

B. Building and Grounds Committee

Dr. Goyal, chair, will report on the committee meeting on April 11, 2017

**Building and Grounds Committee
Meeting of April 11, 2017**

Minutes

Present: M. Bridges, E. Broner, D. Fecher, A. Goyal, G. Ramos

Guests: L. Chan, G. Dickstein, C. McCray, D. Kimpton, K. Ralston, G. Sample, V. Soin, T. Sudkamp, R. Sweeney, J. Ulliman

Dr. Goyal called the meeting to order at 5:06 p.m. and read the conflict of interest statement.

Project Updates

Mr. Greg Sample, chief real estate officer, provided an update on current University construction projects.

The Student Union renovation, a state capital funded project, is in Phase III. Work on the current phase has been halted. A fire wall in the Raider Connect area was inadvertently altered during previous renovation and its absence may present a life safety issue. The Office of Legal Counsel has been notified as the oversight may be the responsibility of the architect of record. FMS staff continue to look into the matter to verify the severity of the issue and next steps. If necessary, part of the remaining project funds would need to be expensed to bring the situation into code compliance.

The Creative Arts Building (CAC) construction has been completed with the exception of the replacement of the skylight which is scheduled to begin shortly and should be completed by the end of July. The current/revised Project Team has continued to examine all areas where savings could be recaptured in an effort to minimize the negative impact of earlier cost overruns.

Classroom modernization, a \$300,000 project to enhance outdated classroom space, is on plan and budget. This final work will complete Phase III. Project Management continues to run well.

The Lab modernization project, a \$3 million investment, is just beginning. The FMS Project Team is spearheading conversations with faculty and researchers to develop a comprehensive list of priority areas.

The construction of the Lake Campus Agriculture Education and Water Quality building went out for bids late winter. All bids received exceeded budget and were rejected. The FMS Project Team made subtle revisions to the project scope and again rebid the project. The lowest bid received with alternate is approximately \$73,000 over budget. FMS would not recommend any further scope changes to the building. As a result, the Board of Trustees will be asked to approve the project at \$3,073,000 instead of the original

estimate of \$3,000,000. Mr. Ulliman affirmed that Dean Albayyari of the Lake Campus has pledged foundation resources to pay for the \$73,000 difference and the the WSU Foundation has confirmed the availability of those funds.

A question was asked concerning state projects and overages; namely, who is responsible for paying for amounts over budgets. The answer is the University is responsible for covering authorized work that exceeds the project budget. The restructured FMS Division has instituted operations to streamline the process, provide start to finish comprehensive project oversight, critique all project changes, and prevent scope creep. In addition, contingency funds are firmly held in reserve to cover unexpected circumstances that may drive project costs up. Previously there was an internal practice of using contingency funds to finance components of the project but now contingency funds are restricted and any unused funds will be returned to the University at the completion of a project.

Dr. Goyal requested an Executive Session to discuss the sale or purchase of real estate.

- **Building and Grounds Committee Executive Session**

The Building and Grounds Committee, by majority voted, elected to go into Executive Session at 5:20 p.m. in the Human Resource Training Room, Second floor conference space at 2455 Presidential Drive.

The following Committee members were present:

Present

Eloise Broner
Anuj Goyal

Absent

Sean Fitzpatrick

Trustees in Attendance:

Present

Michael Bridges
Douglas Fecher
Grace Ramos

Absent

William Montgomery
C.D. Moore (Phone in)

RESOLUTION 17-64

RESOLVED that the Wright State University Building and Grounds Committee of the Board of Trustees agreed to hold a Special Executive Session on Tuesday, April 11, 2017; and be it further

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

- Purchase or sale of property

The Building and Grounds Committee adjourned Executive Session at 6:19 p.m.

The meeting was adjourned at 6:20 p.m.

Respectfully Submitted,
Deborah Kimpton