

**AGENDA ITEM 14****ISSUE: CAMPUS MASTER PLAN OF CAPITAL IMPROVEMENT PROJECTS – ALL****ACTION PROPOSED:**

President Boren 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. The plan of potential projects is required to be submitted annually to the State Regents and reflects nothing more than long-term planning; no project will be undertaken without identification of funding and separate approvals as are required under Board of Regents' policy.

**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 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 Improvement Plan 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;
- II. 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. Projects foreseen over next 15 to 30 years, funding not currently available.

New projects which have not previously been approved by the Board 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	Gallogly Biomedical Engineering Facility	\$43,000,000
2	Bizzell Memorial Library 1958 Addition Exterior Improvements	20,000,000
3	Classroom Renovation and Improvements	3,000,000
4	Campus Bicycle/Pedestrian Paths	2,000,000
5	Physical Sciences Center Life Safety Improvements	4,000,000
6	Research Campus Infrastructure	5,000,000
7	Research and Instructional Equipment	4,000,000
8	Information Technology Improvements	6,000,000
9	Asset Preservation Projects – Level III	32,000,000

II. 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>
10	Asset Preservation – Level II	\$ 13,000,000
11	Bizzell Memorial Library, Neustadt Wing Lower Level 2 Renovation	9,500,000
12	Multi-Tenant Office Facility No. 6 at Research Campus (Six Partners Place)	30,000,000
13	S. J. Sarkeys Complex, Huston Huffman Center Addition and Locker Rooms Renovation	15,000,000
14	Student Housing Expansion, Residential Colleges	100,000,000
15	Physics and Astronomy Facilities	37,000,000
16	Parking Expansion (Garages)	20,000,000
17	Parking Expansion (Surface Lots)	5,000,000
18	Campus Streets and Drives	13,500,000

19	Max Westheimer Airport Improvements	15,000,000
20	Gaylord Family-Oklahoma Memorial Stadium Master Plan Updates	370,000,000
21	The Blake Griffin Performance Center	8,000,000
22	Bud Wilkinson /Wagner Redevelopment	25,000,000
23	Jimmie Austin OU Golf Club Improvements	10,000,000
24	Charlie Coe Golf Learning Center and Team Practice Facilities	5,000,000
25	L. Dale Mitchell Baseball Park Expansion and Improvements	10,000,000
26	Softball Facility Expansion and Improvements	15,000,000
27	Boathouse	6,500,000
28	Emergency Repairs, Academic and Administrative Renovations, and Equipment and Technology Acquisitions, 2016-2017	4,344,594
29	<b>Emergency Repairs, Academic and Administrative Renovations, and Equipment and Technology Acquisitions, 2017-2018</b>	<b>2,831,408</b>
30	Armory Renovation	12,000,000
31	<b>Sam Viersen Gymnastics Center Expansion Improvements</b>	<b>4,000,000</b>
32	<b>Mosier Indoor Track Facility Expansion and Improvements</b>	<b>5,000,000</b>
33	<b>Gregg Wadley Indoor Tennis Pavilion and Headington Family Tennis Center' Expansion and Improvements</b>	<b>4,000,000</b>

III. PROJECTS FORESEEN OVER NEXT 15 TO 30 YEARS, FUNDING NOT  
CURRENTLY AVAILABLE, NORMAN CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
34	Bizzell Memorial Library Master Plan Project(s)	\$ 70,000,000
35	S. J. Sarkeys Complex Addition for Health and Exercise Science	10,000,000
36	Chemistry Building Renovation	10,000,000
37	Repository of Art, Public Affairs and History Collections	6,000,000
38	Cate Center #3 Residence Hall Window Replacement	800,000
39	Biological Sciences Building	140,000,000

40	Life Sciences Center, Phase II	50,000,000
41	University Research Campus-North Infrastructure Improvements	7,500,000

## 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	\$2,500,000
2	Academic and Administrative Construction/Renovations And Equipment	2,734,000
3	Campus Infrastructure Improvements	19,540,000
4	Campus ADA Improvements	872,000

II. 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>
5	Harold Hamm Diabetes Center Renovation	\$2,500,000
6	Campus Network/Telecommunications Infrastructure Upgrades	24,847,000
7	Parking Structure Repairs	5,730,000
8	University Research Park improvements	6,000,000
9	Steam and Chilled Water Plant Upgrades	3,410,000
<b>10</b>	<b>Oklahoma City Clinic – OKC Renovations</b>	<b>15,000,000</b>
11	G. Rainey Williams Pavilion Renovation and Modernization	5,400,000

III. PROJECTS FORESEEN OVER NEXT 15 TO 30 YEARS, FUNDING NOT CURRENTLY AVAILABLE, OKLAHOMA CITY CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
12	College of Pharmacy Academic Expansion	\$4,682,000
13	Dentistry Curriculum Redesign and Patient Delivery System Facilities Remodel, Phases II & III	37,875,000

14	Cancer Center Clinic and Patient Support Facility	60,000,000
<b>15</b>	<b>Lincoln Boulevard Pedestrian Crosswalk Improvements</b>	<b>500,000</b>
16	Dermatology Clinic Expansion	2,939,000
17	Operations Center	2,000,000
18	Biomedical Sciences Building Laboratory Modernization Project	6,000,000
<b>19</b>	<b>Parking Structure</b>	<b>15,000,000</b>

## 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 and Equipment	\$2,560,000
2	Campus Infrastructure Improvements	5,473,000

II. 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>
<b>3</b>	<b>OU Physicians Clinical Facilities</b>	<b>2,000,000</b>
<b>4</b>	<b>Stuart Square</b>	<b>250,000</b>

III. PROJECTS FORESEEN OVER NEXT 15 TO 30 YEARS, FUNDING NOT CURRENTLY AVAILABLE, TULSA CAMPUS

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
<b>5</b>	<b>Children's Advocacy Center/Children's Village</b>	<b>\$26,000,000</b>
<b>6</b>	<b>Fitness Center Relocation &amp; Expansion</b>	<b>1,000,000</b>
<b>7</b>	<b>Library Phase II</b>	<b>7,575,000</b>
8	Exterior Campus Enhancements	4,000,000
9	Campus Parking Enhancements	400,000
10	East Side Parking Facility	9,000,000

PROJECT DESCRIPTIONS, NORMAN CAMPUS

The following pages contain additional information about each of the capital projects contained in the preceding Campus Master Plan of Capital Improvements Projects for the Norman Campus.

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

- 1 Galogly Biomedical Engineering Facility: It is anticipated that the building will provide approximately 75,500 gross square feet of space for research and teaching laboratories and necessary support space. The facility is proposed to include a variety of spaces, such as reconfigurable and dual-use research and teaching laboratories, team rooms, offices, classrooms, and a large 100-person lecture hall. The total cost for the project is currently estimated to be approximately \$43,000,000.
- 2 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.
- 3 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 133 centrally scheduled classrooms, comprising over 147,651 net square feet of space, up to the basic standards. This project will provide funding of \$3,000,000 for renovations and instructional equipment in a number of classrooms identified as most critically in need of improvement. New State funds are requested.
- 4 Campus Bicycle/Pedestrian Paths: This project will provide funding of \$2,000,000 for implementation of a bicycle/multimodal transportation system throughout campus. When fully developed, this system will interconnect the campus community and link with the City of Norman beyond. New State funds are requested.
- 5 Physical Sciences Center Life Safety Improvements: This project will include fire sprinkler and alarms systems, emergency lighting, and other life safety improvements in several areas of the Physical Sciences Center. The estimated total project cost is \$4,000,000, with new State funds requested.
- 6 Research Campus Infrastructure: The University's efforts to develop the Research Campus continues. Some of the remaining infrastructure is in poor condition, and in many instances has been out of use for an extended period of time. The Master Plan for the area is being updated and will be implemented as new building projects are identified. The infrastructure improvements include utilities; site clearing; construction of roads, drives, parking and pedestrian walkways; and information technology systems expansion. This project will provide additional funding of \$5,000,000 to prepare the Research Campus for the next phase of development. New State funds are requested.
- 7 Research and Instructional Equipment: Funds are to be used to purchase new equipment

for teaching and research programs. Purchases are needed to replace, modernize and augment equipment used in classroom and laboratory instruction and in research programs. Part of the equipment will be used to support the teaching and research activities of newly hired faculty, including some who will occupy endowed chairs. Funding in the amount of \$4,000,000 is proposed from new State funds.

- 8 Information Technology Improvements: A number of information technology improvements are needed to address data protection needs at the Norman campus. This project would modernize network security infrastructure by providing high-performance firewalls, intrusion prevention systems, network access management, mobile device encryption, compliance management, and secure code analysis enabling the University to manage the risk of data loss and misuse of University resources. New State funds of \$6,000,000 are requested.
- 9 Asset Preservation Projects – Level III: Capital requirements for the preservation of the University’s facilities and infrastructure have been listed and categorized, including estimates of project costs. The work included in this group of asset preservation projects has been identified as Level III (i.e., condition will allow some further delay, however its delay will result in increased maintenance and operations costs). The projects include deferred maintenance projects, energy conservation work, new and upgraded elevators, lighting upgrades, roof repair and replacement projects, accessibility improvements, and utility upgrades. The estimated total cost for these projects is \$32,000,000 with funding proposed from new State funds.

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

- 10 Asset Preservation Projects – Level II: Capital requirements for the preservation of the University’s facilities and infrastructure have been listed and categorized, including estimates of project costs. The work included in this group of asset preservation projects has been identified as Level II (i.e., condition will allow for only a short delay) and is critical for University departments to carry out their mission. The projects include deferred maintenance projects, roof repair and replacement projects, new and upgraded elevators, accessibility improvements, and utility upgrades. The estimated total cost for these projects is \$13,000,000 with funding from institutional resources and bond proceeds.
- 11 Bizzell Memorial Library, Neustadt Wing Lower Level 2 Renovation: This project involves renovation and modernization of space on Lower Level 2 of the 1983 Neustadt Wing addition to the Bizzell Memorial Library. The renovation will create common areas and work areas to be made available to members of the faculty and graduate students. Fairly significant mechanical and electrical system upgrades will be required for implementation of this project and also will augment future Bizzell renovations. The estimated total project cost is approximately \$9,500,000 to be funded from discretionary funds.
- 12 Multi-Tenant Office Facility No. 6 at Research Campus (Six Partners Place): This building will provide approximately 75,000 square feet of space, including general office space and potentially wet lab space for University research programs and space that may be leased to entities wishing to locate at the Research Campus. Necessary infrastructure

associated with the new building will also need to be constructed as part of the project. The estimated total project cost is approximately \$30,000,000 to be funded from bond

proceeds.

- 13 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's and women's locker rooms would be renovated and modernized. The estimated total project cost is \$15,000,000, with funding of \$5,000,000 from bonds supported by student facility fees and \$10,000,000 from other sources to be determined.
- 14 Student Housing Expansion, Residential Colleges: The proposed project implements the first phase of a master plan to upgrade the University's aging housing facilities. The proposed new facilities will house approximately 616 students in a mix of room, suite, and semi-suite configurations. The project will include dining, faculty housing, student lounge areas, and other organizational and academic amenities utilizing the "Residential College" community model. The project will expand OU's existing housing options and attract more upperclassmen to on-campus housing by offering unique and highly attractive academic and social opportunities. Further, expansion of student housing facilities will help meet current market demand by reducing density in existing residence halls and adding resident advisor rooms and community spaces; and will address the significant demand for on-campus apartment beds among single upper-division and graduate students. The budget for the project is \$100,000,000 with funding identified from private sources and bond proceeds.
- 15 Physics and Astronomy Facilities: The proposed project will provide new research facilities for the Homer L. Dodge Department of Physics and Astronomy to replace obsolete laboratories and laboratory support spaces within Nielsen Hall. The project will include state-of-the-art National Institute of Standards and Technology standard research laboratories to support current and future research efforts. The facility will also provide new office space and will include spaces for science display and one classroom. The preliminary budget is \$37,000,000 with funding from private sources and bond proceeds.
- 16 Parking Expansion (Garages): New structured parking will be constructed to replace parking spaces lost to expansion of student housing or other campus development. It is anticipated that approximately 1,000 spaces could be constructed. The estimated total project cost is \$20,000,000, to be funded from bond proceeds.
- 17 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 \$5,000,000 with funding from Parking and Transportation Services auxiliary funds and bond proceeds.
- 18 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 \$13,500,000 with funding from bond proceeds.
- 19 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.
- 20 Gaylord Family-Oklahoma Memorial Stadium Master Plan Updates: The south stadium work, which comprises the initial construction phase, includes adding new seating at the southeast and southwest corners of the stadium to complete the seating bowl. Also included are expansion and improvements to football and other sports programs' team facilities and support spaces as well as improvements to game day facilities and amenities to significantly improve the game day experience for patrons and fans attending events at the stadium. The estimated total cost for the south stadium work is \$160,000,000, with funding from Athletics Department capital funds, bond funds, and other private sources. This initial construction phase is substantially complete. West and other stadium work includes the demolition of the existing press box structure and construction of a new west addition that will include significantly improved patron and fan amenities, additional concourses and seating, handrails, technology improvements, game day operations and press facilities and space for Athletics administration and related operations. As a part of the west stadium work, the existing four field lighting poles will be removed and new and improved field lighting will be installed atop the new west addition and at the top of the existing east upper deck structure. The estimated total cost for all elements, including the initial construction phase, is \$370,000,000.
- 21 The Blake Griffin Performance Center: The Blake Griffin Performance Center consists of an approximately 17,000 gross square foot addition to the south of the existing two Lloyd Noble Center practice court gymnasiums used by the men's and women's basketball programs. This addition will provide significantly improved strength training facilities for both basketball programs as well as for student-athletes competing in other OU athletics programs. As a part of the project, space for a Performance Center also will be constructed to provide for performance equipment, testing and assessment to help student-athletes improve overall athletic performance. The estimated project cost is \$8 million and will be provided by private donations and other Athletics funds.
- 22 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 \$25,000,000 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.
- 23 Jimmie Austin OU Golf Club Improvements: This project provides a variety of improvements for the Jimmie Austin Golf Course. Improvements include a new clubhouse, residential cottages, new entry and drive, parking lot expansion and various course and practice area renovations. Also included are much needed projects to upgrade the irrigation system infrastructure and to repair erosion problems in Bishop Creek and adjoining holes. The project will be developed incrementally over an extended time period. The initial project phase is estimated to cost approximately \$10,000,000 with funding from private sources and bond proceeds.
- 24 Charlie Coe Golf Learning Center and Team Practice Facilities: The Athletics Department has identified various team support areas that are needed at the Charlie Coe Golf Learning Center. The improvements include the Ransom Short Course, additional equipment storage and workout areas as well as improvement of the practice area. The

- estimated total project cost is \$5,000,000, with funding to be provided from a combination of private and other Athletics Department funds.
- 25 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 \$10,000,000, with funding to be provided from a combination of private and other Athletics Department funds.
- 26 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 improvements at the Softball Facility, with an estimated total cost of \$15,000,000, with funding to be provided from a combination of private and other Athletics Department funds.
- 27 Boathouse: The proposed new boathouse will 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 from a combination of private funds and Athletics Department capital funds.
- 28 Emergency Repairs, Academic and Administrative Renovations, and Equipment and Technology Acquisitions, 2016-17: This project involves the expenditures of \$4,344,594 in FY2017 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, and real property acquisitions. These project funds will allow for the implementation of projects as needed in support of a number of capital projects throughout the course of the fiscal year.
- 29 Emergency Repairs, Academic and Administrative Renovations, and Equipment and Technology Acquisitions, 2017-18: This project involves the expenditures of \$2,831,408 in FY2018 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, and real property acquisitions. These project funds will allow for the implementation of projects as needed in support of a number of capital projects throughout the course of the fiscal year.
- 30 Armory Renovation: This project, with an estimated project cost of \$12,000,000, will renovate the current Armory building to provide much needed and up-to-date classroom space required to teach classes in military science. The project will also make needed code, life safety and accessibility improvements to the building and update the building's mechanical and electrical systems. Funding to be provided from a combination of private sources and bond proceeds.
- 31 **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 \$4,000,000, with funding to be provided from a combination of private and other Athletics Department funds.

- 32 **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.**
- 33 **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 \$4,000,000, with funding to be provided from a combination of private and other Athletics Department funds.**

III. PROJECTS FORESEEN OVER NEXT 15 TO 30 YEARS, FUNDING NOT CURRENTLY AVAILABLE, NORMAN CAMPUS

- 34 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.
- 35 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.
- 36 Chemistry Building Renovation: As new facilities for the Department of Chemistry and Biochemistry are constructed, spaces in existing facilities will be vacated and reprogrammed for other instructional and research uses. Renovation will be required to reconfigure space, upgrade building systems and improve accessibility. The estimated total project cost is approximately \$10,000,000.
- 37 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.

- 38 Cate Center Residence Halls Window Replacement: New energy-efficient replacement windows will be installed in Cate Center #3. In addition to providing energy cost savings, replacement of the windows will provide greater security and enhance the building's appearance. The estimated total project cost is \$800,000.
- 39 Biological Sciences Building: Many of the teaching and research facilities used by the departments of Biology and Microbiology and Plant Biology and the Oklahoma Biological Survey are outdated and insufficient to meet the needs of undergraduate teaching, research and current safety standards. In addition, the wide dispersal in multiple locations of the activities and faculty in the biological sciences is another significant impediment to accommodating dramatic growth in student numbers and the achievement of goals. The envisioned building would allow centralization of critical facilities and personnel. The plan would provide a new greenhouse and a superior learning environment for students, including a new modern lecture hall, modernized research facilities, and open spaces for students, faculty and staff that will enhance opportunities for cross-disciplinary research collaborations and larger group projects. The estimated total project cost is \$140,000,000.
- 40 Life Sciences Center, Phase II: This project will complete the program requirements necessary to support the instructional and research activities of the Department of Chemistry and Biochemistry, and will ultimately consolidate and integrate the teaching and student services programs with the research programs to be constructed as Phase I. Phase II will contain approximately 100,000 gross square feet and will provide the department with state-of-the-art teaching laboratories for general, analytical, physical, biological, quantitative and organic chemistry; teaching laboratory support and chemical stock room meeting the current life-safety requirements for storage and handling of hazardous materials; student advising and student services areas, including an Information Commons, group study spaces and computer lab; and a 150-seat seminar auditorium. The project will also construct a parking structure. The estimated total project cost is \$50,000,000.
- 41 University Research Campus-North Infrastructure Improvements: The establishment and growth of the University Research Campus-North is dependent upon the development of an infrastructure foundation for the property. The University Research Campus-North comprises approximately 1,100 acres and is organized into two basic elements: Swearingen Research Park and Max Westheimer Airport. This project involves the enhancement and addition to existing infrastructure systems on the east side of the property. Improvements include road construction and repair, street lighting and sidewalks, sewer mains, water distribution systems, storm water detention pond construction, perimeter and street landscaping, construction of primary entrances, and the demolition of several structures necessary to prepare sites for development. The estimated cost for these improvements totals \$7,500,000.

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, OU Technology Center and College of Public Health Building. The project includes the design and installation of fire sprinkler systems and upgrades to fire pumps as necessary. The estimated total project cost is \$2,500,000, 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 \$2,734,000 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, and containment and removal of asbestos. The estimated total cost is \$19,540,000, 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.
- 4 Campus ADA Improvements: This project involves the completion of Americans with Disabilities Act improvements. Priority projects will be completed and include parking and building access, interior pathways, signage and other improvements. This will involve all campus facilities. The current estimated total project cost is \$872,000, with funding proposed from new State or Section 13 and New College Funds.

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

- 5 Harold Hamm Diabetes Center Renovation: This project involves renovation of Harold Hamm Diabetes Center. The building was purchased in 2008 and is in need of renovation to accommodate continuing refinement for Harold Hamm Diabetes Center. Previous phases have been completed, renovating 21,500 square feet of space on floors 1 through 3 and improvements have been made to the north entrance walkways and

- driveway. Additional phases will be planned in coordination with needs. The estimated total project cost is \$2,500,000 with funding from State, departmental and/or other funds.
- 6 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; 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, spans and taps, security and network intrusion detection, load balancers, DNS/DHCP, operational tools, lab hardware, VPN/UAC, network access controller, network chassis, servers, data storage, and video conferencing. The estimated total project cost is \$24,847,000, with \$24,847,000 funded from Information Technologies reserve and Digicom Service Unit.
  - 7 Parking Structure Repairs: This project involves parking structure maintenance and repairs to the Williams Pavilion, Stonewall and University Research Park garages and other parking areas across campus, funds permitting. The estimated total project cost is \$5,730,000. Funding in the amount of \$3,000,000 is proposed from OU Parking and Transportation Services parking reserves and \$2,730,000 is proposed from new State, bond, Section 13 and New College funds, and/or institutional funds.
  - 8 University Research Park Improvements: This project involves renovation of the University Research Park for new space leases. The estimated total project cost is \$6,000,000 with funding from University Research Park and/or other funds.
  - 9 Steam and Chilled Water Plant Upgrade: This project involves refurbishing cooling towers, installing an auxiliary steam pressure reducing station, overhauling steam turbines, replacing a torque tube, overhauling two electric chillers, replacing condenser water piping, upgrading the utility billing system, upgrading controls, replacing make-up water piping, replacing a boiler economizer, replacing bypass valves, replacing insulation, resealing cooling tower basins, sumps and basin walls, and replacing fuel tanks. This project offers the greatest opportunity for the University to ensure that all present and future Health Sciences Center campus heating and cooling demands are met, as well as make improvements to plant efficiency that will help the plant's customers reduce their utility bills. The estimated total project cost is \$3,410,000 with funding anticipated from University funds with potential reimbursement from the Master Lease-Purchase Program to the extent allowed.
  - 10 **Oklahoma City Clinic – OKC Renovations**: **This project involves renovation of 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. The estimated total project cost is \$15,000,000 with funding from leaseholder improvements.**
  - 11 G. Rainey Williams Pavilion Renovation and Modernization: This project involves the renovation of approximately 129,000 square feet of academic office space and expansion and modernization of restrooms in the G. Rainey Williams Pavilion due to the age and condition of the current facility. The estimated total project cost is \$5,400,000.
- III. PROJECTS FORESEEN OVER NEXT 15 TO 30 YEARS, FUNDING NOT CURRENTLY AVAILABLE, OKLAHOMA CITY CAMPUS

- 12 College of Pharmacy Faculty Academic Expansion: This project involves the construction of a 225-seat classroom, faculty offices, and “breakout rooms” on the east side of the Pharmacy building. The project will include chairs, desks, microphones, cameras, and other supporting videoconferencing equipment. This project also includes the construction of a set of fully functional men’s and women’s restrooms on the east side of the Pharmacy building. Expansion to the College of Pharmacy Building will establish additional offices for 20 faculty, 10 residents, 15 support staff, and supporting space to consolidate academic programs in one building. With the increase in class sizes and faculty to the department, current space limitations have required that faculty share offices and maintain offsite offices. The dispersed faculty has strained the ability for the College to establish an effective and efficient academic environment. Additional space is needed to accommodate current needs and the College’s growth needs for the foreseeable future. The estimated total project cost is \$4,682,000 with funding proposed from State, Grant, Section 13 and New College funds, and/or department, institutional or private funds.
- 13 Dentistry Curriculum Redesign and Patient Delivery System Facilities Remodel, Phases II and III: This project involves renovation and reconfiguration of the clinical and administrative areas of the Dental Clinical Sciences Building to be completed in three phases. This is in response to new accreditation standards that support a substantial redesign of the pre-doctoral curriculum and correlated patient care delivery system in the College of Dentistry. The current pre-doctoral curriculum is compressed, inflexible, complex and poorly sequenced. In addition, the current mechanism for screening and assigning patients, treatment planning cases, and providing care is inefficient and cumbersome for patients, students and faculty. To address a significant number of these issues, a substantial renovation and reconfiguration of administrative and clinical space is required, along with the purchase and/or replacement of equipment and furniture. Phase I renovated the clinical and teaching areas of the third floor and created additional classrooms and student locker and gathering areas on the first floor for approximately \$12,100,000. Phase II will renovate the clinical and teaching areas of the second and fourth floors for approximately \$18,688,000 and Phase III will renovate the faculty and administrative areas of the fifth floor for approximately \$19,160,000. The estimated total project cost is \$37,875,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 14 Cancer Center Clinic and Patient Support Facility: This project involves the construction of a facility adjacent to the existing Peggy and Charles Stephenson Cancer Center. It is anticipated that the facility will provide approximately 100,000 to 150,000 gross feet of space for clinical and patient supportive care that will supplement the existing facilities and foster the Peggy and Charles Stephenson Cancer Center mission. The estimated total project cost is \$60,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department, institutional or private funds.
- 15 **Lincoln Boulevard Pedestrian Crosswalk Improvements: This project involves improvements to the crosswalks on Lincoln Boulevard for pedestrians to safely walk from the main part of the Health Sciences Center campus to the University Research Park. As campus administrative offices relocate to the University Research Park, more and more faculty and staff must cross Lincoln Boulevard on foot to get to the University Research Park facilities. The estimated total project cost is \$500,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.**
- 16 Dermatology Clinic Expansion: This project involves renovation of the Dermatology Clinic building by adding 13 new examination rooms and three surgical procedure rooms. The renovations will reconfigure existing space to create a more effective use of the

space and improve the efficiency of patient flow. The project will provide additional patient treatment space necessary for current patient care needs and allow for future growth of the clinical workload. The estimated total project cost is \$2,939,000, with funding from University Hospitals Authority and Trust.

- 17 Operations Center: This project involves the construction of a 42,1000-gross-square-foot facility. The facility will house Health Sciences Center Operations, Site Support 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 \$2,000,000.
- 18 Biomedical Sciences Building Laboratory Modernization Project: This project involves the renovation of approximately 30,000 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 \$6,000,000.
- 19 **Parking Structure**: **This project involves the construction of a 750-space parking structure on the east side of the campus. The parking garage is necessary given new construction and growth of the campus. The estimated total project cost is \$15,000,000.**

PROJECT DESCRIPTIONS, TULSA CAMPUS:

The following pages contain additional information about each of the capital projects contained in the preceding Campus Master Plan of Capital Improvements Projects for the University of Oklahoma - Tulsa Campus.

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, completion of the physical therapy/rehabilitation portion and for campus-wide Information Technology and Academic Affairs. Renovations and the acquisition of equipment will involve offices, research laboratories, video technology, and research. The estimated total project cost is \$2,559,973 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. They include roof replacement on several buildings, covering switchyard and condition space as well as replacement of 25 to 36-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, parking lots, carpet replacement, remodel restrooms, replacing fleet vehicles, replacing all smoke detectors, asbestos removal, and police department renovations. The estimated total cost is \$5,473,125, with funding from bond issues or new State funds.

II. 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. Clinical funds will be used to fund these projects as identified. The estimated total cost is \$2,000,000 over 5 years.**
- 4 **Stuart Square: A town square in the central part of campus featuring an outdoor learning area is planned. As research has demonstrated, there are many benefits to having outdoor spaces for learning including nature's ability to restore concentration and improve cognition. OU-Tulsa offers many classes with long sessions and weekend courses in which the faculty and students would benefit from having outdoor areas in which to teach and learn. This access would extend to faculty and students. The location would be to the west of the Founders Student Center, and would include green space, trees and benches. Project cost of \$250,000 to be paid from Foundation Funds.**

III. PROJECTS FORESEEN OVER NEXT 15 TO 30 YEARS, FUNDING NOT

CURRENTLY AVAILABLE, TULSA CAMPUS

- 5 **Children's Advocacy Center/ Children's Village:** The Children's Advocacy Center and Children's Village is a proposed new structure on the OU-Tulsa campus. It would co-locate Tulsa's Child Abuse Network and Family Safety Center, which are both beyond capacity in their current facilities and in the midst of capital campaigns. Both seek to move to a central midtown location, and work with OU-Tulsa's academic programs to both train workers and perform service evaluations. Included in the Children's Village would be laboratory child care center that could serve as a research and training ground for our programs in social work and early childhood education. Lastly, the nascent Hope Center at OU-Tulsa, committed to research and training in hope and resilience, would also co-locate on the premises. The estimated total project cost is \$26,000,000 with funding from Foundation funds.
- 6 **Fitness Center Relocation & Expansion:** This project involves constructing a second story on top of the existing Founders Student Center space within the academic building on the Schusterman campus. Features will likely include a ½ court indoor basketball court (to double as group fitness class space), an elevator for accessibility, a 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 new men's and women's locker room facilities. The total anticipated cost is \$1,000,000 and the source of funding is yet to be determined but most likely would be Foundation funds from a donor.
- 7 **Library Phase II:** Following the completion of the OU-Tulsa Schusterman Center Library construction project in 2011, and keeping with the OU-Tulsa Campus Plan, an anticipated 20,000 square foot expansion of the original building would include many key features that were scaled back or eliminated from Phase I planning. These features would include additional learning clusters and Commons space for students; an information literacy computer lab to keep pace with the library's expanding educational role on campus; an educational technology center to help faculty and students more fully adopt and better utilize distance education technologies; additional collections space for non-traditional and historic materials; additional group study and student conference rooms; individual study carrels; office space for traveling faculty from Norman and Oklahoma City; improved writing center facilities; and a full-featured library café and reading nook. The estimated total cost is \$7,575,000 with funding from other non-state appropriations sources including Foundation funds.
- 8 **Exterior Campus Enhancements:** This project involves a pedestrian pathway, exterior signage, repaving of the east parking lot, cooling tower screen, landscape garden, and "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 of the "walking trail" is \$1,400,000, with funding from Foundation funds. The estimated cost of all other enhancements is an additional \$2,000,000. Total of all enhancements is \$3,400,000.
- 9 **Campus Parking Enhancements:** This project involves street and parking improvements. Additional on-street and surface parking around campus will be provided, as well as necessary sidewalks and improved signage. Campus landscape beautification projects including tree replacements and additional benches as well as streetscape enhancements will be undertaken. The estimated total cost is \$400,000 with funding from Foundation

funds.

- 10 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. This project is needed when all other new facilities, including the Library are completed. The estimated total project cost is \$9,000,000 from non-state appropriations sources.