

**B. Building and Grounds Committee**

Dr. Goyal, chair, will report on the committee meeting on November 18, 2016

**Building and Grounds Committee  
Meeting of November 18, 2016**

**Minutes**

**Present:** E. Broner, D. Fecher, S. Fitzpatrick, A. Goyal, J. Large, R. Pignatiello, G. Ramos

**Guests:** L. Chan, R. Fyffe, D. Hopkins, N. Lasky, C. Loranger, D. Kimpton, D. Papay, G. Sample, T. Sudkamp, R. Sweeney, C. This, J. Ulliman

Dr. Goyal called the meeting to order at 7:59 a.m. and read the conflict of interest statement.

**Comments from the Chair**

The nature of facilities management at a university is the management of projects. Today we will hear about projects that have been completed, projects that are underway and projects that may come before us in the future.

Everything within the purview of the Building and Ground's Committee works to support our mission – teaching, research, service, community engagement and our people. To that end, we plan, we build, and we operate.

**Project Updates**

Mr. Dan Papay, associate vice president of facilities management and services, offered an update on current projects. The Creative Arts project is wrapping up. The final step, replacement of the skylight in the Commons, has been postponed until year end and will be accomplished over break to minimize disruption.

Life Safety projects such as the addition or replacement of several emergency generators, replacement of the fire shutters between the Library and the Library Annex, and the addition of new evacuation signage in campus buildings are continuing as planned.

The project to renovate the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Student Union is currently in the design phase with tentative construction bidding to go out after the first of the year.

All Phase III renovations of general classrooms in the Classroom Modernization project have been completed and were opened Fall Semester. The final phase of the project is targeted for finish by summer 2017.

SPGB Architects have been named as the architect of record for the Lake Campus Ag Building and the design phase is underway. The project timeline shows bid solicitation in February with construction completion scheduled for Fall semester 2017.

Mr. Greg Sample, chief real estate officer, discussed some changes at Lake Campus with the addition of the 38 acres of land recently purchased by Double Bowler. Lake Campus has begun a process to review and refresh their nearly 10 year old Lake Campus Master Plan. Dean Albayari of the Lake Campus is leading the effort.

## **1. Creation of a Permanent Conservation Easement**

The U.S. Fish and Wildlife Service directed the University to create a permanent conservation easement related to the construction of the Salt Storage Facility. Mr. Papay presented the following resolution for Board consideration.

### **Resolution 17-**

#### **RESOLUTION OF THE BOARD OF TRUSTEES TO AUTHORIZE THE CREATION OF A PERMANENT 15-ACRE ENVIRONMENTAL COVENANT LOCATED WITHIN THE WOODED PROPERTY OF WRIGHT STATE UNIVERSITY (“THE WOODS”)**

WHEREAS, Wright State University owns certain parcels of real property located in Bath Township, Fairborn, Ohio, as generally reflected on Exhibit A which is attached hereto and incorporated into this Resolution herein (the “Woods”); and

WHEREAS, as part of the planning and construction of a shared-services maintenance facility and salt barn (the “Salt Barn”) in March of 2014 the U.S. Fish and Wildlife Service (USFWS) directed the University to create a permanent conservation easement or “environmental covenant: of at least 15 acres, to be located within the old growth portion of the Woods; and

WHEREAS, the University’s Woods Conservancy Committee subsequently identified an area of old growth forest of approximately 15 acres within the Woods as a potential suitable location for the creation of the 15-acre conservation easement, as reflected on attached Exhibit A; and

WHEREAS, the USFWS has indicated that this option would be an acceptable location for the environmental covenant; and

WHEREAS, upon due consideration, it is the recommendation of University officials that the location identified as Conservation Area on the attached Exhibit A would be the optimal approximate location for the University’s creation of the environmental covenant; and

WHEREAS, the Trustees have determined that the proposed Conservation Area does not fall within the University’s future strategic plans for development and that

creation of such an environmental covenant in that location would be and is consistent with the University's mission and in the University's best interests; and

WHEREAS, a land survey shall be conducted forthwith to establish the precise coordinates and perimeter of the environmental covenant; and

WHEREAS, once precisely defined by survey, the environmental covenant shall be delineated and defined in an appropriate legal document which shall be filed with Greene County, Ohio, no later than December 31, 2016;

NOW THEREFORE,

BE IT RESOLVED, that the Trustees hereby authorize: (a) the creation of a permanent environmental covenant of 15 acres in the approximate location identified as Conservation Area on Exhibit A (located in the Written Appendix, Section F at the end of this document), to be surveyed and precisely defined as expeditiously as possible; and (b) the creation and filing of an appropriate legal instrument to document said environmental covenant with Greene County; and

BE IT FURTHER RESOLVED, that the Trustees authorize the President or his delegate(s) to take all actions necessary and proper to complete the creation, documentation, and filing of the environmental covenant in a timely fashion by December 31, 2016.

I offer this motion.

Do I have a second:

Roll Call vote:

### **Updates**

Mr. Greg Sample, chief real estate officer, informed the Board that a purchase agreement has been executed with Miami Township for the sale of approximately 2 acres of land in Yellow Springs for \$350,000 with the expectation of sale closure by year-end. There are also several interested parties in the remaining parcel of land.

Under the current budget remediation, the University has no plans to enter into any construction, replacement, or expansion projects unless they are fully funded through state or federal funds. Should any unforeseen circumstance arise such as a boiler replacement, there will be discussion with Business and Finance to determine how to handle the expense.

Under the University administration's recent reorganization, both the Nutter Center and Parking & Transportation will report to Facilities Management and Services.

## 2. Locally Administered Projects

The Ohio Revised Code specifies that anytime a university receives funds from a capital bill and wants to locally administer those capital projects, the Board of Trustees must pass a resolution and notify the Chancellor of their intent.

The following resolution is presented today for consideration.

### **RESOLUTION 17-**

**WHEREAS**, Pursuant to Ohio Revised Code 3345.50 Wright State University may administer any capital facilities projects for the construction, reconstruction, improvement, renovation, enlargement, or alteration of a public improved under its jurisdiction for which the total amount per project does not exceed \$4 million, and

**WHEREAS**, Wright State University will comply with the guidelines established pursuant to section 153.16 of the Ohio Revised Code and all laws that govern the selection of consultants, preparation and approval of contract documents, receipt of bids, and award of contracts with respect to the projects, and

**WHEREAS**, the University Board of Trustees shall notify the chancellor the higher education of its intent to administer the capital facilities projects after the general assembly makes an appropriation, therefore be it

**RESOLVED**, the University shall locally administer the projects in SB 310 as listed below:

<u>Project</u>	<u>State Appropriation</u>
Campus-wide Instructional Laboratory Modernization	\$3,000,000
IT Disaster Recovery Site at OHU's Data Center	\$1,250,000
Campus-wide Elevator Upgrades	\$2,500,000
Envelope Upgrades	\$2,000,000
Wellfield Remediation	\$1,500,000
Electrical Infrastructure	\$1,500,000
Laboratory Animal Research Renovations	\$314,500
Lake Campus - Infrastructure projects	\$975,000
Lake Campus - Connector Building	\$2,525,000

I offer this Motion:

Is there a Second:  
Roll Call Vote:

- **Executive Session**

The Building and Grounds Committee, by majority voted, elected to go into Executive Session at 8:22 a.m. in the 3<sup>rd</sup> Floor Conference Room, Foundation Building.

**Committee members in Attendance:**

**Present**

Eloise Broner  
Sean Fitzpatrick  
Anuj Goyal

**Absent**

**Trustees in Attendance:**

**Present**

Douglas Fecher  
Grace Ramos

**Absent**

Michael Bridges  
William Montgomery  
C.D. Moore

**RESOLUTION 17-24**

RESOLVED that the Wright State University Building and Grounds Committee of the Board of Trustees agreed to hold a Special Executive Session on Friday, November 18, 2016; and be it further

RESOLVED that pursuant to the Ohio Revised Code 121.22 (G), the following issues may be discussed in Executive Session:

- A. Purchase or sale of property
- B. Personnel matters

Mrs. Broner moved for approval. Mr. Fitzpatrick seconded, and the resolution was unanimously approved by roll call vote.

The meeting adjourned at 9:00 a.m.

The Building and Grounds Committee returned to the Foundation Board Room, Foundation Building from Executive Session and adjourned the Committee meeting at 9:02 a.m.

Respectfully Submitted,  
Deborah Kimpton