



# Meeting Minutes

for

## Building and Grounds Committee

3:00 pm, Friday, November 7, 2015  
Room 405, Tait Conference Room, Russ Engineering

### Attendees at Meeting

CECS	James Menart, Chair
COSM	Ann Farrell
BSOM	David Mirkin
<b>Exofficio/NV</b>	
Registrar designee	Mary Holland
CaTS designee	Debbie Whisler
Physical Plant designee	Jeff Trick
Disability Services	Jean Denney (Thomas Webb filled in)
Student Government	Gavin Doll

### Call to Order

### Approval of Minutes

1. Not enough voting members were present to approve minutes.

### Commons Building

1. About one year ago there were plans to build a Commons Building by the Newman Chapel. The bid for this building came in way too high and this project was put on hold.
2. A Commons Building would help student organizations on campus to meet and flourish. Right now this is difficult and this may be holding back their growth.
3. Chartwells has indicated they would contribute money to this project in order to get an all-you-can-eat facility in the building.
4. The Master Plan does not show a Commons Building.
5. AM Management is the group that controls most of the housing for Wright State students. This housing contract is coming up for renegotiation. This negotiation may affect where the Commons Building should be located.
6. There has been talk about expanding the Aylln Hall dining area and having this be an all-you-can-eat facility.
7. The RCA student organization would be located in this Commons building.
8. There would be a lounge area in this Commons building.
9. There is a 5 year time limit on the land on which this Commons building was to be built. This time limit is coming to a close. The land will go back to AM Management after this 5 year time period.
10. A remodeled Student Union with a Recreation Building attached would be more beneficial to the students. This is what is in the Master Plan.
11. Right now may not be a good time to build this Commons Building.



### Higher Education Six Year Capital Plan

1. The Buildings and Grounds Committee reordered the 2017-2018 Biennium Wright State Higher Education Capital Plan. This plan was sent to the Buildings and Grounds Committee by the Administration for our input. The order of funding as recommended by the Buildings and Grounds Committee is shown in the attached ranking table. The order from top to bottom, as shown in the right most column, is Buildings and Grounds' order and the project number is the Administration's order. Buildings and Grounds has also changed the dollar amounts from those recommended by the Administration.
2. The e-mail sent to the Administration letting them know the Building and Grounds Committee's ranking, is attached to these minutes after the ranking table. The ranking table was attached to the e-mail. This e-mail sums-up the feelings of the Building and Grounds Committee.
3. Buildings and Grounds made no changes to the 2019-2020 biennium or the 2021-2022 biennium rankings.
4. No work was done on the Lake Campus ranking.
5. Some discussion on the Capital Plan that took place at the Buildings and Grounds Committee meeting.
  - a. Computer data on campus is not as secure as it should be.
  - b. Library elevators are bad.
  - c. There seems to be enough money allocated to bring all elevators to good working order.
  - d. Water wells are out of spec.
  - e. Water wells are contaminated with road salt.
  - f. Need to rebuild wells.
  - g. Need to get rid of old salt barn contamination.
  - h. Need remediation around well field.
  - i. Some electrical equipment around campus is out of spec.
  - j. Student Union has 8 breaker panels that are over loaded.
  - k. A number of buildings around campus need envelope repair. Money that has been set aside to do this, has been reallocated.
  - l. There are hundreds of animals in LAR lab and they need a washer.

### Adjourn



## Higher Education Six-Year Capital Plan 2017-2022

**DRAFT - Subject to approval by the WSU Board at the 12/18/15 meeting**

Campus Name

Wright State University

(highest priority first)

Biennium

UNIQUE PROJECT TITLE

STATE FUNDS

LOCAL FUNDS

OTHER FUNDS

Buildings and Grounds Ranking

WSU Dayton Campus					
2017-2018 Biennium					
State Capital Requests					
Project 7	2017-2018	Envelope repairs	4,000,000		
Project 2	2017-2018	WSU IT Disaster Recovery Site in Ohio University's Data Center	1,250,000		
Project 3	2017-2018	Campuswide elevator upgrades	2,500,000		
Project 4	2017-2018	Wellfield remediation	1,500,000		
Project 5	2017-2018	Electrical infrastructure	2,500,000		
Project 9	2017-2018	Campus-wide paving and concrete renovation and upgrades	1,000,000		
Project 1	2017-2018	Campus-Wide Instructional Lab Modernization & Maintenance	2,000,000		
Project 8	2017-2018	LAR renovations	900,000		
Project 6	2017-2018	Student Union renovations - Phase II	2,500,000		

1 (highest priority)

2

3

4

5

6

7

8

9 (lowest priority)



2017-2018 Biennium Subtotal			18,150,000	0	0
<b>2019-2020 Biennium</b>					
Project 10	2019-2020	Basic Renovations and/or Deferred Maintenance	7,000,000		
Project 10	2019-2020	Student Union Visioning: Phase II & Apollo Room Renovation	3,300,000		
Project 12	2019-2020	Wireless network upgrade/replacement	1,500,000		
Project 13	2019-2020	Facility Master Plan - Phase I	5,000,000		
2019-2020 Biennium Subtotal			16,800,000	0	0
<b>2021-2022 Biennium</b>					
Project 14	2021-2022	Basic Renovations and/or Deferred Maintenance	8,500,000		
Project 15	2021-2022	IT Infrastructure and network upgrades	2,000,000		
Project 16	2021-2022	Facility Master Plan - Phase I	7,000,000		
2021-2022 Biennium Subtotal			17,500,000	0	0
<b>Six-Year Total - Main Campus</b>			52,450,000	0	0



## E-mail Sent to Administration

Dr. Sudkamp and Dr. Polatajko,

Attached are the Buildings and Grounds rankings for the 2017-2018 Biennium. We did not rank the projects in the 2019-2020 Biennium, the 2021-2022 Biennium, or for the Lake Campus. We feel there will be opportunities to rank projects in the 2019-2020 Biennium and 2021-2022 Biennium at a later date. At the present time we do not have any disagreements with the 2019-2020 Biennium or 2021-2022 Biennium rankings, so we agree with your rankings. As for the Lake Campus, we did not have the time to gain the appropriate knowledge required to rank these projects, and thus we agree with your rankings. As for the 2017-2018 Biennium rankings, we changed the ranking order and we changed the dollar amounts. The committee felt very strongly that, as a university, we need to devote funds to the upkeep of the current building envelope infrastructure and the infrastructure that makes these buildings operate properly from a facilities perspective. This means that priorities were given to envelope repairs, disaster recovery site in Ohio University's Data Center, elevator repairs, wellfield remediation, etc. In the attached EXCEL spreadsheet, the projects are ranked according to the Buildings and Grounds Committee's rankings. To make our ranking numbers more clear they are shown at the right in red. We did not change the project numbers from the ones you sent us.

In addition to changing the rankings, we have changed the dollar amounts for some of the projects. We have allocated more money to envelope repairs and taken the money from other projects. Thus, the total budget number for the 2017-2018 Biennium has not changed. We feel all nine of the projects are important and hope the State of Ohio will fund our Capital Plan for the full \$18,150,000.

Once again, we feel that Wright State should allocate resources to current building envelope infrastructure and the infrastructure that makes these buildings operate properly soon, in order to keep our University a pleasant place to work, teach, and learn. We feel this is a necessary step from a perspective of keeping the University working properly, and also from the perspective of safety and the perspective of avoiding larger costs down the road.

For full disclosure, everyone reading this e-mail should be aware that I, Dr. Jim Menart, was the submitter of the projects entitled:

CECS 2017-2018 Computer Aided Design/Computer Aided Manufacturing Lab Renovation 290,000 60,000

FMS 8 2017-2018 Parking Lot 17 expansion 200,000

These projects come under the following major categories respectively:

Project 1	2017-2018	Campus-Wide Instructional Lab Modernization & Maintenance	2,000,000
Project 9	2017-2018	Campus-wide paving and concrete renovation and upgrades	1,000,000

Lastly, the Buildings and Grounds Committee would like to thank you for giving us the opportunity to provide input on this very important allocation of Wright State Resources.

Sincerely,  
Dr. Jim Menart  
Chair, Building and Grounds Committee