientific devices across the main and medical campus. The last project will provide back-up generators (\$8,350,000) at BioEngineering, Elliman, Engineering, Pharmacy, Physics, Shapero Hall, and the University Services Building.

Macomb Advanced Technology Education Center (A-TEC) (\$12,000,000) will be a 40,000 square foot building that will expand the University's presence in Macomb County. The project will house highly technologically advanced flexible classrooms and state of the art computer labs that support Mechanical Engineering and Electronics.

Parking Structure and Related Improvements (\$13,000,000) will continue a multi-year initiative to structurally repair and upgrade various parking structures. The program also includes important surface parking lot improvements such as paving, site lighting, gate and control equipment and surface water drainage systems.

University Deferred Maintenance Program (\$50,000,000) is a campus-wide initiative and includes regular investments in deferred maintenance beyond the projects listed previously. The University is considering various funding sources for this project.

The Hilberry Gateway Phase 1 (\$25,000,000) will provide new construction of a "Black-box" theater adjacent and connected to the existing Hilberry Theater. Once completed, a second phase project is planned to renovate the existing Hilberry and further expand the complex to permit consolidation of production support functions that are located in separate facilities.

Various Research Laboratory Renovations (\$5,500,000) will be implemented in Science Hall supporting the Department of Nutrition and Food Science, and in the Biological Sciences Building supporting the research conducted by the Biology Department.

BioEngineering Building Renovation and Expansion (\$19,250,000) will provide 23,000 GSF of additional research space and renovate the existing building. Within the College of Engineering, the BioEngineering Department is targeted for significant student and research program growth and is expected to have very high interaction with initiatives formed from the new Multidisciplinary Biomedical Research Building.

The State Hall Classroom Building Renovation (\$20,000,000) will renew and upgrade the remainder of this building's aging infrastructure. Constructed in 1948, State Hall is a general purpose classroom building critical to delivering



courses for almost every academic program. Recent upgrades have included replacement windows on the north and south sides of the building, the renovation of the fourth floor to return it to general purpose classroom use, and cosmetic improvements in the basement through third floor. Building improvements still to be addressed include replacement of the mechanical and electrical systems, ADA issues including elevator replacement, and the replacement of windows on the east and west facades.

### *Under Construction*

The new Women's Softball Building is the only new construction underway at Wayne State University at this time. There are many, many small renovation projects actively being implemented as well.

### *Status of Ongoing SBA Funded Projects*

The Multidisciplinary Biomedical Research Building is the only active State supported project at Wayne State University at this time. The University's Board of Governors formally approved the project budget and funding plan on October 3, 2012. The Management Agreement has been signed and submitted to Lisa Shoemaker to arrange to full execution. The design development package was submitted for approval on October 26, 2012. The construction procurement plan has been submitted and approved. Bid package one has been submitted and approved. Commencement of actual construction is planned and scheduled for November 2012.

**Fiscal Year 2012**  
**Current Replacement Values and Deferred Maintenance**  
**Wayne State University**

Bldg Use	Bldg No	Building Name	Year Built	FY 2012 Bldg Age	FY 2012 GSF Area	FY 2012 CRV / GSF	FY 2012 Adjusted CRV	Adjusted Deferred Maintenance	FY 2012 FCI
<b>Academic (Instruction and Research)</b>									
R	637	110 E Warren (Prentis Cancer Center)	1980	32	130,349	\$323	\$42,102,727	\$2,104,297	0.05
R	071	5057 Woodward (Maccabees Building)	1926	86	294,090	\$221	\$64,993,890	\$2,587,470	0.04
R	083	60 W Hancock (ACLU Building)	1956	56	5,379	\$200	\$1,075,800	\$50,000	0.05
C	074	95 Hancock West	1916	96	23,528	\$190	\$4,470,320	\$222,615	0.05
C	155	Alex Manoogian Hall	1970	42	189,150	\$270	\$51,070,500	\$14,028,292	0.27
C	040	Art Building	1956	56	56,358	\$240	\$13,525,920	\$2,058,179	0.15
R	169	Bioengineering Building	1925	87	46,300	\$285	\$13,195,500	\$2,200,778	0.17
R	089	Biological Sciences Building	1991	21	133,514	\$323	\$43,125,022	\$6,384,291	0.15
C	620	Bonstelle Theatre	1903	109	41,601	\$308	\$12,813,108	\$4,078,188	0.32
R	609	C S Mott Center	1973	39	79,688	\$323	\$25,739,224	\$1,000,000	0.04
R	511	Charles L Freer House (Merrill-Palmer Institute)	1890	122	27,328	\$240	\$6,558,720	\$655,872	0.10
R	007	Chemistry Building	1970	42	228,910	\$323	\$73,937,930	\$19,642,775	0.27
C	140	Education Building	1960	52	106,076	\$275	\$29,170,900	\$1,747,072	0.06
C	038	Emma Lazaroff Schaver Music Building	1955	57	36,088	\$240	\$8,661,120	\$585,484	0.07
R	090	Engineering Building (Engg Dev Cntr)	1951	61	271,031	\$285	\$77,243,835	\$13,677,649	0.18
C	167	Engineering Technology Building	1916	96	26,357	\$262	\$6,905,534	\$456,501	0.07
C	017	Frederick Linsell House	1905	107	6,581	\$217	\$1,428,077	\$57,132	0.04
C	150	General Lectures	1971	41	30,073	\$270	\$8,119,710	\$1,458,841	0.18
R	612	Gordon H Scott Hall, Bsc Med Sci	1971	41	498,590	\$335	\$167,027,650	\$53,550,259	0.32
C	023	Helen L DeRoy Auditorium	1964	48	13,962	\$257	\$3,588,234	\$717,647	0.20
R	611	Helen Vera Prentis Lande Building	1964	48	114,129	\$285	\$32,526,765	\$12,282,711	0.38
C	189	Hilberry Theatre	1921	91	46,313	\$328	\$15,190,664	\$5,330,635	0.35
R	655	Hudson-Webber Cancer Research Center	1998	14	90,963	\$323	\$29,381,178	\$73,812	0.00
C	053	Law Classroom Building	1966	46	17,689	\$270	\$4,776,030	\$953,437	0.20
C	049	Law School Building	2000	12	68,523	\$221	\$15,143,583	\$32,506	0.00
R	068	Leonard N Simons Building	1914	97	54,454	\$212	\$11,544,248	\$922,166	0.08
R	006	Life Science Building	1960	52	59,904	\$323	\$19,348,992	\$13,716,518	0.71
R	629	Louis M Elliman Clinical Research Building	1989	23	96,765	\$335	\$32,416,275	\$2,269,186	0.07

**Fiscal Year 2012**  
**Current Replacement Values and Deferred Maintenance**  
**Wayne State University**

Bldg Use	Bldg No	Building Name	Year Built	FY 2012 Bldg Age	FY 2012 GSF Area	FY 2012 CRV / GSF	FY 2012 Adjusted CRV	Adjusted Deferred Maintenance	FY 2012 FCI
R	166	Manufacturing Engineering Building	1996	16	46,145	\$265	\$12,228,425	\$488,225	0.04
R	608	Medical Education Commons	1970	42	120,843	\$350	\$42,295,050	\$0	0.00
C	022	Meyer and Anna Prentis Building	1964	48	64,536	\$275	\$17,747,400	\$3,543,026	0.20
C	065	Mortuary Science Building	1978	34	39,085	\$295	\$11,530,075	\$323,432	0.03
C	001	Old Main	1896	116	436,295	\$300	\$130,888,500	\$6,340,410	0.05
R	509	Pauline Knapp Building (Merrill-Palmer Institute)	1959	53	43,825	\$228	\$9,992,100	\$2,592,012	0.26
R	603	Pharmacy and Health Sciences Building	2002	10	285,258	\$324	\$92,423,592	\$232,524	0.00
R	003	Physics Building	1965	47	108,760	\$243	\$26,428,680	\$8,704,079	0.33
C	048	Richard Cohn Building	1960	52	89,638	\$252	\$22,588,776	\$1,326,251	0.06
R	005	Science Hall	1949	63	137,370	\$273	\$37,502,010	\$7,859,396	0.21
R	050	Shapero Hall (Natural Science Building)	1965	47	41,181	\$315	\$12,972,015	\$4,913,206	0.38
R	510	Skillman Building (Merrill-Palmer Institute)	1964	48	22,056	\$207	\$4,565,592	\$1,513,576	0.33
C	156	St Andrew's Hall	1902	110	17,840	\$192	\$3,425,280	\$1,209,062	0.35
C	016	State Hall	1948	64	163,527	\$240	\$39,246,480	\$19,583,795	0.50
C	504	Thompson Home	1890	122	32,043	\$228	\$7,305,804	\$1,142,915	0.16
C	028	William C Rands House	1913	99	19,670	\$245	\$4,819,150	\$223,281	0.05
C	525	WSU Oakland Center	1982	30	99,940	\$207	\$20,687,580	\$1,050,898	0.05
<b>Academic Total</b>					<b>4,561,705</b>		<b>\$1,311,727,965</b>	<b>\$223,890,401</b>	

**Fiscal Year 2012**  
**Current Replacement Values and Deferred Maintenance**  
**Wayne State University**

Bldg Use	Bldg No	Building Name	Year Built	FY 2012 Bldg Age	FY 2012 GSF Area	FY 2012 CRV / GSF	FY 2012 Adjusted CRV	Adjusted Deferred Maintenance	FY 2012 FCI
<b>Academic Leased (Instruction, Research and Administration)</b>									
A	548	24601 Northwestern							
R	384	2761 Jefferson East	1921	91	26,237				
A	594	3750 Woodward							
R	606	3800 Woodward			7,103				
R	599	Carl's Building (Children's Hospital)	1967	45	1,044				
R	621	Children's Hospital of Michigan	1967	45	5,065				
R	624	Detroit Receiving Hospital			3,677				
R	619	Gershenson Radiation Oncology Center (KCI)			4,607				
R	634	Harper Hospital Professional Building			4,478				
R	618	Harper University Hospital	1884	128	10,630				
C	542	Harper Woods Center							
U	499	Horace H Rackham Educ Mem Bldg	1941	71	129,781				
R	623	Hutzel Hospital	1900	112	40,086				
R	597	Hutzel Hospital (Harper Univ Hosp)	1884	128					
R	635	Kresge Eye Institute (Hutzel Hospital)			67,949				
C	591	Macomb Education Center	1979	33	34,907				
A	489	Medical Lofts (Human / Animal Research Comp)							
R	992	Metropolitan Center for High Technology	1930	82	279,707				
R	212	NextEnergy (TechTown)			2,554				
P	498	Parking Structure #3 (Rackham Parking)	1977	35	125,135				
R	209	TechOne (TechTown)			5,785				
C	596	University Center - Macomb							
R	614	University Health Center			61,490				
R	385	University Square Office Plaza	1951	61	56,540				
C	563	WSU Advanced Technology Education Center							
A	585	Woodward Gardens (Fam Med / Pub Hlth Sci)			21,056				
		<b>Academic Leased Total</b>			<b>887,831</b>		<b>\$0</b>	<b>\$0</b>	

**Fiscal Year 2012**  
**Current Replacement Values and Deferred Maintenance**  
**Wayne State University**

Bldg Use	Bldg No	Building Name	Year Built	FY 2012 Bldg Age	FY 2012 GSF Area	FY 2012 CRV / GSF	FY 2012 Adjusted CRV	Adjusted Deferred Maintenance	FY 2012 FCI
<b>Administration - Support</b>									
A	191	100 Antoinette	1921	91	15,036	\$138	\$2,074,968	\$650,953	0.31
A	527	1011 East Ferry Avenue	1963	49	12,810	\$268	\$3,433,080	\$500,000	0.15
U	217	1200 Holden Avenue	1969	43	52,861	\$150	\$7,929,150	\$1,000,000	0.13
A	086	39 West Warren (Subway Shop)	1955	57	2,027	\$117	\$237,159	\$25,000	0.11
A	087	5050 Cass (Parking Structure #6 Retail Unit)	2003	9	4,711	\$28	\$131,908	\$0	0.00
A	067	5425 Woodward	1958	54	48,009	\$215	\$10,321,935	\$3,305,306	0.32
A	066	5435 Woodward (Bowen House)	1928	84	27,177	\$205	\$5,571,285	\$3,322,593	0.60
A	141	5900 Second (Music North)	1949	63	23,535	\$190	\$4,471,650	\$1,070,372	0.24
A	207	5957 Woodward (C&IT Annex)	2000	12	2,125	\$68	\$144,500	\$3,544	0.02
A	202	6000 Cass (Westinghouse Building)	1926	86	4,000	\$139	\$556,000	\$139,000	0.25
A	203	6050 Cass (WSU Police Department)	1926	86	36,787	\$177	\$6,511,299	\$0	0.00
A	062	Academic / Administrative Building	1995	17	134,678	\$197	\$26,531,566	\$1,859,140	0.07
A	042	Alumni House	1959	53	16,047	\$202	\$3,241,494	\$48,622	0.01
A	064	Beecher House	1909	103	19,458	\$273	\$5,312,034	\$375,243	0.07
A	085	Bookstore	2002	10	29,447	\$237	\$6,978,939	\$17,449	0.00
A	039	Community Arts Center	1956	56	53,062	\$205	\$10,877,710	\$324,413	0.03
A	193	Computing Services Center	1915	97	57,738	\$215	\$12,413,670	\$46,817	0.00
A	188	David Mackenzie House	1920	92	6,923	\$240	\$1,661,520	\$534,067	0.32
A	130	Faculty / Administration Building	1990	22	158,065	\$197	\$31,138,805	\$621,184	0.02
A	033	Max Jacob House	1914	98	8,216	\$303	\$2,489,448	\$24,894	0.01
A	043	McGregor Memorial Conference Center	1958	54	28,922	\$306	\$8,850,132	\$250,000	0.03
A	034	Student Center Building	1969	43	217,035	\$232	\$50,352,120	\$15,671,832	0.31
A	195	University Custodial / Grounds Building	1930	82	35,123	\$144	\$5,057,712	\$404,617	0.08
A	060	University Services Building	1930	82	97,291	\$144	\$14,009,904	\$3,222,278	0.23
A	082	Welcome Center	2002	10	66,936	\$272	\$18,206,592	\$45,929	0.00
A	501	WDET Transmitter	1996	16	1,883	\$788	\$1,483,804	\$192,772	0.13
		<b>Administration - Support Total</b>			<b>1,159,902</b>		<b>\$239,988,384</b>	<b>\$33,656,025</b>	

**Fiscal Year 2012**  
**Current Replacement Values and Deferred Maintenance**  
**Wayne State University**

Bldg Use	Bldg No	Building Name	Year Built	FY 2012 Bldg Age	FY 2012 GSF Area	FY 2012 CRV / GSF	FY 2012 Adjusted CRV	Adjusted Deferred Maintenance	FY 2012 FCI
<b>Athletics and Recreation</b>									
F	091	Athletic Multi-Purpose Indoor Facility	2011	1	35,166	\$144	\$5,063,904		
F	080	Matthaei Physical Education Center	1967	45	159,108	\$215	\$34,208,220	\$2,318,211	0.07
F	025	Recreation and Fitness Center	2000	12	80,071	\$212	\$16,975,052	\$38,665	0.00
F	078	Stadium Auxiliary Building	1968	44	10,017	\$144	\$1,442,448	\$57,663	0.04
F	079	Wayne State Stadium	1968	44	24,456	\$63	\$1,540,728	\$61,629	0.04
F	099	Women's Softball Locker Room Facility	2012	0	1,968	\$215	\$423,120		
<b>Athletics and Recreation Total</b>							<b>\$59,653,472</b>	<b>\$2,476,168</b>	
<b>Housing</b>									
H	137	Chatsworth Tower Apartments	1928	84	125,405	\$207	\$25,958,835	\$7,780,820	0.30
H	134	Helen L DeRoy Apartments	1974	38	207,767	\$190	\$39,475,730	\$11,727,984	0.30
H	104	Leon H Atchison Residence Hall	2003	9	121,275	\$165	\$20,010,375	\$49,874	0.00
H	127	Towers Residence Hall	2005	7	307,281	\$185	\$56,846,985	\$250,000	0.00
H	507	University Tower	1996	16	357,393	\$202	\$72,193,386	\$2,154,469	0.03
H	115	Yousif B Ghafari Hall	2002	10	112,198	\$181	\$20,307,838	\$50,600	0.00
<b>Housing Total</b>							<b>\$234,793,149</b>	<b>\$22,013,747</b>	
<b>Library</b>									
L	096	David Adamany Undergraduate Library	1997	15	310,563	\$209	\$64,907,667	\$655,969	0.01
L	026	G Flint Purdy Library	1955	57	162,770	\$215	\$34,995,550	\$8,728,541	0.25
L	027	Kresge Library	1952	60	68,272	\$215	\$14,678,480	\$1,753,048	0.12
L	046	Law Library Building	1966	46	87,336	\$230	\$20,087,280	\$590,347	0.03
L	008	Science and Engineering Library	1970	42	116,457	\$242	\$28,182,594	\$3,046,073	0.11
L	036	Walter P Reuther Library, Lbr & Urb Affs	1974	38	73,955	\$230	\$17,009,650	\$1,018,360	0.06
<b>Library Total</b>							<b>\$179,861,221</b>	<b>\$15,792,338</b>	

**Fiscal Year 2012**  
**Current Replacement Values and Deferred Maintenance**  
**Wayne State University**

Bldg Use	Bldg No	Building Name	Year Built	FY 2012 Bldg Age	FY 2012 GSF Area	FY 2012 CRV / GSF	FY 2012 Adjusted CRV	Adjusted Deferred Maintenance	FY 2012 FCI
<b>Parking Structure</b>									
P	051	Parking Structure #1	1966	46	674,202	\$47	\$31,687,494	\$7,252,500	0.23
P	056	Parking Structure #2	1972	40	593,948	\$47	\$27,915,556	\$1,434,900	0.05
P	613	Parking Structure #4	1978	34	375,067	\$47	\$17,628,149	\$789,800	0.04
P	045	Parking Structure #5	1987	25	321,465	\$47	\$15,108,855	\$410,900	0.03
P	088	Parking Structure #6	2001	11	204,376	\$51	\$10,423,176	\$50,000	0.00
P	595	Parking Structure #7	2003	9	303,493	\$51	\$15,478,143	\$50,000	0.00
P	536	Parking Structure #8	2008	4	309,904	\$51	\$15,805,104	\$204,800	0.01
<b>Parking Structure Total</b>					<b>2,782,455</b>		<b>\$134,046,477</b>	<b>\$10,192,900</b>	
<b>Underutilized / Vacant</b>									
U	556	14601 East Twelve Mile Road	1975	37	39,552	\$150	\$5,932,800	\$1,500,000	0.25
U	070	5033 Woodward (Marie F Donaldson House)	1889	123	17,763	\$258	\$4,582,854	\$1,680,200	0.37
U	041	5415 Cass (Music Annex)	1916	96	10,202	\$240	\$2,448,480	\$1,341,120	0.55
U	199	5959 Woodward	1950	62	6,045	\$172	\$1,039,740	\$850,108	0.82
U	196	6001 Cass (Criminal Justice Building)	1921	91	147,258	\$202	\$29,746,116	\$11,303,678	0.38
U	211	6160 Cass (Dalgleish Dealership Property)	1927	85	112,827	\$150	\$16,924,050	\$6,000,000	0.35
U	503	CIT Building	1939	73	24,369	\$227	\$5,531,763	\$55,318	0.01
<b>Underutilized / Vacant Total</b>					<b>358,016</b>		<b>\$37,817,190</b>	<b>\$21,230,424</b>	
<b>Grand Total</b>					<b>\$12,111,367</b>		<b>\$2,197,887,858</b>	<b>\$329,252,003</b>	