Date: October 28, 2015

To: The President and Board of Trustees

From: Stephen T. Golding, Vice President for Finance and Administration, CFO and Treasurer

Re: REQUEST FOR APPROVAL TO UNDERTAKE DESIGN:

- Jefferson Hall Renovation – Equipment Purchase
- Baker West 82 Renovation – Design Phase
- Boyd Hall Bathroom Upgrade – Design through Bidding Phases
- Crawford Hall Electrical and Fire System Upgrade – Design through Bidding Phases
- James Hall Lobby, Bathroom, and Apartment Upgrades – Design through Bidding Phases
- Mackinnon Hall Bathroom Upgrade – Design through Bidding Phases
- Seigfred Hall Roof Replacement – Conceptual Design through Design Development Phases
- Seigfred Hall Window Replacement – Conceptual Design through Design Development Phases

The following design projects are in excess of $500,000 in total project cost and are presented to the Board at this time for approval of project budgets and authorization for funds for design. A resolution is provided that addresses these projects.

Jefferson Hall Renovation – Equipment Purchase

1. We seek approval to undertake equipment purchase at a cost of $2,850,000
2. The purpose of this project is to pre-purchase equipment including, but not limited to, kitchen, elevators, air handing units, windows, and steam and condensate piping in order to save on price increases anticipated to be 4% for calendar year 2016.
3. This project is included in the approved Capital Plan for FY2015-2020 as both Residential Housing, Jefferson Hall Rehabilitation, Line #4 and Auxiliary, Jefferson Hall Culinary Renovation, Line #1.
4. Total Project Budget: $44,000,000
5. Previously Approved: $3,260,000
   a. Resolution 2014-3443 (August 2014 – programming through design development approved at a cost of $750,000)
   b. Resolution 2014-3444 (October 2014 – programming through schematic design approved at a cost of $350,000)
   c. Resolution 2015-3467 (March 2015 – design development through construction documents approved at a cost of $2,160,000)
6. This request: $2,850,000
7. Funding Source: $8,000,000 Culinary Reserves UNBP05060
   $4,000,000 Residential Housing Reserves UM2007900
   $32,000,000 Internal Loan
Baker West 82 Renovation – Design Phase
1. We seek approval to undertake design at a cost of $225,000.
2. The project will upgrade West 82, a culinary facility at the Baker University Center. The project will improve the aesthetic customer flow, security, add additional food concepts, and upgrade the kitchen equipment.
3. This project is not part of an approved capital plan.
4. Project Budget: $1,800,000
5. Previously Approved: $0
6. This Request: $225,000
7. Funding Source: Culinary Reserves UNBP05060

Boyd Hall Bathroom Upgrade – Design through Bidding Phases
1. We seek approval to undertake design through bidding at a cost of $200,000.
2. The purpose of this project is to upgrade the existing bathrooms and associated plumbing. The existing bathrooms and plumbing are dated and have begun to fail.
3. This project is included in the approved capital plan for FY2016 as General Renewals, Auxiliaries, Housing Minor Renovations, Line #3.
4. Project Budget: $925,000
5. Previously Approved: $0
6. This Request: $200,000
7. Funding Source: Residential Housing Reserves UM2007900

Crawford Hall Electrical and Fire System Upgrade – Design through Bidding Phases
1. We seek approval to undertake design through bidding at a cost of $200,000.
2. The purpose of this project is to upgrade both electrical and fire alarm systems. The electrical system is original to the building (1967). The project will update the fire alarm system to meet current Ohio University Life Safety Residence Hall standards.
3. This project is included in the approved capital plan for FY2016 as General Renewals, Auxiliaries, Housing Minor Renovations, Line #3.
4. Project Budget: $800,000
5. Previously Approved: $0
6. This Request: $200,000
7. Funding Source: Residential Housing Reserves UM2007900

James Hall Lobby, Bathroom, and Apartment Upgrades – Design through Bidding Phases
1. We seek approval to undertake design through bidding at a cost of $350,000.
2. The purpose of this project is to provide an aesthetic and mechanical upgrade to the lobby, bathrooms and apartment at James Hall. These areas have become dated aesthetically. The existing bathrooms and plumbing are also dated and have begun to fail.
3. This project is included in the approved capital plan for FY2016 as General Renewals, Auxiliaries, Housing Minor Renovations, Line #3.
4. Project Budget: $1,255,000
5. Previously Approved: $0
6. This Request: $350,000
7. Funding Source: Residential Housing Reserves UM2007900
MacKinnon Hall Bathroom Upgrade – Design through Bidding Phases
1. We seek approval to undertake design through bidding at a cost of $200,000.
2. The purpose of this project is to upgrade the existing bathrooms and associated plumbing. The existing bathrooms and plumbing are dated and have begun to fail.
3. This project is included in the approved capital plan for FY2016 as General Renewals, Auxiliaries, Housing Minor Renovations, Line #3.
4. Project Budget: $925,000
5. Previously Approved: $0
6. This Request: $200,000
7. Funding Source: Residential Housing Reserves UM2007900

Seigfred Hall Roof Replacement – Conceptual Design through Design Development Phases
1. We seek approval to undertake conceptual design through design development at a cost of $180,000.
2. The purpose of this project is to replace Seigfred Hall roof. The roof is nearing the end of its useful life. Leaks are causing ongoing maintenance and operational issues.
3. This project is included in the approved capital plan for FY2016 as Deferred Maintenance, Academic/Research, Seigfred Hall, Line #13.
4. Project Budget: $1,800,000
5. Previously Approved: $0
6. This Request: $180,000
7. Funding Source: $239,000 Century Bond 2016 $1,561,000 State Appropriations HB 497, C30129

Seigfred Hall Window Replacement – Conceptual Design through Design Development Phases
1. We seek approval to undertake conceptual design through design development at a cost of $90,000.
2. The purpose of this project is to address energy efficiency, indoor environmental air quality, and the overall weather tightness of the building. The windows date from the early 1960s.
3. This project is included in the approved capital plan for FY2016 as Deferred Maintenance, Academic/Research, Seigfred Hall, Line #13.
4. Project Budget: $800,000
5. Previously Approved: $0
6. This Request: $90,000
7. Funding Source: $90,000 Century Bond 2016 $710,000 State Appropriations HB 497, C30129
Date: September 28, 2015

To: The President and Board of Trustees

From: Stephen T. Golding, Vice President for Finance and Administration, CFO and Treasurer

Re: REQUEST FOR APPROVAL TO UNDERTAKE CONSTRUCTION:

- Alden Library Roof Replacement – Construction Phase
- Back South Demolition – Construction Phase and Budget Amendment
- College of Fine Arts (Lin Hall) Infrastructure Upgrade – Construction Documents through Construction Phases and Scope Revision
- Chubb Hall Chiller Replacement – Design through Construction Phases
- Copeland Hall Chiller Replacement – Design through Construction Phases
- Ellis Hall Chiller Replacement – Design through Construction Phases
- HWA Wei Lee Library Annex Humidity Control FY2015 – Construction Documents through Construction Phases
- Ping Center Chilled Water Connection – Design through Construction Phases
- West Green Chilled Water Pump System Repairs – Design through Construction Phases

The following construction projects are in excess of $500,000 in total project cost and are presented to the Board for project and/or budget amendment approval. A resolution is provided that addresses these projects.

Alden Library Roof Replacement - Construction Phase

1. We seek approval to undertake design through construction at a cost of $1,965,000.
2. This project will replace the Alden Library roof as it is nearing the end of its useful life. Leaking is occurring. A review determined that the membrane roofs are in immediate need and that the other roof types (multi-ply SBS at center portion and the single ply ballasted on the penthouse) are within 3 years of needing to be replaced.
3. This project is included in the approved capital plan FY2016 Deferred Maintenance, Line #1.
4. Project Budget: $2,200,000
5. Previously Approved: $235,000
   a. Resolution 2015-3485 (June 2015 – design through bid documents approved at a cost of $2,200,000)
6. This Request: $1,965,000
7. Funding Sources: $300,000 – FY2015 Deferred Maintenance Debt
   $1,900,000 – State Appropriations HB 497, C30129
Back South Demolition – Construction Phase and Budget Amendment
1. We seek approval to undertake construction at a cost of $1,100,000. We also seek approval to amend the previously authorized expenditures of $1,251,000 by an additional $209,000 for total authorized expenditures and a new total project budget of $1,460,000.
2. The purpose of this project is to start the demolition of the Back South Dormitories. This will be Phase I of a multiple phase project. Three dormitories (Cady, Foster, and Brough) will be demolished in this phase. These buildings no longer meet program requirements and cannot be repurposed. A budget revision was needed due to bids for the demolition coming in slightly higher than originally planned.
3. This project is included in the approved capital plan for FY2016, General Renewals, Auxiliaries, Housing Minor Renovations, Line #3.
4. Project Budget: $1,460,000
5. Previously Approved: $350,000
   a. Resolution 2015-3453 (January 2015 – design through bid documents approved at a cost of $1,251,000)
6. This Request: $1,100,000
7. Funding Sources: Residential Housing Reserves UM2007900

College of Fine Arts (Lin Hall) Infrastructure Upgrade – Construction Documents through Construction Phases and Scope Revision
1. We seek approval to complete construction documents and undertake construction at a cost of $2,482,650
2. This project, which began as an upgrade to the HVAC system, will replace the fire alarm system and the flat portion of the roof system on Lin Hall (Kennedy Museum).
   a. The HVAC work will include calibration of existing equipment, supplement the existing heating and cooling units with new equipment, provide automation control and provide humidity control to protect the artwork.
   b. The alarm upgrade is no longer needed as EHS has already made the necessary modifications.
   c. The flat portion of the roof system will be replaced.
3. This project is included in the approved capital plan for FY2016, Deferred Maintenance, Academic/Research, Lin Hall, Line #9.
4. Project Budget: $2,700,000
5. Previously Approved: $217,350
   a. Resolution 2014-3433 (August 2014 – design development approved at a cost of $2,700,000)
6. This Request: $2,482,650
7. Funding Sources: State Appropriations HB 497, C30131

Chubb Hall Chiller Replacement – Design through Construction Phases
1. We seek approval to undertake design through construction at a cost of $850,000.
2. This project will replace the current centrifugal chiller (200T, installed in 1989). The unit had a significant rehabilitation 10 years ago, but it uses R-11 refrigerant which is tightly regulated and becoming increasingly more difficult and expensive to source. The University is experiencing recurring problems with the chiller operation. The new equipment is more energy efficient and will lower operating costs. The cooling tower will be replaced as part of this project. The cooling tower and the duct work are corroded and leaking. The air handling unit will either be replaced or rebuilt.
3. This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
Copeland Hall Chiller Replacement – Design through Construction Phases
1. We seek approval to undertake design through construction at a cost of $600,000.
2. This project will replace the existing steam absorption chiller (202 Ton, installed in 1989) with a new centrifugal chiller. The University is experiencing recurring problems with the absorption chiller unit and cooling tower in recent years. The cooling tower will be replaced as part of this project. Replacing the chiller will be difficult due to access. Installation of the new chiller may necessitate an upgrade of the electric service to the building. The new equipment is more energy efficient and will lower operating costs. The proposed scope of work includes maintenance to the air handler equipment and ductwork in the building.
3. This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
4. Project Budget: $600,000
5. Previously Approved: $0
6. This Request: $600,000
7. Funding Source: EIP Debt

Ellis Hall Chiller Replacement – Design through Construction Phases
1. We seek approval to undertake design through construction at a cost of $800,000.
2. This project will replace the existing steam absorption chiller (202 Ton, installed in 1989) with a new centrifugal chiller. The University is experiencing recurring problems with the absorption chiller unit and cooling tower in recent years. The cooling tower was recently replaced with a newer stainless steel unit. Installation of the new chiller may necessitate an upgrade of the electric service to the building. The new equipment is more energy efficient and will lower operating costs.
3. This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
4. Project Budget: $800,000
5. Previously Approved: $0
6. This Request: $800,000
7. Funding Source: EIP Debt

HWA Wei Lee Library Annex Humidity Control FY2015 – Construction Documents through Construction Phases
1. We seek approval to develop construction documents and undertake construction at a cost of $582,600.
2. The purpose of the project is to improve the preservation environment to provide quality term storage.
   a. The HVAC work will include evaluation of existing equipment, replace or supplement the existing heating and cooling units with new equipment.
   b. Repairing or replacing the humidification.
   c. May also include attention to weather tightness of storage areas, light control and rezoning of air handler units.
   d. Improving preservation environment and generating energy savings.
   e. Remediation of some minor damage caused by leaking units and high humidity.
This project is needed to appropriately operate the facility and protect the items stored. It is critical for the humidity to be properly controlled.

3. This project is included in the approved capital plan for FY2015, Infrastructure Renewal-Deferred Maintenance, Roofing Upgrades and Replacement, Line #8.

4. Project Budget: $650,000
5. Previously Approved: $67,400
   a. Resolution 2015-3453 (January 2015 – design development approved at a cost of $650,000)

6. This Request: $582,600
7. Funding Source: $15,000 – Century Bond 2015
   $635,000 – State Appropriations HB 497, C30025

Ping Center Chilled Water Connection – Design through Construction Phases
1. We seek approval to undertake design through construction at a cost of $1,400,000.
2. The purpose of this project is to tie the Ping Recreation Center into the chilled water distribution loop. Two existing steam absorption units (primary and back-up) are 400T units installed in 1996. The University is experiencing recurring problems with the absorption chiller units in recent years. The chillers are expensive to operate. The new equipment is more energy efficient and will lower operating costs.
3. This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
4. Project Budget: $1,400,000
5. Previously Approved: $0
6. This Request: $1,400,000
7. Funding Source: EIP Debt

West Green Chilled Water Pump System Repairs – Design through Construction Phases
1. We seek approval to undertake design through construction at a cost of $1,000,000.
2. The purpose of this project is to make upgrades in the existing West Green Chilled Water Plant (WGCWP) for improve energy efficiency, function, and operating efficiency. The improvements include replacing existing control valves, working on cooling tower flow, revisions to primary-secondary plumbing, and a general review of the control systems.
3. This project is included in the approved capital plan for FY2014.
4. Project Budget: $1,000,000
5. Previously Approved: $0
6. This Request: $1,000,000
7. Funding Source: Internal Reserves UN2803251