



# Meeting Minutes

for

## Building and Grounds Committee

3:00 pm, Friday, January 8, 2016  
Room 405, Tait Conference Room, Russ Engineering

### Attendees at Meeting

#### B&G

CECS	James Menart, Chair
CEHS	Jeremy Mills
COSM	Ann Farrell
RSCOB	David Bukovinsky
BSOM	David Mirkin

#### Exofficio/NV

Registrar	Mary Holland (replaced by Todd Frantz)
Physical Plant	Jeff Trick

### Call to Order

### Approval of Minutes

1. Minutes from the January 8, 2016 Buildings and Grounds Committee were approved by committee vote.

### Statement on the results of the Master Plan resolution

1. Dr. Menart presented the resolution that originated from the Buildings and Grounds Committee and was approved by the Faculty Senate.
2. This resolution was to have the Wright State Administration remove funding items tied to the Master Plan Update from the 2019-2020 Biennium and the 2021-2022 Biennium of the Higher Education Six year Capital Plan, and reallocate all moneys currently designated for the Master Plan Update (specifically \$5 million in the 2019-2020 biennium and \$7 million in the 2021-2022 biennium) to Deferred Maintenance and/or Basic Renovations.
3. This resolution was done because it was not deemed prudent to demolish 12 buildings on campus as laid out by the Master Plan.
4. This resolution is attached to these meeting minutes.

### Update on Classroom Remodeling Project

1. Dr. Menart gave an update on the \$5.5 million Classroom Remolding Project.
2. The documents that were discussed are attached to these minutes. There is a budget and timeline included. There is a short overall budget and then there is a budget by building for Package 3.
3. Dr. Menart showed some drawings of the new rooms that are not attached to these minutes.
4. It is felt that Buildings and Grounds has provided a good deal of useful input into this process.
5. Dr. Menart thanked the committee.

### Adjourn



Master Plan/Capital Plan Funding Resolution  
Passed by the Faculty Senate on February 22, 2016

Whereas, Wright State should be committed to the wisest possible use of our financial resources;

Whereas, the 2015 Master Plan Update as presented to the Faculty Senate on November 9, 2015, proposes that eight Wright State facilities including

Building Name	Gross Square Feet
Biological Sciences I & II	110,113
Medical Sciences	99,751
Hamilton Hall	70,902
Math and Microbiology	51,384
Health Sciences	46,456
Fine Arts Building and Sheds	23,600+sheds
Forest Lane Community Building	55,685
Forest Lane Housing	Included Above
<b>Total</b>	<b>457,789</b>

be demolished in the next ten years (or on a time frame consistent with university growth);

Whereas, the buildings recommended for demolition are not more than 50 years old;

Whereas, the Buildings and Grounds Committee and the Faculty Budget Priority Committee agree that this would not be an efficient use of the university's resources; therefore be it

*Resolved*, that the Wright State Administration remove funding items tied to the Master Plan Update from the 2019-2020 Biennium and the 2021-2022 Biennium of the Higher Education Six year Capital Plan, and reallocate all moneys currently designated for the Master Plan Update (specifically \$5 million in the 2019-2020 biennium and \$7 million in the 2021-2022 biennium) to either the Deferred Maintenance and/or Basic Renovations categories.



## Budget Summary

Overall - 12/3/15



### Classroom Modernization Wright State University Project Budget

Funding	Full	
State Appropriations	\$5,300,000	
WSU-Technology	\$200,000	
WSU-Prototypes		\$200,000 separate allocation
<b>Project Budget</b>	<b>\$5,500,000</b>	
<b>Soft Costs</b>		
A/E fees and reimbursables	\$488,000	
A/E Additional Services - Acoustical Consultant	\$11,500	
A/E Additional Services - Haz mat design and monitoring	\$50,000	\$34,500 incurred to date
WSU Self Performed Work - haz mat testing	\$1,000	\$460 incurred to date
<b>Total Soft Costs</b>	<b>\$550,500</b>	
<b>Package Costs (includes GC, CaTS, Instructional Tech, Haz Mat, Furniture and Construction Contingency)</b>		
Package 2	\$ 1,049,134	
Package 3	\$3,671,336	
Package 4 (remaining budget)	\$229,030	
<b>Total Package Costs</b>	<b>\$ 4,949,500</b>	
<b>Total Project Costs</b>	<b>\$ 5,500,000</b>	

**Budget Summary by Building**  
Package 3 - 12/3/15



**Classroom Modernization**  
Wright State University

SPGB Project Number 15001  
Total Square Feet  
Project Budget

Creative Arts	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
CA A020	\$ 23,399	\$ 16,089	\$ 16,100.00	\$ 7,500		
CA M152	\$ 49,085	\$ 10,000	\$ 16,100.00	\$ 10,000		
CA A230	\$ 38,932	\$ 17,713	\$ 16,100.00	\$ 7,500		
CA A324	\$ 43,152	\$ 48,610	\$ 16,100.00	\$ 7,500		
CA M252	\$ 147,385	\$ 42,600	\$ 40,600.00	\$ 20,000		
CA M259	\$ 52,618	\$ 4,040	\$ 22,100.00	\$ 7,500	\$ 5,537	
CA A330	\$ 42,987	\$ 19,932	\$ 16,100.00	\$ 7,500		
CA T131 (teaching station)		\$ 3,500				
<b>Subtotal</b>	<b>\$ 397,558</b>	<b>\$ 182,484</b>	<b>\$ 143,200</b>	<b>\$ 67,500</b>	<b>\$ 5,537</b>	
General Conditions	\$ 66,155					
Scope Contingency (miscellaneous materials)	\$ 59,634	15%				
Bid Contingency (bidder variances)	\$ 19,878	5%				
Prime Contractor Overhead and Profit	\$ 59,634	15%				
Construction Contingency	\$ 42,200	7%				
<b>Total</b>	<b>\$ 645,060</b>	<b>\$ 182,484</b>	<b>\$ 143,200</b>	<b>\$ 67,500</b>	<b>\$ 5,537</b>	<b>\$ 1,023,781</b>

Fawcett Hall	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
FH 108	\$ 25,335	\$ 13,121	\$ 16,100.00	\$ 7,500	\$ 3,508	
FH 204 206	\$ 110,672	\$ 56,577	\$ 28,100.00	\$ 10,000	\$ 7,507	
FH 210 218	\$ 111,521	\$ 47,205	\$ 141,100.00	\$ 20,000	\$ 6,644	
<b>Subtotal</b>	<b>\$ 247,528</b>	<b>\$ 116,902</b>	<b>\$ 185,300</b>	<b>\$ 37,500</b>	<b>\$ 17,658</b>	
General Conditions	\$ 41,190					
Scope Contingency (miscellaneous materials)	\$ 37,129	15%				
Bid Contingency (bidder variances)	\$ 12,376	5%				
Prime Contractor Overhead and Profit	\$ 37,129	15%				
Construction Contingency	\$ 26,275	7%				
<b>Total</b>	<b>\$ 401,827</b>	<b>\$ 116,902</b>	<b>\$ 185,300</b>	<b>\$ 37,500</b>	<b>\$ 17,658</b>	<b>\$ 758,987</b>



Millett Hall	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
MH 244	\$ 17,642	in pkg 2	\$ 16,100.00	\$ 7,500		
<b>Subtotal</b>	<b>\$ 17,642</b>	<b>\$ -</b>	<b>\$ 16,100</b>	<b>\$ 7,500</b>	<b>\$ -</b>	
General Conditions	\$ 2,936					
Scope Contingency (miscellaneous materials)	\$ 2,646	15%				
Bid Contingency (bidder variances)	\$ 882	5%				
Prime Contractor Overhead and Profit	\$ 2,646	15%				
Construction Contingency	\$ 1,873	7%				
<b>Total</b>	<b>\$ 28,624</b>	<b>\$ -</b>	<b>\$ 16,100</b>	<b>\$ 7,500</b>	<b>\$ -</b>	<b>\$ 52,224</b>

Math and Micro	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
MM 171	\$ 61,325	\$ 27,336	\$ 16,100.00	\$ 7,500		
MM 202	\$ 41,429	\$ 24,524	\$ 16,100.00	\$ 7,500		
MM 271	\$ 44,060	\$ 28,648	\$ 16,100.00	\$ 7,500		
<b>Subtotal</b>	<b>\$ 146,815</b>	<b>\$ 80,507</b>	<b>\$ 48,300</b>	<b>\$ 22,500</b>	<b>\$ -</b>	
General Conditions	\$ 24,431					
Scope Contingency (miscellaneous materials)	\$ 22,022	15%				
Bid Contingency (bidder variances)	\$ 7,341	5%				
Prime Contractor Overhead and Profit	\$ 22,022	15%				
Construction Contingency	\$ 15,584	7%				
<b>Total</b>	<b>\$ 238,215</b>	<b>\$ 80,507</b>	<b>\$ 48,300</b>	<b>\$ 22,500</b>	<b>\$ -</b>	<b>\$ 389,522</b>

Medical Sciences	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
MS 120	\$ 206,307	\$ 3,500	\$ 26,600.00	\$ 20,000		
<b>Subtotal</b>	<b>\$ 206,307</b>	<b>\$ 3,500</b>	<b>\$ 26,600</b>	<b>\$ 20,000</b>	<b>\$ -</b>	
General Conditions	\$ 34,330					
Scope Contingency (miscellaneous materials)	\$ 30,946	15%				
Bid Contingency (bidder variances)	\$ 10,315	5%				
Prime Contractor Overhead and Profit	\$ 30,946	15%				
Construction Contingency	\$ 21,899	7%				
<b>Total</b>	<b>\$ 334,744</b>	<b>\$ 3,500</b>	<b>\$ 26,600</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 384,844</b>



Delman Hall	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
OH 302		\$ 29,054				
OH 303		\$ 28,085				
OH 306		\$ 28,085				
OH 340	\$ 127,268	\$ 62,481	\$ 24,600.00	\$ 10,000	\$ 8,050	
OH 341		\$ 19,682				
OH 345		\$ 19,682				
OH 350		\$ 18,744				
<b>Subtotal</b>	<b>\$ 127,268</b>	<b>\$ 205,813</b>	<b>\$ 24,600</b>	<b>\$ 10,000</b>	<b>\$ 8,050</b>	
General Conditions	\$ 21,178					
Scope Contingency (miscellaneous materials)	\$ 19,090	15%				
Bid Contingency (bidder variances)	\$ 6,363	5%				
Prime Contractor Overhead and Profit	\$ 19,090	15%				
Construction Contingency	\$ 13,509	7%				
<b>Total</b>	<b>\$ 206,499</b>	<b>\$ 205,813</b>	<b>\$ 24,600</b>	<b>\$ 10,000</b>	<b>\$ 8,050</b>	<b>\$ 454,962</b>

Russ College	Fixed Construction	Furniture	Technology	CaTS	Haz Mat	Total
RC 153	\$ 58,348	\$ 22,774	\$ 27,100.00	\$ 10,000		
RC 154	\$ 44,036	\$ 29,272	\$ 16,100.00	\$ 7,500		
RC 155	\$ 32,464	\$ 13,402	in RC 153	in RC 153		
RC 208	\$ 11,501	in pkg 2	\$ 16,100.00	\$ 7,500		
RC 302	\$ 14,969	in pkg 2	\$ 16,100.00	\$ 7,500		
RC 406	\$ 17,911	in pkg 2	\$ 16,100.00	\$ 7,500		
<b>Subtotal</b>	<b>\$ 178,230</b>	<b>\$ 65,449</b>	<b>\$ 91,500</b>	<b>\$ 40,000</b>	<b>\$ -</b>	
General Conditions	\$ 29,825					
Scope Contingency (miscellaneous materials)	\$ 26,884	15%				
Bid Contingency (bidder variances)	\$ 8,961	5%				
Prime Contractor Overhead and Profit	\$ 26,884	15%				
Construction Contingency	\$ 19,025	7%				
<b>Total</b>	<b>\$ 290,810</b>	<b>\$ 65,449</b>	<b>\$ 91,500</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 487,759</b>

Grand Total (doesn't include ADA entry work)

\$ 3,552,078



## Classroom Renovation Phasing

Project No. WSU-150009

### Classroom Modernization and Maintenance

Wright State University

Revised December 3, 2015

#### PROPOSED PACKAGING – 4 Packages

##### Package 2:

- A. Winter 2015 /Spring 2016
  - a. OH 112 – 3 room Swing Space
  - b. FH 101 ( Summer A)

##### Package 3:

- B. Spring 2 2016 (ADA latch set work only - keep rooms online – may slip to Summer 2016)
  - a. CA M268
  - b. OH 223
  - c. EI 259
  - d. COX 140D
  - e. RC 150
  - f. MS 035A/B
- C. Spring 2 2016 (ADA entry work only – keep rooms online – may slip to Summer 2016)
  - a. BS 105 (rated 3)
  - b. MH 039 (rated 3)
  - c. NC 236 (rated 3)
  - d. RC 144 (rated 3)
  - e. UH 066 (rated 3)
  - f. EI 119 (college dedicated)
  - g. EI 123 (college dedicated)
  - h. MM 260 (college dedicated)
- D. Entire Summer 2016
  - a. FH 210/218, FH 204, FH 206
  - b. MS 120
  - c. OH 340
  - d. RC 153/155
  - e. CA A020, CA A230, CA A330, CA A324, CA M152, CA M252, CA M259 (CA shutting down for summer)
  - f. OH 302, OH 303, OH 306, OH 341, OH 345, OH 350 (furniture work only these rooms – keep rooms online)



- E. Summer A 2016
  - a. RC 208, RC 302, RC 406
  - b. MH 244
  
- F. Summer B 2016
  - a. FH 108, RC 154
  - b. CA T131 (teaching station only)
  
- G. Fall 2016
  - a. MM 171, MM 202, MM 271
  
- H. Misc.
  - a. NC 236 (occupancy sign – reduce seat count)

**Package 4:**

- I. Winter Break 2016 and beyond
  - a. Remaining 1 & 2 rated rooms dedicated to college:
    - CA M268, MM 260, OH 223, EI 119, EI 123, EI 259, COX 140D
  - b. Low priority Registrar rooms rated 1 & 2:
    - AL 210, AL 219, HS 134, HS 140
  - c. Remaining 3 & 4 rated rooms minor work:
    - MH 047, MH 039, MS 035A/B, NC 236, RC 144, UH 066
  - d. Remaining 1 & 2 rated rooms outside campus core:
    - HC L150
  - e. 1 & 2 rated seminar rooms:
    - MH 395, MH 497, MH 499, OH 309
  - f. 1 & 2 rated rooms dedicated to college with no ADA work required:
    - UH 084, UH 086, EI 253