

B. Building and Grounds Committee

Dr. Goyal, chair, will report on the committee meeting on January 20, 2017

**Building and Grounds Committee
Meeting of January 20, 2017**

Minutes

Present: M. Bridges, E. Broner, D. Fecher, A. Goyal, J. Large, R. Pignatiello

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

Dr. Goyal called the meeting to order at 8:01 a.m. and read the conflict of interest statement.

Comments from the Chair

Welcome to the first committee meeting of 2017. More importantly, welcome to the first committee meeting of our 50th anniversary year. In the brief time that we have been a part of this industry of higher education, we've been pioneers of many aspects of university life that are now best practices.

We were the first university to have a service dog park. Our Creative Arts Center is one of the finest in the country. We created one of the first neuroscience engineering collaborative facilities linking medical success and engineering. One of the aspects of Wright State University for which I am proudest is that we were ADA compatible 27 years before the ADA and I believe our public-private partnership for housing has become a standard practice.

All of these things I just mentioned were initiatives that would have come through prior Building and Grounds committees. I want to thank those trustees for their bold vision and strong leadership. I hope you are like me and look forward to the next 50 years with great anticipation. Now let's get to work.

Project Updates

Mr. Greg Sample, chief real estate officer, introduced Mr. Rob Thompson, university architect, and Mr. Javan Conley, construction administrator, and defined their capital project management roles.

Mr. Thompson and Mr. Conley offered updates on the status of Wright State's capital funded projects presently in the design phase and those currently under construction. Wright State has received state appropriations for a classroom laboratory modernization project. A review is underway with Provost Sudkamp and faculty to identify, and prioritize, the classroom labs most in need of updating and technology enhancement.

Other state capital allocations include \$1.5 million for a campus-wide electrical infrastructure upgrade, \$2 million in funding for the Envelope Repair project to repair windows, doors, roofs and thermal barriers, and \$2.5 million for cable replacement/safety upgrades for campus elevators. A need assessment will be done to prioritize the elevator work.

Wright State also received \$1.25 million for an Information Technology Disaster Recovery project to upgrade the University's computer servers cooling system and to enhance the off-site disaster recovery storage facility.

The design phase is nearing completion for the Lake Campus Agriculture Education and Water Quality building. Bids are due by January 25th, ground breaking is projected for February 20th, and construction is scheduled to be complete by August 14th to be ready for the August 28th start of Fall Semester.

Projects nearing completion include the Creative Arts Center. The 187,000 square foot (sq. ft.) renovation has been completed with the exception of the repairs to the skylight which have been deferred to May 1st when classes are out and building traffic can be redirected for safety reasons. The 26,000 sq. ft. addition is finished and presently undergoing final punch-out modifications with the builder. An Open House was held on November 9th and was very well attended.

There was a follow-up discussion on managing project cost over-runs. Projects are awarded with a set budget including a contingency reserve fund of 9-11% for unforeseen issues. It is expected that projects will be delivered on time and at, or below, budget with the reserves being unspent. Since renovation projects are more likely to uncover hidden problems needing repairs, there may need to be a higher contingency established for renovation projects.

The Finance Committee is reviewing the University's Finance Policy and as part of their revision, has drafted a provision whereby if a capital project is expected to exceed its budget by 5% or more, the Board of Trustees would be notified and spending approval would be obtained.

Mr. Sample indicated that there were updates to discuss relative to the Yellow Springs property and other relevant real estate matters. The Building and Grounds Committee moved to go into Executive Session to hear those updates.

1. Building and Grounds Committee Executive Session

The Building and Grounds Committee, by majority voted, elected to go into Executive Session at 8:27 a.m. in the 3rd Floor Conference Room, Foundation Building.

The following Committee members were present:

Present

Eloise Broner
Sean Fitzpatrick
Anuj Goyal

Absent

Trustees in Attendance:

Present

Michael Bridges
Douglas Fecher
Jordan Large
Ryan Pignatiello

Absent

William Montgomery
C.D. Moore
Grace Ramos

RESOLUTION 17-38

RESOLVED that the Wright State University Building and Grounds Committee of the Board of Trustees agreed to hold a Special Executive Session on Friday, January 20, 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

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

The meeting was adjourned at 9:00 a.m.

The Building and Grounds Committee returned to the Foundation Board Room, Foundation Building and adjourned the Committee meeting at 9:01 a.m.

Respectfully Submitted,
Deborah Kimpton

