

**B. Building and Grounds Committee Report**

Dr. Goyal, chair, will report on the committee meeting of September 16, 2016.

**Building and Grounds Committee  
Meeting of September 16, 2016**

**Minutes**

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

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

Dr. Goyal called the meeting to order at 8:00 a.m. and read the following conflict of interest statement.

It is of utmost importance to ensure that all university decisions are free from any real or perceived conflicts of interest.

Therefore, please be mindful of all obligations with which you have been charged as a Trustee of Wright State University; and take the steps you deem appropriate to perform your duties fairly and impartially.

**Comments from the Chair**

Dr. Goyal, chair of the Building and Grounds Committee offered the following comments:

I'd like to start our first Building and Grounds Committee meeting for 2016-27 academic year by acknowledging how instrumental and fundamental physical facilities are to the university's academic mission. Wright State is a young university when compared to many of our peers; however, we must be mindful of just how far we've come over the last 49 years. As you look around the campus, it is important to note that every building you see was sited, designed and built under the auspices of previous Building and Grounds Committees. Which tells me that the work we do today must be done with an eye towards future generations of students and faculty.

The breadth of our responsibilities as a committee has grown as our university has grown. As we sit here today, we have 3.7 million square feet under roof. That is the equivalence of 3 Malls at Fairfield Common. We hold ownership of over 700 acres and our real estate portfolio includes property not only in Fairborn but also along Grand Lake St. Marys, in downtown Dayton, the Village of Yellow Springs, and in the Miami Valley Research Park.

Our water plant produced over 50 million gallons of water last year and our Grounds crew cleaned over 14.2 MILES of sidewalk each time it snowed; and they mow 203 acres of grass when it's not snowing. Our Facilities people clean 232 restrooms every day and, annually, replace more than 37,000 empty toilet paper rolls. This committee is

responsible for oversight of a budget that has historically exceeded \$23 million with approximately \$5 million of that in annual utility expense. Bottom line, our facilities are here to support the faculty and students; to ensure we are best suited to support the university's growth.

Over the past couple of years the University added to its portfolio of buildings and properties. Why? These acquisitions are strategic in nature. And they are designed support the long-term growth of our enrollment and academic programming. The timing of the acquisitions was also strategic. It costs the university nearly \$300 a square foot to build new buildings while we were able to buy buildings for under \$60 a square foot. That savings was achieved because we made the purchases during the low point of the Fairborn commercial office market. Let me again remind everyone that these assets have been acquired as we look to the future thus providing a foundation for the University's growth, offering new areas of study for our Students and new areas of Research for our Faculty. Plus, we now have added exposure along 675. So instead of many hundreds of cars driving past WSU each day along Colonel Glenn Highway; we now have many thousands. The marketing/branding implications alone almost pay for the costs.

This is an exciting time for Wright State and I look forward to working with our Academic affairs committee as they review and approve new areas of growth for the University that will generate new programs, enhance existing programs and further advance the reputation of this great University. In support of that effort our committee will work to provide oversight to ensure the availability of space making sure it is best suited for our students to learn.

There will be cases where work will be needed on existing buildings, or additional property may need to be purchased or sold and in those situations we will work closely with the Finance committee to ensure the University is prepared for these investments and that these investments will support further revenue for the University. Our connections to the Student Affairs committee will support the quality of life on our campus that will only serve to enhance their academic success. In short, while our committee is responsible for the oversight of physical campuses known as Wright State University, we take the greatest pride in the excellence that goes on inside each structure.

In closing, let me say I'm proud of our growth and am excited about how well positioned we are for the future. Our work is no longer just Buildings and Grounds and as such I would like to propose we consider renaming this committee the Real Estate and Facilities Committee to reflect our evolving responsibilities and areas of oversight.

### **Project Updates**

Mr. Greg Sample, chief real estate officer for Wright State, reviewed the status of various construction and improvement projects. Double Bowler purchased 38 acres of land adjacent to Lake Campus in 2014-2015. This property acquisition doubled the size

of the Lake Campus and offered a site for the construction of the new Water Quality and Agricultural building. The State of Ohio awarded \$1.5-million-dollars in partial funding for the building and the project is currently in the design phase.

Residence halls were added to Lake Campus several years ago and have been running at capacity. To alleviate the current waiting list, the WOE Foundation has decided to add an additional 36 beds. This \$2 million dollar project is being handled by the Foundation and will get underway later this month.

The Creative Arts Center renovation is nearing completion and Mr. Sample thanked Dean Soblick for her patience and assistance in overcoming construction challenges and delays.

Mr. Dan Papay, associate vice president of facilities management and services, offered an update on capital funded projects for the coming year. Wright State received approximately \$15 million dollars for 7 Main Campus and 2 Lake Campus projects.

Mr. Sample discussed the relationship between Wright State and Double Bowler. Double Bowler is an affiliated entity of the university put in place to assist the university with strategic management of its real estate portfolio. Double Bowler owns 2455 Presidential Drive, 3040 Presidential Drive, 3100 Presidential Drive, and 2555 University Blvd. These buildings make up the South Campus footprint and were purchased to accommodate Wright State's future growth and expansion.

The focus of the core campus is academic instruction. With this in mind, several ancillary groups have moved operations to the 2455 Presidential Drive building. Facilities Planning, Architecture and University Audit have already moved and they are soon to be joined by Human Resources. Double Bowler is also located in the building.

Mr. Rob Anderson, economic development director for the city of Fairborn, discussed the City of Fairborn Incubator project. The incubator is designed to attract entrepreneurs and support them with education and resources to establish and grow their fledging businesses. The project will be housed in the 3040 Presidential Blvd. building.

The Facilities Management budget encompasses \$23.5 million dollars and 180 employees within Planning and Architecture, Physical Plant, Engineering Construction, and Environmental Health and Safety. Mr. Sample reflected on the challenges of working through a budget remediation process while maintaining service and quality levels that the University has come to expect.

### **Executive Session**

The Building and Grounds Committee, by majority voted, elected to go into Executive Session at 8:40 a.m. The following Committee members were present.

**Present**

Sean Fitzpatrick  
Anuj Goyal

**Absent**

Eloise Broner

**Trustees in Attendance:**

Michael Bridges  
Douglas Fecher  
Grace Ramos

C.D. Moore  
William Montgomery

**RESOLUTION 17-5**

RESOLVED that the Wright State University Building and Grounds Committee of the Board of Trustees agreed to hold an Executive Session on Friday, September 16, 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

The Building and Grounds Committee returned from Executive Session at 9:00 a.m. The following two resolutions were read and forwarded to the Public Session on October 7, 2016 for Board consideration.

**1. Lease Arrangement for Redevelopment of the Kettering Center**

**RESOLUTION 17-**

Wright State University seeks to authorize Double Bowler Properties Corporation to enter into a leasing arrangement with prospective tenants or developers, therefore be it

RESOLVED that the Board of Trustees authorizes the university administration to enter into a leasing arrangement with Double Bowler Properties Corporation for the purpose of redevelopment of the Kettering Center on Monument Avenue in Dayton.

I offer this motion:  
Do I have a second:  
Roll Call Vote:

## 2. Disposal of Property in the Village of Yellow Springs

### RESOLUTION 17-

**RESOLVED** that the Board of Trustees authorizes the university administration to explore the conveyance of university owned property holdings in the Village of Yellow Springs to an interested and qualified purchaser.

I offer this motion:

Do I have a second:

Roll Call Vote:

The meeting was adjourned at 9:06 a.m.

Respectfully Submitted,  
Deborah Kimpton