APPROVAL TO PROCEED WITH CONSTRUCTION FOR
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 PHASE 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,
AND WEST GREEN CHILLED WATER PUMP SYSTEM REPAIRS -
DESIGN THROUGH CONSTRUCTION PHASES

RESOLUTION 2015 -

WHEREAS, for the Alden Library Roof Replacement project, the Board of Trustees previously approved a total project budget of $2,200,000 (2015-3485) and authorized expenditures of $235,000 (2015-3485), and University administration seeks to increase the authorized expenditures amount by $1,965,000 for total authorized expenditures of $2,200,000 to undertake construction and complete the project to be funded by the FY2015 Deferred Maintenance Debt ($300,000) and State Appropriations ($1,900,000);

WHEREAS, for the Back South Demolition project, the Board of Trustees previously approved a total project budget of $1,251,000 (2015-3453) and authorized expenditures of $350,000 (2015-3453), and University administration seeks to amend the total project budget of $1,251,000 by an additional $209,000 for a new total project budget of $1,460,000 and seeks approval to increase the previously authorized expenditures amount of $350,000 by an additional $1,100,000 for total authorized expenditures of $1,460,000 to undertake construction and complete the project to be funded by Residential Housing Reserves;

WHEREAS, for the College of Fine Arts (Lin Hall) Infrastructure Upgrade project, the Board of Trustees previously approved a total project budget of $2,700,000 (2014-3433) and
authorized expenditures of $217,350 (2014-3433) and University administration seeks to increase the authorized expenditure amount by $2,482,650 for total authorized expenditures of $2,700,000 to undertake construction and complete the project to be funded by State Appropriations;

WHEREAS, for the Chubb Hall Chiller Replacement project, University administration requests approval for the total project budget of $850,000 and seeks authorized expenditures of $850,000 to undertake design, construction and complete the project to be funded by Energy Infrastructure Project Debt;

WHEREAS, for the Copeland Hall Chiller Replacement project, University administration requests approval for the total project budget of $600,000 and seeks authorized expenditures of $600,000 to undertake design, construction and complete the project to be funded by Energy Infrastructure Project Debt;

WHEREAS, for the Ellis Hall Chiller Replacement project, University administration requests approval for the total project budget of $800,000 and seeks authorized expenditures of $800,000 to undertake design, construction and complete the project to be funded by Energy Infrastructure Project Debt;

WHEREAS, for the HWA Wei Lee Library Annex Humidity Control FY2015 project, the Board of Trustees previously approved a total project budget of $650,000 (2015-3453) and authorized expenditures of $67,400 (2014-3453), and University administration seeks to increase the authorized expenditure amount by $582,600 for total authorized expenditures of $650,000 to develop construction documents and undertake construction, and complete the project to be funded by Century Bond 2015 ($15,000) and State Appropriations ($635,000);

WHEREAS, for the Ping Center Chilled Water Connection project, University administration requests approval for the total project budget of $1,400,000 and seeks authorized expenditures of $1,400,000 to undertake design, construction and complete the project to be funded by Energy Infrastructure Project Debt;

WHEREAS, for the West Green Chilled Water Pump System Repairs project, University administration requests approval for the total project budget of $1,000,000 and seeks authorized expenditures of $1,000,000 to undertake design, construction and complete the project to be funded by Internal Reserves;

NOW THEREFORE, BE IT RESOLVED that the Ohio University Board of Trustees approves the requests described above, authorizes the receipt of appropriate bids or proposals and authorizes the President or his designee to accept and award contracts within the total project budgets identified.
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.
4. Project Budget: $850,000
5. Previously Approved: $0
6. This Request: $850,000
7. Funding Source: EIP Debt

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
Construction Projects – Construction Consent

Tab
Requested Approvals 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
Alden Library Roof Replacement – Construction Phase

- We seek approval to undertake construction at a cost of $1.965M.
- 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 replaced.
- This project is included in the approved capital plan FY2015-2020 as Infrastructure Renewal, Deferred Maintenance/Capital Renewal, Line #6.
- Project Budget: $2.200M
- Previously Approved: $ .235M
  - Resolution 2015-3485 (June 2015 – design through bid documents approved at a cost of $2.2M)
- This Request: $1.965M
- Funding Sources: $ .300M – FY2015 Deferred Maintenance Debt
  $1.900M – State Appropriations HB497, C30129
Back South Demolition – Construction Phase and Budget Amendment

- We seek approval to undertake construction at a cost of $1.1M. We also seek approval to amend the previously authorized expenditures of $1.251M by an additional $209K for total authorized expenditures and new project budget of $1.46M.

- 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.

- This project is included in the approved capital plan for FY2016, General Renewals, Auxiliaries, Housing Minor Renovations, Line #3.

- Project Budget: $1.460M
- Previously Approved: $ .350M
  - Resolution 2014-3453 (January 2015 - design through bid documents approved at a cost of $1.251M)

- This Request: $1.100M
- Funding Sources: Residential Housing Reserves UM2007900
College of Fine Arts (Lin Hall) Infrastructure Upgrade – Construction Documents through Construction Phases

- We seek approval to complete construction documents and undertake construction at a cost of $2,482,650.
- The purpose of this project began as an upgrade to the HVAC system, will replace the fire alarm system, and replace the flat portion of the roof system of Lin Hall (Kennedy Museum).
  - 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.
  - The alarm upgrade is no longer needed as EHS has already made the necessary modifications.
  - The flat portion of the roof system will be replaced.
- This project is included in the approved capital plan for FY2016, Deferred Maintenance, Academic/Research, Lin Hall, Line #9.
- Project Budget: $2,700,000
- Previously Approved: $ 217,350
  - Resolution 2014-3433 (August 2014 – design development approved at a cost of $2.7M).
- This Request: $2,482,650
- Funding Sources: State Appropriations HB 497, C30131
Chubb Hall Chiller Replacement – Design through Construction Phases

- We seek approval to undertake design through construction at a cost of $850K.
- 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 is corroded and leaking. The air handling unit will either be replaced or rebuilt.
- This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
- Project Budget: $850K
- Previously Approved: $0
- This Request: $850K
- Funding Source: EIP Debt
Copeland Hall Chiller Replacement – Design through Construction Phases

- We seek approval to undertake design through construction at a cost of $600K.
- 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.
- This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
- Project Budget: $600K
- Previously Approved: $0
- This Request: $600K
- Funding Source: EIP Debt
Ellis Hall Chiller Replacement – Design through Construction Phases

- We seek approval to undertake design through construction at a cost of $800K.
- 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.
- This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
- Project Budget: $800K
- Previously Approved: $0
- This Request: $800K
- Funding Source: EIP Debt
HWA Wei Lee Library Annex Humidity Control FY2015 – Construction Documents through Construction Phases

- We seek approval to develop construction documents and undertake construction at cost of $582,600.
- The purpose of this project is to improve the preservation environment to provide quality term storage. This project is needed to appropriately operate the facility and protect the items stored, it is critical for the humidity to be properly controlled.
  - The HVAC work will include evaluation of existing equipment, replace or supplement the existing heating and cooling units with new equipment.
  - Repairing or replacing the humidification.
  - May also include attention to weather tightness of storage areas, light control and rezoning of air handler units.
  - Improving preservation environment and generating energy savings.
  - Remediation of some minor damage caused by leaking units and high humidity.
- This project is included in the approved FY2015 capital plan as Infrastructure Renewal-Deferred Maintenance, Roofing Upgrades and Replacement, Line #8.
- Project Budget: $650,000
- Previously Approved: $67,400
  - Resolution 2015-3453 (January 2015 – design development approved at a cost of $650,000).
- This Request: $582,600
- Funding Source: $15,000 Century Bond 2015
  $635,000 State Appropriations HB 497, C30025
Ping Center Water Connection – Design through Construction Phases

- We seek approval to undertake design through construction at a cost of $1.4M.
- 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.
- This project is included in the approved capital plan for FY2016 Infrastructure, Energy Infrastructure Projects, Line #16.
- Project Budget: $1.4M
- Previously Approved: $0
- This Request: $1.4M
- Funding Source: EIP Debt
West Green Chilled Water Pump System Repairs – Design through Construction Phases

- We seek approval to undertake design through construction at a cost of $1.0M.
- 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.
- This project is included in the approved FY2014 capital plan.
- Project Budget: $1.0M
- Previously Approved: $0
- This Request: $1.0M
- Funding Source: Internal Reserves UN2803251