

ISSUE: CAMPUS MASTER PLAN OF CAPITAL IMPROVEMENT PROJECTS – ALL**ACTION PROPOSED:**

Interim President Harroz recommends the Board of Regents approve the revised Campus Master Plan of Capital Improvement Projects for the Norman, Oklahoma City and Tulsa campuses of the University.

BACKGROUND AND/OR RATIONALE:

The Oklahoma State Regents for Higher Education have requested that each institution in the State system submit in June of each year an update of the Campus Master Plan of Capital Improvement Projects. Following approval by the State Regents at their June meeting, the Campus Master Plan of Capital Improvement Projects will be submitted to the State Long Range Capital Planning Commission as required by statute. The Commission is charged with the responsibility of preparing a State Capital Plan which is submitted in December of each year to the Governor, Speaker of the House of Representatives and President Pro-Tempore of the Senate.

The development of the Capital Master Plan of Capital Improvement Projects for the Norman, Oklahoma City and Tulsa campuses has been completed following a review of current capital needs by executive officers. Attached for consideration and approval by the Board are prioritized project lists for each campus along with project descriptions providing additional information about each of the projects included in the plan. The projects for each campus are prioritized in groups as follows.

- I. Highest priority projects for which State funding is requested; and
- II. Higher priority projects which are currently in planning, design or are under construction and for which funding has been identified in full or in part; and
- III. Priority projects, funding not currently available

New projects which have not previously been approved by the Board or projects with significant revisions are shown in the listings and descriptions in **boldface type**.

CAPITAL IMPROVEMENT PROJECTS FOR THE NORMAN CAMPUS

I. HIGHEST PRIORITY PROJECTS FOR WHICH STATE FUNDING IS REQUESTED, NORMAN CAMPUS

<u>Priority Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
1	Classroom Renovation and Improvements	\$ 3,500,000
2	Campus Infrastructure Improvements and Deferred Maintenance Projects – Next 5 Years	\$50,000,000

II. HIGHER PRIORITY PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION, FUNDING IDENTIFIED IN FULL OR IN PART, NORMAN CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
3	Campus Infrastructure Improvements and Deferred Maintenance Projects (Years 5 to 20)	\$200,000,000
4	Emergency Repairs, Academic and Administrative Renovations, and Equipment and Technology Acquisitions, 2019-2020	\$2,825,172
5	Radar Innovations Laboratory - Phase II	\$8,000,000
6	S. J. Sarkeys Complex, Sarkeys Fitness Center Addition and Locker Rooms Renovation	\$15,000,000
7	Parking Expansion (Surface Lots)	\$3,000,000
8	Campus Streets and Drives	\$2,500,000
9	Max Westheimer Airport Improvements	\$15,000,000
10	Gaylord Family-Oklahoma Memorial Stadium Master Plan Updates	\$370,000,000
11	Bud Wilkinson /Wagner Redevelopment	\$30,000,000
12	L. Dale Mitchell Baseball Park Expansion and Improvements	\$15,000,000
13	Softball Facility Expansion and Improvements	\$25,000,000
14	Sam Viersen Gymnastics Center Expansion Improvements	\$6,000,000
15	Mosier Indoor Track Facility Expansion and Improvements	\$5,000,000
16	Gregg Wadley Indoor Tennis Pavilion and Headington Family Tennis Center' Expansion and Improvements	\$5,000,000

III. PRIORITY PROJECTS, FUNDING NOT CURRENTLY AVAILABLE,
NORMAN CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
17	Bizzell Memorial Library 1958 Addition Exterior Improvements	\$ 20,000,000
18	S. J. Sarkeys Complex Addition for Health and Exercise Science	\$10,000,000
19	Chemistry and Annex Building Renovation	\$10,000,000
20	Repository of Art, Public Affairs and History Collections	\$6,000,000
21	National Weather Center - Phase II	\$48,000,000
22	Bizzell Memorial Library Master Plan Project(s)	\$70,000,000
23	Boathouse	\$6,500,000

CAPITAL IMPROVEMENT PROJECTS FOR THE OKLAHOMA CITY CAMPUS

I. HIGHEST PRIORITY PROJECTS FOR WHICH STATE FUNDING IS REQUESTED, OKLAHOMA CITY CAMPUS

<u>Priority Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
1	Campus Fire Sprinkler Systems	\$3,000,000
2	Academic and Administrative Construction/Renovations and Equipment	\$2,664,000
3	Campus Infrastructure Improvements	\$25,923,000

II. HIGHER PRIORITY PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION, FUNDING IDENTIFIED IN FULL OR IN PART, OKLAHOMA CITY CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
4	Biomedical Sciences Building Laboratory Modernization Project	\$12,000,000
5	OU Health Partners Renovations	\$20,000,000
6	G. Rainey Williams Pavilion Renovation and Modernization	\$1,730,000
7	Campus Network/Telecommunications Infrastructure Upgrades	\$16,035,000
8	Parking Structure and System Improvements	\$3,876,000
9	University Research Park Improvements	\$2,000,000
10	Pediatric Dentistry Clinic	\$2,569,000
11	Dental Clinical Science Building Internal Renovations	\$2,000,000
12	Research Resource Improvement	\$10,500,000
13	Stephenson Cancer Center Renovations	\$10,000,000
14	Steam and Chilled Water Plant Electrical Upgrade	\$1,600,000

III. PRIORITY PROJECTS, FUNDING NOT CURRENTLY AVAILABLE, OKLAHOMA CITY CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
15	Cancer Center Clinic and Patient Care Facility	\$60,000,000
16	Operations Center	\$5,000,000

17	Parking Structure	\$25,000,000
18	College of Pharmacy Operations and Cyclotron	\$9,660,000
19	College of Dentistry Faculty Practice Clinic	\$3,265,000
20	Parking and Access Revenue Control System (PARCS)	\$5,000,000
21	Basic Sciences Education Building 3rd Floor Renovations	\$2,028,000
22	Comparative Medicine Translational Research Facility	\$2,500,000
23	Comparative Medicine Research Barrier Facility	\$10,000,000
24	Comparative Medicine Research Facility	\$30,000,000

CAPITAL IMPROVEMENT PROJECTS FOR THE TULSA CAMPUS

I. HIGHEST PRIORITY PROJECTS FOR WHICH STATE FUNDING IS REQUESTED, TULSA CAMPUS

<u>Priority Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
1	Academic and Administrative Renovations & Equipment	\$3,795,000
2	Campus Infrastructure Improvements	\$6,885,000

II. HIGHER PRIORITY PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION, FUNDING IDENTIFIED IN FULL OR IN PART, TULSA CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
3	OU Physicians Clinical Facilities	\$2,000,000
4	Dental Clinic	\$2,000,000

III. HIGH PRIORITY PROJECTS, FUNDING NOT CURRENTLY AVAILABLE, TULSA CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Total Cost</u>
5	Early Childhood Education Institute	\$20,000,000
6	Fitness Center Expansion	\$1,500,000
7	Library Phase II	\$9,500,000
8	Exterior Campus Enhancements	\$3,400,000
9	East Side Parking Facility	\$11,500,000

PROJECT DESCRIPTIONS, NORMAN CAMPUS

The following pages contain additional information about each of the capital projects contained in the preceding Capital Improvements Projects for the Norman Campus. The University may fund certain costs of these projects prior to the delivery of purchase proceeds from its own funds and, to the extent, the University uses its own funds for said purposes, it is intended that proceeds of the Master Lease-Purchase Program may be utilized to reimburse the University.

I. HIGHEST PRIORITY PROJECTS FOR WHICH NEW STATE FUNDING IS REQUESTED, NORMAN CAMPUS

- 1 Classroom Renovation and Improvements: The University's Classroom Renovation Task Force has recommended implementation of basic minimum standards for classroom configuration to address overcrowding and inadequate seating, and to provide the technology necessary for a quality teaching and learning environment. An aggressive program is underway to bring the current 141 centrally scheduled classrooms, comprising over 148,177 net square feet of space, up to the basic standards. This project will provide funding of \$3,500,000 for renovations and instructional equipment in several classrooms identified as most critically in need of improvement.
- 2 Campus Infrastructure Improvements and Deferred Maintenance Projects – Next 5 Years: These projects involve deferred maintenance and facility infrastructure improvements over the next five years to protect the substantial capital assets of the Norman Campus. The project involves capital renewal in all major campus facilities, including subsystem repairs and replacements, upgrades to and/or replacement of existing elevators and air handlers, roof repair and replacement projects, upgrade of fire alarm systems, interior remodels and upgrades, accessibility improvements, energy conservation work, and utility upgrades. The estimated total cost for these projects is \$50,000,000.

II. HIGHER PRIORITY PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION, FUNDING IDENTIFIED IN FULL OR IN PART, NORMAN CAMPUS

- 3 Campus Infrastructure Improvements and Deferred Maintenance Projects – Years 6 to 20: These projects involve deferred maintenance and facility infrastructure improvements over the next six to twenty years (i.e., conditions will allow for a short delay) to protect the capital assets of the Norman campus. The project involves capital renewal in all major campus facilities, including subsystem repairs and replacements, upgrades to and/or replacement of existing elevators and air handlers systems, roof repair and replacement projects, upgrade of fire alarm systems, interior remodels and upgrades, accessibility improvements, energy conservation work, and utility upgrades. The estimated total cost for these projects is \$200,000,000.
- 4 Emergency Repairs, Academic and Administrative Renovations, and Equipment and Technology Acquisitions, 2019-2020: This project involves the expenditures of \$2,825,172 in FY2021 of Section 13 and New College Funds for emergency repairs to various campus facilities, academic and administrative offices, classroom and laboratory renovations, equipment and technology acquisitions. These project funds will allow for the implementation of projects as needed in support of miscellaneous capital projects throughout the course of the fiscal year.
- 5 Radar Innovations Laboratory - Phase II: This addition provides needed space for growth in the radar research. The building will house research facilities, offices and fabrication/repair shops for sensitive applications. The building will be constructed

adjacent to the existing Radar Innovation Laboratory on the University Research Campus and consist of approximately 20,000 square feet. The estimated project cost is **\$8,000,000**.

- 6 S. J. Sarkeys Complex, Sarkeys Fitness Center Addition and Locker Rooms Renovation: This project involves an approximately 20,000 gross-square-foot addition at Sarkeys Fitness Center for expansion of the general recreation and exercise space in the facility. In addition, the existing men and women's locker rooms would be renovated and modernized. The estimated total project cost is \$15,000,000.
- 7 Parking Expansion (Surface Lots): This project provides ongoing funding for a number of parking lot projects and includes demolition, site preparation and lot construction. The total project budget is \$3,000,000.
- 8 Campus Streets and Drives: This project provides for the repair and resurfacing of a variety of campus streets, drives, parking areas and other paved surfaces in need of refurbishment. The total project budget is \$2,500,000.
- 9 Max Westheimer Airport Improvements: This project provides for a variety of improvements to the Max Westheimer Airport that will be required to support its continued maintenance and development. The anticipated work includes the following: (1) construct and light new (west) taxiway; (2) rehabilitate any and all airport pavements to include runways, taxiways, taxi-lanes, aprons and ramp areas; (3) construct new air traffic control tower; (4) install aircraft wash rack; (5) upgrade security fencing; (6) upgrade security camera system; (7) infrastructure development for north and/or south airport property; (8) update the airport master plan; (9) update the airport layout drawing; (10) expand Terminal Building parking; (11) reconstruct fuel lane and taxi lane adjacent to South Ramp; (12) improve drainage; and (13) install/replace runway/taxiway lights and signs as necessary. The estimated cost of these project elements is \$15,000,000 to be funded from a combination of federal and state grants and other University funds.
- 10 Gaylord Family-Oklahoma Memorial Stadium Master Plan Updates: The south stadium work, which comprised the initial construction phase, is substantially complete at a total project cost of \$160,000,000. The enhancement and replacement of the existing North Scoreboard, which comprised the second construction phase, is substantially complete at a total project cost of \$5,000,000. At the October 2018 meeting, the Board of Regents approved the next construction phase with a total project cost of \$14,900,000 which consists of improvements and repairs within the lower seating bowl including additional ADA seating and ADA amenity areas in the North End Zone, additional ADA seating on the West side of the stadium, aisle improvements such as the installation of handrails and intermediate over-pour steps, Wi-Fi infrastructure, the re-cladding of bench seating, and other major maintenance repairs such as traffic coating and expansion joints within the stadium seating bowl. The future remaining phases of stadium work with a projected cost of \$190,100,000 includes additional concourses and seating, handrails, technology improvements; game day operations and press facilities; space for Athletics administration and related operations; the demolition of the existing press box structure and construction of a new west addition that will include significantly improved patron and fan amenities; and field lighting improvements. The estimated total cost for all elements, including the completed construction phases, is \$370,000,000.
- 11 Bud Wilkinson/Wagner Redevelopment: This redevelopment study will review the Northeast corner of Lindsey and Jenkins streets to review and repurpose the area for current and future space programming and academic needs for student-athletes and the Athletics Department. The proposed redevelopment could include relocation of the Student Athlete Academic Services, collaborative learning areas, administrative office

space, Varsity O-Club facilities, multi-purpose space, and review the need for surface or structured parking in the area. The estimated total project costs is \$30,000,000 and is expected to be developed over an extended period of time. Funding for the preliminary planning has been identified from private and Athletics Department sources.

- 12 L. Dale Mitchell Baseball Park Expansion and Improvements: The Athletics Department has reviewed and identified the need for updates and improvements to spectator seating, fan amenities, team facilities, and other site improvements at L. Dale Mitchell Baseball Park, with an estimated total cost of \$15,000,000, with funding to be provided from a combination of private and other Athletics Department funds.
- 13 Softball Facility Expansion and Improvements: The Athletics Department has reviewed and identified the need for updates and improvements to spectator seating, fan amenities, team facilities, and parking expansion and other site improvement. The total estimated cost is \$25,000,000 with funding to be provided from a combination of private and other Athletics Department funds.
- 14 Sam Viersen Gymnastics Center Expansion and Improvements: The Athletics Department has reviewed and identified the need for updates and improvements to the team and training facilities along with other site improvements at the Sam Viersen Gymnastics Center, with an estimated total cost of \$6,000,000, with funding to be provided from a combination of private and other Athletics Department funds.
- 15 Mosier Indoor Track Facility Expansion and Improvements: The Athletics Department has reviewed and identified the need for updates and improvements to the performance surface, venue infrastructure, team facilities, and other site improvements at the Mosier Indoor Track Facility, with an estimated total cost of \$5,000,000, with funding to be provided from a combination of private and other Athletics Department funds.
- 16 Gregg Wadley Indoor Tennis Pavilion and Headington Family Tennis Center Expansion and Improvements: The Athletics Department has reviewed and identified the need for updates and improvements to spectator seating, fan amenities, team facilities, and other site improvements at the Gregg Wadley Tennis Pavilion and the Headington Family Tennis Center, with an estimated total cost of \$5,000,000, with funding to be provided from a combination of private and other Athletics Department funds.

III. PRIORITY PROJECTS, CURRENT FUNDING NOT AVAILABLE, NORMAN CAMPUS

- 17 Bizzell Memorial Library 1958 Addition Exterior Improvements: The 1958 addition is in need of maintenance to the exterior envelope to better waterproof the building, increase energy efficiency, and improve the lifespan of the overall library complex. The project will include upgrades to the north and east facades, replacing brick, cast stone, and windows to blend the addition with the traditional OU vernacular defined by the original 1929 library building and Evans Hall. The total cost for the project is currently estimated to be approximately \$20,000,000.
- 18 S. J. Sarkeys Complex Addition for Health and Exercise Science: This project will consolidate Department of Health and Exercise Science faculty and students in one location with adequate space. The planned addition to the building will be sized to include approximately 19,550 gross square feet constructed to the south of the existing facility. The addition will provide new lab space, classrooms and faculty offices by

- expanding the existing basement and first floor. The project also includes modifications to the western façade that provides a new front entrance to the building off of Asp Avenue and ties the existing building into the new construction. The estimated total project cost is \$10,000,000.
- 19 Chemistry and Annex Building Renovation: Following the completion of the Stephenson Life Sciences Research Center, the Department of Chemistry and Biochemistry vacated space within the Chemistry and Chemistry Annex buildings. A study to support the reprogramming to the existing facilities for other instructional and research uses will be required. Renovations will be required to reconfigure space, upgrade building systems and improve accessibility. The estimated total project cost is approximately \$10,000,000.
 - 20 Repository of Art, Public Affairs and History Collections: This proposed new 15,000 gross-square-foot facility would provide environmentally controlled warehouse space for storage of special arts and humanities collections. Possible building users would be the Carl Albert Center, Western History Collections, Gaylord College of Journalism and Mass Communication, Fred Jones Jr. Museum of Art and the Political Communications Center. The estimated total cost is \$6,000,000.
 - 21 National Weather Center - Phase II: The Phase II project would complete the balance of space needed to accommodate the growing programs in the National Weather Center building. The Phase II project will construct an addition containing approximately 96,000 gross square feet of space. The addition, located on the North side of the existing building will include new laboratories, work areas, and office space in a five-story structure. The estimated total project cost is \$48,000,000.
 - 22 Bizzell Memorial Library Master Plan Project(s): The Bizzell Memorial Library Master Plan Study has developed a series of phased projects to bring the library to the forefront as a crossroads leader for intellectual and research study at The University of Oklahoma and the world community at large. A phased renovation of the entire 336,000 square-foot facility will be required to achieve the desired mix of collaborative, research, reading, seminar, technology and collection storage spaces, with special attention given to preserve the National Historic Landmark status of the original 1928 building. The project will replace and update the facility's major mechanical, electrical and data systems to support the new and expanded programs. The estimated total project cost is \$70,000,000.
 - 23 Boathouse: The proposed new boathouse would be located in Oklahoma City near other existing and future facilities on the Oklahoma River. The facility will include space for storage of shells, oars, ergometers, and other equipment; a changing/locker area with showers; a multi-purpose area for team meetings, workout, etc.; a small training/treatment room; an entry lobby and hospitality area; restrooms for men and women; and access to the waterfront. The total estimated cost is \$6,500,000 with funding to be provided from a combination of private and other Athletics Department funds.

PROJECT DESCRIPTIONS, OKLAHOMA CITY CAMPUS:

The following pages contain additional information about each of the capital projects contained in the preceding Capital Improvements Projects for the Oklahoma City Campus. The University may fund certain costs of these projects prior to the delivery of purchase proceeds from its own funds and, to the extent, the University uses its own funds for said purposes, it is intended that proceeds of the Master Lease-Purchase Program may be utilized to reimburse the University.

I. HIGHEST PRIORITY PROJECTS FOR WHICH NEW STATE FUNDING IS REQUESTED, OKLAHOMA CITY CAMPUS

- 1 Campus Fire Sprinkler Systems: This project involves the installation of fire sprinkler systems across the Health Sciences Center campus including the Biomedical Sciences Building, Library, Basic Sciences Education Building, and OU Technology Center. The project includes the design and installation of fire sprinkler systems and upgrades to fire pumps as necessary. The estimated total project cost is \$3,000,000, with funding proposed from new State or bond funds.
- 2 Academic and Administrative Construction/Renovations and Equipment: This project involves academic and administrative construction and renovation projects campus-wide and the purchase of equipment and moveable interior furnishings for instructional, research and clinical functions. Projects include renovation to student facilities, classrooms, support facilities, and laboratories in various campus buildings. The equipment is necessary to support the teaching, research and service missions of the Health Sciences Center. The estimated total project cost is **\$2,664,000** with funding proposed from new State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 3 Campus Infrastructure Improvements: This project involves deferred maintenance and facility infrastructure improvements to protect the substantial capital assets of the Health Sciences Center. The project involves capital renewal in all major campus facilities, including subsystem repairs and replacements, upgrades to and/or replacement of existing elevators and air handlers, upgrade of fire alarm systems, restroom remodels and upgrades, roof replacement or repairs, and containment and removal of asbestos. The estimated total cost is **\$25,923,000**, with funding proposed from new State, bond, Section 13 and New College Funds, and/or institutional funds. Priority building improvements are planned utilizing Section 13 and New College Funds and institutional funds. This includes the use of \$2,757,000 in previous years' Section 13 and New College Funds.

II. HIGHER PRIORITY PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION, FUNDING IDENTIFIED IN FULL OR IN PART, OKLAHOMA CITY CAMPUS

- 4 Biomedical Sciences Building Laboratory Modernization Project: This project involves the renovation of approximately 39,061 square feet in the Biomedical Sciences Building. The renovations will eliminate inefficient 1970s design and construction features, including single-pane exterior glazing, perimeter racetrack hallways, and non-modular laboratory design. The project will improve the energy efficiency of the building and provide much needed additional renovated laboratory space with increased space and operational efficiencies. The estimated total project cost is **\$12,000,000**, with funding proposed from State, grant, and/or Section 13 and New College Funds.

- 5 OU Health Partners Renovations: This project involves renovation of the OU Health Partners building formerly known as the Oklahoma City Clinic in Oklahoma City. The University took ownership of the building in January 2017 and the facility is in need of renovations. The project involves repairing exterior façade, renovating the first and second floors and core infrastructure improvements to allow for a various tenant possibilities including Hospital Outpatient Department. The estimated total project cost is **\$20,000,000** with funding from leaseholder improvements.
- 6 G. Rainey Williams Pavilion Renovation and Modernization: This project involves the renovation of several areas, including Psychiatry, in the G. Rainey Williams Pavilion due to the age and condition of the current facility. The estimated total project cost is \$1,730,000 with funding proposed from new State, bond, Section 13 and New College funds, and/or institutional funds, including College of Medicine reserve funds.
- 7 Campus Network/Telecommunications Infrastructure Upgrades: This project involves the continued development and expansion of the campus network and telecommunications infrastructure that is critical to meet current and future system demands. The project includes the purchase of equipment and software to maintain, refresh and manage data growth within the IT Data Center including hosting the Epic EMR system; to maintain and refresh existing IT campus data network; to refresh existing servers and accommodate new server growth; to refresh existing disk storage and accommodate data storage growth; and refresh and expand the existing campus voice network system. Equipment will be purchased for firewalls, routers, cabling, mobile device management, PeopleSoft/Oracle, spans and taps, security and network intrusion detection, load balancers, DNS/DHCP, operational tools, lab hardware, VPN/UAC, network access controller, network chassis, and video conferencing. The estimated total project cost is \$16,035,000 with funding from Information Technologies reserve and Digicom Service Unit.
- 8 Parking Structure and System Improvements: This project involves adding an approximately 250 space parking lot due to the new construction and growth of the campus; parking structure maintenance and repairs to the Williams Pavilion, Stonewall and University Research Park garages, and other parking areas across campus, funds permitting; the purchase of a mobile License Plate Recognition (LPR) system for the campus; and the purchase of Parking Guidance Technology for the Williams Pavilion Parking Garage for patient parking. The estimated total project cost is \$3,876,000 with funding in the amount of \$2,876,000 proposed from OU Parking and Transportation Services' parking reserves and \$1,000,000 proposed from new State, bond, Section 13 and New College funds, and/or institutional funds.
- 9 University Research Park Improvements: This project involves renovation of the University Research Park for new space leases. The estimated total project cost is \$2,000,000 with funding from University Research Park and/or other funds.
- 10 **Pediatric Dentistry Clinic: This project involves renovating and reconfiguring approximately 9,173 square feet for the pediatric dental clinic located on the 4th floor of the Dental Clinical Sciences Building. The clinic is original to the building built in 1976. The renovations will update the aesthetics of the clinic and space will be reconfigured for better utilization and to facilitate the workflow associated with a modern dental clinic. The estimated total project cost is \$2,569,000 with funding of \$1,200,000 in donation funds and \$1,369,000 proposed from new State, bond, Section 13 and New College funds, and/or institutional funds.**
- 11 Dental Clinical Sciences Building Internal Renovations: This project involves renovation and expansion of approximately 10,000 square feet in the Dental Clinical Sciences

Building in response to growth in clinical operations allowing for additional patient visits, more efficient delivery of clinical care to patients, and additional support staff offices. Renovations include expansion and updating of the Oral Surgery clinic on the 2nd floor, renovation of the digital laboratory on the 3rd floor, build-out of a Clinical Radiology area on the 3rd floor, and renovation of the 2nd floor core for Information Technology and Dental Informatics office space. The estimated total project cost is \$2,000,000 with funding from College funds.

- 12 **Research Resource Improvement:** This project involves the renovation of the Comparative Medicine Research Building (CMRB). Renovations will convert the facility from a primate breeding activity into a USDA-covered species housing and research activity facility. The CMRB was built partially with federal dollars and it is required to maintain biomedical utilization, or the University will be required to pay back the funding. The estimated total project cost is \$10,500,000, with funding proposed from State, grant, and/or Section 13 and New College Funds.
 - 13 **Stephenson Cancer Center Renovations:** This project involves building a new pharmacy for investigational drugs for the clinical trials patients, renovating the existing pharmacy to provide standard of care pharmacy services for infusion patients, overall building upgrades to meet Hospital Outpatient Services guidelines and licensure requirements, infusion area upgrades, Imaging department modifications/expansion, and updating of patient waiting areas throughout the facility. These renovations will help continue to meet the strategic alignment needs of both OUHSC and OU Medicine and support the potential for significant drug cost savings. The estimated total project cost is **\$10,000,000** with funding proposed from OU Medicine.
 - 14 **Steam and Chilled Water Plant Electrical Upgrade:** This project involves replacing the antiquated electrical infrastructure at the Steam and Chilled Water Plant by purchasing four maintenance friendly 12.47kV transformers, three new switch gears to direct power from sources, a new automatic throw over switch to diversify and automate incoming power, and a new automatic transfer switch to govern use of back-up power. Underground utility will be re-routed in conduit to complement the new equipment and asphalt will be patched as needed. In addition, the central plant will receive power quality metering to enhance maintenance and expedite decision making. This project enhances reliability of the Steam and Chilled Water Plant by taking a clever look at managing the incoming electrical options to maximize availability of the plant and prevent any single component malfunction from disabling plant operations. The estimated total project cost is \$1,600,000 with funding proposed from Steam and Chilled Water Plant operating revenue.
- III. **PRIORITY PROJECTS, CURRENT FUNDING NOT AVAILABLE, OKLAHOMA CITY CAMPUS**
- 15 **Cancer Center Clinic and Patient Care Facility:** This project involves the construction of an ambulatory patient care facility adjacent to the existing Peggy and Charles Stephenson Cancer Center building. The facility will provide approximately 100,000 to 150,000 gross feet of space for patient clinical and supportive care that will supplement the existing facilities for continued growth of patient services and advancement of the mission of the NCI-designated Peggy and Charles Stephenson Cancer Center. The estimated total project cost is \$60,000,000 with funding proposed from clinical, State, grant, institutional, and/or private funds.

- 16 Operations Center: This project involves the purchase and renovation of a facility that will house the Health Sciences Center Operations and related shops, Motor Pool, and other offices. These departments will be relocated from the old Service Center Building. The estimated total project cost is \$5,000,000, with funding proposed from State, grant, and/or Section 13 and New College Funds.
- 17 **Parking Structure: This project involves the construction of approximately a 1,000 space parking structure on the campus. The parking garage is necessary given new construction and growth of the campus. The estimated total project cost is \$25,000,000 with funding proposed from State, grant, Section 13 and New College funds.**
- 18 College of Pharmacy Operations and Cyclotron: This project involves the acquisition of a cyclotron and renovation of the nuclear pharmacy labs and closed-door pharmacy space. The purchase of a cyclotron will provide additional products to the College of Pharmacy's clients. This will generate additional funds to the College allowing for better support to the academic and research missions including products for cancer patients and cancer research. Nuclear Pharmacy labs need renovated to be compliant with updated federal requirements. The estimated total project cost is \$9,660,000 with funding proposed from State, grant, Section 13 and New College funds, and/or department, institution or private funds.
- 19 **College of Dentistry Faculty Practice Clinic: This project involves the construction of approximately 15,360 gross square feet for a new dental clinic facility for the faculty of the College of Dentistry to see private patients. The clinic will have approximately 17 operatories and 3 dental surgical suites. It will also include clinical and administrative space for clinical research. The current clinic used for faculty practice within the College of Dentistry building is outdated, improperly configured, and too small to meet the current needs of a growing practice. In addition, the clinic is hard for patients to navigate to given inconvenient patient parking. The larger, more accessible location will facilitate new patient growth. The estimated total project cost is \$3,265,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.**
- 20 **Parking and Access Revenue Control System (PARCS): This project involves the replacement of the Parking and Access Revenue Control System (PARCS), which is the hardware, and software that manages the OUHSC parking system. The estimated total project cost is \$5,000,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.**
- 21 **Basic Sciences Education Building 3rd Floor Renovations: This project involves renovating approximately 5,285 square feet of laboratory space on the 3rd floor of the Basic Sciences Education Building to provide flexible space to house four diabetes center investigators, with room enough for up to four more. The labs will be remodeled to an open modular configuration which along with reconfiguring offices, storage rooms and procedure space will add approximately 767 square feet of laboratory space. Equipment will include new cabinetry, gas lines, biosafety cabinets, bench/desk reconfiguration, and walls with outlets suitable for 220V freezers and centrifuges. Currently, as configured the space is inefficient for**

collaboration and lacks several modern conveniences including overhead gas lines, procedural space, and common space for investigators to interact with one another. With the expected increase in recruitment of faculty there is a critical need to be able to work together, as well as perform state-of-the-art translational research. The renovation of this space will allow the University to attract and retain faculty, post-docs, and students expecting a modern, up-to-date, biomedical research facility. The estimated total project cost is \$2,028,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.

- 22 **Comparative Medicine Translational Research Facility:** This project involves constructing an approximately 5,000 square feet addition to the north side of the Translational Research Animal Facility (TRAF) for two modules of animal holding rooms and procedure spaces. The TRAF is a funded NIH C06 project (8 million dollars) for USDA-covered species, allowing consolidation of animals from several locations on the OUHSC campus to a single location while increasing security, improved housing conditions, and enhanced research opportunities for OUHSC researchers. This project addresses a significant shortcoming of the C06 grant which is the lack of sufficient animal holding spaces to allow for concurrent engagement of multiple research projects. The reduction of animal holding room space adversely impacts productivity of the TRAF. Since larger numbers of studies will allow more extensive use of the TRAF noninvasive imaging devices and favorably impact the cost per unit of research use by reducing the effective individual research project cost, it is important to add the originally designed animal holding rooms to the TRAF. This project accomplishes that goal and positions the University for greater production and enhanced research outcomes reflecting credit upon the institution and the state of Oklahoma. This project leverages the already federally-funded TRAF resources by addressing a throughput limitation with increased capacity for cutting edge scientifically critical medical advancements. The estimated total project cost is \$2,500,000 with funding proposed from State, grant, Section 13 and New College Funds and/or NIH C06 grant funds
- 23 **Comparative Medicine Research Barrier Facility:** This project involves constructing approximately 20,000 square foot for a Research Barrier Facility (RBF) which will include constructing a Logistics/Administrative Support Module (LASM). The project will change the usage of the Biomedical Research Center Rodent Barrier Facility to a fully functional rodent holding procedural space and support new rodent production technologies. This is a new service requested by OUHSC researchers who are currently either going elsewhere or not performing more elegant biome modification procedures as it relates to cancer, diabetes and geroscience research. At this point, the BRC-RBF does not achieve the desires of a true barrier due to insufficient holding and procedural space and is not maximally utilized as it could be due to mixed functions of SPF breeders, limitations of health surveillance & animal access for experimental research rodents. Adding to this dilemma is the operational requirement to decentralize holding and experimentation and the requirement of sufficient procedure space in the Biomedical Sciences Building, Basic Science Education Building, O'Donoghue Research Building, and the College of Pharmacy Building. The lack of these operational requirements makes it difficult for researchers to perform animal

research activities in protected animal facility spaces, requiring researchers to take animals to their laboratories to perform research experiments, which substantially increases institutional risk, research variables, programmatic expense, and compliance oversight. Collectively, these reasons justify construction of a Research Barrier Facility for properly maintaining genetically-modified, specific pathogen free mice for breeding, provide specialized needs for experiments requiring serially assessed non-invasive imaging, and serve as a protected site for development of sustained, identified, animal microbiomes - which are becoming the basis for new and innovative research in the fields of cancer, diabetes, and geroscience. The additional research holding and procedure space will relieve immediate pressures on the comparative medicine program infrastructure and offer more strategic considerations for future development of a replacement Comparative Medicine Research Facility at a reduced cost. The estimated total project cost is \$10,000,000 with funding proposed from State, grant, Section 13 and New College funds and/or NIH C06 grant funds.

- 24 **Comparative Medicine Research Facility:** This project involves the construction of approximately 45,000 square foot facility for the Comparative Medicine Research Building (CMRB). The project includes demolition of the Comparative Medicine Annex and building the CMRB in its footprint. This project will consolidate all satellite OUHSC comparative medicine research-related activities from over a dozen buildings on the main campus, into a single location. At project conclusion, the only buildings with animals would be the TRAF/CMRB complex, Biomedical Research Center-Experimental Rodent Facility and Research Park building 865 & 655. Current projections based upon actual and anticipated research growth associated with incoming faculty indicate maximal capacity of BRC-Experimental Rodent Facility will be reached within the next 3-5 years, putting a cap on OUHSC research growth until such time that additional facilities could come on line. Adding that our campus does not have available space or capability for new models such as aquatics (a rapidly growing model for genetics and cancer research) nor are we prepared for development of higher regulatory requirements for rodent species. This project will correct several serious comparative medicine research support issues in aging and expensive facilities, meet the growing needs of our research community, provide flexibility for new discoveries and yet to be developed research technologies, and position our institution for a generation as a productive member of the national research enterprise. The estimated total project cost is \$30,000,000 with funding proposed from State, grant, and/or Section 13 and New College funds.

CAPITAL IMPROVEMENT PROJECT DESCRIPTIONS, TULSA CAMPUS:

The following pages contain additional information about each of the capital projects contained in the preceding Capital Improvements Projects for Tulsa Campus. The University may fund certain costs of these projects prior to the delivery of purchase proceeds from its own funds and, to the extent, the University uses its own funds for said purposes, it is intended that proceeds of the Master Lease-Purchase Program may be utilized to reimburse the University.

I. HIGHEST PRIORITY PROJECTS FOR WHICH NEW STATE FUNDING IS REQUESTED, TULSA CAMPUS

- 1 Academic and Administrative Renovations and Equipment: This project involves various renovation projects and the purchase of equipment for the Schusterman Center. The project includes renovation for academic and administrative units and for campus-wide Information Technology and Academic Affairs. Renovations and the acquisition of equipment will involve offices, research laboratories, video technology, research and the startup of Biomedical Engineering. The estimated total project cost is \$3,795,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds
- 2 Campus Infrastructure Improvements: This project involves various physical plant projects. This includes boiler room controls, cardkey system upgrade, roof replacement on several buildings, replacement of LED lights, covering switchyard and condition space as well as replacement of 30 to 41-year-old inefficient chillers that have reached their useful life expectancy. Additionally, the project includes water pumps and water pipe replacement, coil replacement, window replacement in Building 1, equipment replacement in Family Medicine, re-pavement of parking lots, carpet replacement, remodel restrooms, replacing fleet vehicles, replacing all smoke detectors, asbestos removal, and police department renovations. The estimated total cost is \$6,885,000 with funding from bond issues or new State funds.

II. HIGHER PRIORITY PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION, FUNDING IDENTIFIED IN FULL OR IN PART, TULSA CAMPUS

- 3 OU Physicians Clinical Facilities: This project involves the renovation and updating of clinical facilities and the furniture, fixtures, and equipment within these areas as needed from the wear of heavy patient traffic as well as clinical space usage being renovated due to a change in the clinical specialty needs. The estimated total cost is \$2,000,000 over 5 years, with funding from Clinical funds as identified.
- 4 **Dental Clinic: This project involves the construction of an approximately 4,000 square foot dental clinic including a dental laboratory, faculty offices, clerical space, reception room and other ancillary supporting physical structures. As the state of Oklahoma's only Doctor of Dental Surgery (D.D.S.) program, the University of Oklahoma Health Sciences Center's College of Dentistry is essential to train professionals to serve the entire State and improve oral health outcomes. The last two years of the D.D.S. program are primarily focused on providing patient care. The expansion of care facilities to Tulsa will enable twelve dental students to complete their dental education while providing essential access and services to the**

Eastern part of the State. The estimated total project cost is \$2,000,000 with funding proposed from private donations and grants.

III. PRIORITY PROJECTS, CURRENT FUNDING NOT AVAILABLE, TULSA CAMPUS

- 5 **Early Childhood Education Institute:** This project involves the construction of an approximately 40,000 square foot facility on the OU-Tulsa Schusterman Center campus to jointly house the Early Childhood Education and College of Education, who have seen tremendous growth over the last 15 years. The faculty, staff and students are currently spread across multiple buildings. Bringing them together in contiguous space under one roof will enhance opportunities for further research collaboration, create a greater sense of community, improve efficiency of operations, and serve as a showplace for education research and training in Northeastern Oklahoma. The building would include classrooms, meeting spaces, team rooms, collaboration/laboratory spaces, faculty offices, research offices, administrative offices, graduate assistant offices, and visiting scholar offices. The estimated total project cost is \$20,000,000 with funding proposed from an external donor.
- 6 **Fitness Center Expansion:** This project involves constructing an addition to the existing Fitness Center space - extending to the east of north of the existing space within the academic building on the Schusterman campus. Additional features will include an expanded group fitness class space, an expanded cardio room with double the existing equipment and triple the existing cardio space, a free weights area more than double the current space, and a resistance weight machine area that has twice as much equipment and triple the available space, and renovating the men's and women's locker room facilities. The estimated total project cost is \$1,500,000 with funding proposed from State, grant, Section 13 and New College Funds, department or institutional funds and/or Foundation funds from a donor(s).
- 7 **Library Phase II:** This project involves the construction of an approximately 24,000 square foot expansion of the original building which would include many key features that were scaled back or eliminated from Phase I planning. Many of these are features proposed when the original library plan was developed based on input from faculty, students, administrators, and external stakeholders including academic accreditors. These features would include more study rooms and collaborative learning spaces for students; an active learning classroom to keep pace with the library's expanding educational role on campus; a data management and visualization lab to support new research; a digital scholarship lab to include recording studio and makerspaces to support instructional design and student project work; additional collections space for non-traditional and historic materials; additional group study and student conference rooms; individual study carrels; and co-working spaces for faculty visiting from Norman and Oklahoma City campuses. The estimated total project cost is \$9,500,000 with funding proposed from State, grant, Section 13 and New College Funds, department or institutional funds and/or private funds.
- 8 **Exterior Campus Enhancements:** This project involves the construction of a pedestrian pathway, exterior signage, repaving of the east parking lot, a cooling

tower screen, a landscape garden, and a “walking trail.” The pedestrian pathway, as part of Boren Plaza, will provide safety improvement for access between the main building, Learning Center, and Schusterman Library. The estimated total project cost is \$3,400,000 with the “walking trail” estimated at \$1,400,000 with funding from Foundation funds and all the other enhancements costing approximately \$2,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.

- 9 **East Side Parking Facility:** This project involves the construction of a parking structure with up to 500 spaces adjacent to the Learning Center and Library. The estimated total project cost is \$11,500,000 from non-state appropriations sources.

This item was submitted by Eric Conrad on April 29, 2020.