

B. Building and Grounds Committee

Dr. Goyal, chair, will report on the committee meeting on September 25, 2015

**Building and Grounds Committee
Meeting of September 25, 2015**

Minutes

Present: M. Bridges, D. Fecher, L. Klaben, W. Montgomery, G. Ramos

Guests: K. Barrett, P. Cheng, M. Crites, R. Fyffe, A. Golian, M. Grushon, G. Harris, T. Heigel, D. Kimpton, N. Lasky, W. Morgan-Elliott, M. Nguyen, D. Papay, M. Polatajko, T. Sudkamp, R. Sweeney, J. Ulliman, C. Wooley

Mr. William Montgomery called the meeting to order at 1:28 p.m.

Salt Storage Facility Update

Dr. Robert Sweeney, executive vice president for planning, introduced Mr. Greg Sample, president and CEO of Double Bowler to provide updates for the Board on the salt storage facility, Double Bowler activities and the Miami Valley Research Park.

Mr. Sample outlined the history of the Salt Storage Facility project. Several years ago Wright State was approached by ODOT seeking to purchase land for a salt storage facility. ODOT requirements included access to Kaufman Road, the appropriate regulatory approvals to clear a site, and the necessary funding to effect a partnership. To further complicate matters, ODOT funding was subject to time limits and Wright State had not been able to secure a bid that was at or under budget for the project. The solution was to select an alternative unwooded site where the practice soccer field was located. This site did not require tree removal or regulatory approval and could fulfill the November 1st project completion requirements.

To meet project budgetary needs, the University turned to Double Bowler for their expertise in contract negotiation and construction management. With Double Bowler serving as the contractor, the project was able to come in on time and under budget. The scope of the project includes a building for Wright State, and one for ODOT as well as a shared salt storage facility with the City of Fairborn, and aggregate and materials storage areas.

An opportunity to address and rectify another situation was also identified; namely increased traffic with salt trucks and the proximity of the road to the childcare facility. The cost savings from Double Bowler constructing the project was utilized to reposition University Blvd. away from Mini U and for the creation of a round-about to handle increased traffic.

Double Bowler Update

Double Bowler has purchased both of the former Wright Patt. Credit Union buildings to expand the footprint of the university and to create a south campus for future growth. In

addition, Double Bowler acquired two properties downtown adjacent to the Ellis Center for future parking needs and is also performing a needs and cost analysis for space utilization in the Ellis Center. Double Bowler acquired forty acres of land contiguous to the Lake Campus to benefit the Lake Campus future expansion.

The services provided by Double Bowler go beyond simple property acquisition. Double Bowler is leading the University's efforts in negotiating a new contract with A.M. Management, the University's private sector housing partner. Double Bowler is helping the University Archives develop a business plan to explore leveraging the archives as a business. The Nutter Center and the City of Fairborn have asked Double Bowler to assist them with modifications related to the Nutter Center and the surrounding transportation corridor in conjunction with the upcoming Presidential Debate.

Miami Valley Research Park Foundation

Miami Valley Research Park was created in the late 80's and has oversight through a shared governance between Wright State University, University of Dayton and Sinclair College. Comprising around 1,200 acres, it is home to some of the most prestigious and value added companies in the Dayton region. The Board has asked Double Bowler to serve in a consulting capacity as they go through a strategic planning process to position Miami Valley Research Park for continued success moving forward.

Creative Arts Center (CAC) Modernization / Expansion

Ms. Wende Morgan Elliott provided an update on the Creative Arts Modernization and Expansion project. The project is now in Phase Three. Phase One encompassed the renovation of the TV center and the basement area for faculty offices and new sound controlled music practice studios. Phase Two included pouring a new foundation and the erection of steel for the CAC expansion. Phase Three is currently underway and includes an addition to the dance studio and creation of a new front entrance. The theater wing and commons will be renovated as will the art wing. The phasing of the project is designed to accommodate the Arts Gala event and project completion is scheduled for August 2016.

The meeting was adjourned at 1:58 pm.

Respectfully Submitted,
Deborah Kimpton