APPENDIX I: SUPPLEMENTAL INFORMATION FOR NEW DEVELOPMENT

The following supplemental information regarding the New Development (i.e., phased new construction of Apartment Housing and demolition of the DeRoy Apartments) shall be used by the Private Entities for preparing their proposals in response to the RFP.

1. NEW DEVELOPMENT PROGRAM & REQUIREMENTS

Wayne State University has defined the key programmatic elements that must be considered when designing the new housing facilities. The intent of providing these programmatic elements is to inform Private Entities of the University’s expectations and concurrently to provide assumptions that should be utilized to inform preliminary development costs that will be submitted in response to this RFP. The New Development’s Program of Requirements, prepared by Brailsford & Dunlavey for the University in spring 2015 and inclusive of a design philosophy and strategy, is included in this RFP as Appendix H.

Across both phases of the New Development, the program includes 838 apartment-style beds (“Apartment Housing”). This section of the RFP describes the housing program as well as the nature, character, and adjacencies of specific spaces within the program for the apartment housing.

1.1 Apartment Housing

During the fall of 2014, the Development Advisor completed a Student Housing Demand and Market Assessment (“Market Assessment”) on behalf of the University to quantify demand for new student housing on campus. The Market Assessment, which is included in the RFP as Appendix A, indicated that current demand exceeds Wayne State’s existing housing inventory and supports the net of 418 new beds of Apartment Housing proposed for the New Development; the remainder of the beds included in the New Development are replacement beds for the DeRoy Apartments, which is scheduled to be razed as part of the Project. The Market Analysis is provided in Appendix A for informational purposes only and was performed for the benefit of Wayne State.

The two buildings that comprise the New Development are anticipated to be no higher than seven (7) stories, though design elements may extend above the rooftop. The University may consider massing that results in buildings higher than seven (7) stories in whole or in part, depending on the use of the site for the first phase of the New Development relative to the second phase. The facades of the retail and residential functions shall contextually align, though design strategies may be employed to define the retail spaces collectively as a distinct element of the development such that they are scaled to engage the streetscape. A hallmark of Wayne State’s campus aesthetic is its eclectic architecture; it is desired that the project’s exterior architecture reference those buildings with visual connections to the site – namely, the former St. Andrew’s Memorial Episcopal Church, Leon H. Atchison Residence Hall, and Yousif B. Ghafari Hall – but shall not mimic them. The Program of Requirements included in this RFP as Appendix H details the University’s design philosophy and strategy for both interior and exterior elements.
1.1.1 Apartment Housing Program

<table>
<thead>
<tr>
<th>Total 838 Apartment-style Beds in Phase 1 &amp; Phase 2</th>
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<tbody>
<tr>
<td>250 beds in studio bedroom / one-bathroom units</td>
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<tr>
<td>300 beds in one-bedroom / one-bathroom units</td>
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<tr>
<td>288 beds in four-bedroom / two bathroom units</td>
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1.1.2 Apartment Building Requirements & Adjacencies

Each Apartment Housing building in the phased development should include approximately 419 beds. The community spaces within each Apartment Housing building are expected to include, but are not limited to, the following key components to be provided by the Private Entity:

- A secure lobby with inviting lounge areas that creates a sense of arrival and identity within each building;
- Gender-specific and gender-inclusive restrooms in ground-floor, common-area spaces;
- One (1) information desk location on the ground floor within each building:
  - Desk should face the entrance of building and serve as both a welcome and service desk for keys and information, as well as a security desk to control access to the interior of the building and circulation; and
  - Desk must accommodate three (3) staff members at front counter space;
- Card access readers on all exterior doors, including ADA door openers, that are compatible with the existing University card system:
  - Access card system will be hard-wired with battery backup to ensure access and tracking during power outages;
- Each office space, residential support space, and select common-use space will be accessible through standard University electronic key card security access;
- An administrative suite in each building of the New Development for operations and programming staff:
  - It is expected that at least five (5) staff members in each of the phased buildings will have office space located within the administrative suite, in addition to an office for an Office Service Clerk located outside of the administrative suite and adjacent to the Information Desk;
- Fully furnished common areas, which will be designed in collaboration with the University;
- Walls designed to attenuate sound between residential areas and non-residential areas;
- Multiple multi-purpose spaces within each building to be used for co-curricular activities such as studying, classes, and programming;
- Wireless Internet throughout the New Development, including outdoor space, with adequate load for multiple devices per student resident;
- Interior and exterior recycling containers;
- Trash disposal in convenient locations for student- and staff-use, designed in a way that does not detract from landscape architecture:
o Selected location(s) for trash disposal should consider pick-up logistics and minimization of noise disturbance for living units;

- An area for custodian, maintenance, and equipment storage:
  o Total number and location of custodial closets and storage areas to service the New Development will be determined by the Private Entity in consultation with the University;

- Cameras at building entrance points, elevators, service desks, and within public areas will be determined by the Private Entity in consultation with the University;

- Exterior benches, trash containers, and recycling containers must be consistent with the University’s construction design standards;

- Interior and exterior lighting throughout the New Development must be consistent with the University’s construction design standards;

- Design of emergency vehicle access and security access must be consistent with the University’s construction design standards;

- Clear signage on building exteriors, as well as way finding throughout the Project, must be consistent with the University’s construction design standards;

- Appropriately-sized generator(s) to support life safety systems; and

- Appropriately-sized elevators throughout the New Development:
  o All elevators in the buildings must be sized to fit at least a medical stretcher and personnel to respond in an emergency, and
  o Elevators will be sized and configured to support heavy residential, not be a hindrance during move-in / move-out peaks, and provide for ease of maintenance.

Additionally, Apartment Housing must include:

- One (1) two-bedroom apartment with private entrance, fully furnished, for the Community Director ("live-in staff") per building.

### 1.1.3 Apartment Unit Requirements & Adjacencies

The units within the Apartment Housing are expected to include, but are not limited to, the following key components to be provided by the Private Entity:

- Bathrooms to be exhausted to the exterior of the building;
- Fully furnished (including beds, desks, chairs, closets, etc.) apartment-style units to be approved by the University;
- Controlled, electronic-access bedroom doors and lockable bathroom doors for all unit types;
- Peepholes at entry doors for each apartment unit;
- One (1) full-size or loftable twin bed for each bedroom;
- One (1) full kitchen for each unit to include electric stove, dishwasher, sink, garbage disposal, refrigerator, storage, under-cabinet microwave, and range hood exhausted to the exterior;
• Fully furnished bathrooms containing low-flow toilets, shower, mirrored vanity with electrical outlets, and storage to be approved by the University;
• Living room wired with data drops, access to Wi-Fi, and one (1) cable TV outlet;
• One (1) dresser with mirror per bedroom;
• One (1) closet with rod and shelf per bedroom;
• Windows, window coverings, and lighting consistent with University standards;
• Location and number of electrical outlets consistent with University standards;
• Vinyl sheet or vinyl tile flooring with vinyl base in bedrooms, vinyl tile flooring with wall base in common areas, and ceramic tile with ceramic base in wet areas;
• Each residential unit will be accessible through standard University electronic key card security access;
• Sufficient quantity of ADA-accessible rooms and accommodations consistent with University construction design standards will be included throughout the New Development; and
• One (1) one-bedroom / one-bathroom apartment unit, fully furnished, will be provided to support one (1) Resident Assistant (“RA”) per 70 students. Location of RA space within building design to be proposed by Private Entity with University approval.

1.2 Additional Housing Considerations

1.2.1 The ultimate program and distribution of residential units will be determined by the Private Entity and the University through the design process and reconciliation with the New Development’s Program of Requirements and financial pro forma.

2. NEW DEVELOPMENT RETAIL PROGRAM & REQUIREMENTS

2.1 Retail Tenants & Leasing

2.1.1 The University expects the selected Private Entity to include a diversity of retail spaces that aim to serve primarily the New Development’s residents and the Wayne State campus community. The New Development should support approximately 28,000 gross square feet of retail and may include retail concepts including but not limited to:

• A convenience store (e.g., corner store or large-scale convenience store);
• Multiple fast-casual dining concepts;
• Convenience-based retail services (e.g., nail or hair salon, dry cleaning, copy or print center, or bank / ATM); and
• Wayne State-sponsored retail.

The University may also desire that space designated for commercial use be leased to non-retail, University-based tenants, including the Campus Health Center and University Pharmacy, both of which are currently located in the DeRoy Apartments scheduled for demolition, and academic or administrative departments. The Campus Health Center and University Pharmacy occupy 6,437 gross square feet and
1,544 gross square feet, respectively, in their current location on campus, though smaller, more efficient footprints for both functions may be considered by the University.

2.1.2 The Private Entity will be responsible for lease-up, operations, and maintenance of all retail space. The University reserves the right to approve all tenants prior to execution of any leases to ensure that the targeted student experience is being delivered through retail concepts provided as part of the Project. University policy prohibits the sale of alcohol and tobacco on campus.

The Private Entity shall not sell, lease, rent, gift, assign, convey, transfer, pledge, loan or donate any part, parcel nor the entire Property to any educational entity (school or otherwise) or any entity whose interest involves goods or services that are either offensive, not comparable to or not compatible with the current urban development within a 0.25-mile radius of the Property (such goods and services including but not limited to adult books and / or adult intimacy products, strip club, human or animal shelter, hostel, tattoo and / or piercing parlor, substance abuse treatment facility, firearm store and / or indoor firearm target range, pawnshop, adult foster care or daycare, juvenile or transitional living facilities, hospice facility, medical marijuana dispensary, plasma donation center, and the like) as long as Wayne State and / or Wayne State's affiliates own the adjacent property.

2.2 Retail Design

2.2.1 Retail spaces must include the following key components:

- Warm shell including:
  - HVAC system;
  - Drop ceilings;
  - Plumbing;
  - Restrooms (ADA-compliant, gender-inclusive, family-friendly);
  - Interior lighting;
  - Fire suppression; and
  - All other utility and information technology ("IT") connectivity.

- Exterior space including:
  - Exterior benches, trash containers, and recycle containers consistent with the University’s construction design standards;
  - Interior and exterior lighting throughout the New Development that is consistent with the University’s construction design standards;
  - Security cameras, which shall be monitored by the Wayne State University Police Department and consistent with the University’s construction design standards;
  - Exterior seating options with appropriate lighting; and
  - Ability to utilize seating area as gathering / study space upon closing for business.
3. **NEW DEVELOPMENT EXISTING SITE CONDITIONS & INFRASTRUCTURE**

3.1 **New Development Location Definition**

The identified site currently functions as a surface parking lot along Anthony Wayne Drive and is comprised of approximately 1.68 contiguous acres. The site is bounded by Anthony Wayne Drive on the east, West Kirby Street on the north, Parking Structure 2 and associated service drive on the west, and the former St. Andrew’s Memorial Episcopal Church on the south. The site is owned by Wayne State University.

3.2 **Site Inventory Portfolio**

The Private Entity will be responsible for all site preparation, including, but not limited to, abatement, demolition, coordination, and utility delivery for the New Development. The University, along with its Development Advisor, will create a Site Inventory Portfolio to help the Private Entities understand existing site conditions; identified as Appendix B, the Site Inventory Portfolio will be distributed by addendum.

3.3 **Demolition & Abatement**

The New Development includes the removal of hazardous materials from and the demolition of the DeRoy Apartments, along with associated site restoration, all of which will be completed by the Private Entity as part of this Project. The 15-floor building is 206,500 gross square feet and includes 242 apartment-style units. The Private Entity will be responsible for managing and addressing the existing site conditions as part of this New Development.

3.4 **Additional Developments Near New Development Location**

Other projects in varying stages of design / construction near the site include:

A. Wayne State engaged local architecture firm Hamilton Anderson Associates in fall 2015 to explore the conversion of the Thompson Home, which houses the University’s School of Social Work, into a residence hall that features 60 semi-suite-style beds. Thompson Home, located on the Wayne State campus at 4756 Cass Avenue, was originally constructed in 1884; several additions have been constructed since, the most recent of which opened in 1964. Renovation of the 32,000 gross-square-foot facility will be complete for student occupancy in fall 2017.

B. Wayne State has entered into a development agreement for a non-University project with Broder & Sachse Real Estate Services, Inc. – based in Birmingham, Michigan – to develop 19,000 gross square feet of retail space, a boutique hotel, and 248 apartment units. The new 410,000-gross-square-foot development is slated to open in 2018 on a surface parking lot located at the northeast corner of Cass and Canfield avenues in Detroit. The apartment units contemplated for this project, which will be priced at market rate, are not intended to be marketed to Wayne State students and are not expected to compete with the University’s on-campus housing offerings.
3.5 Utilities & Infrastructure

The Private Entity will be responsible for delivering the capacity for all utilities required to adequately service the New Development; the University does not maintain a central heating and cooling plant to meet HVAC requirements. The Private Entity shall propose solutions for location, size, and phasing of associated infrastructure and equipment, to be determined in coordination with the University and presented for University approval.