

CAPITAL IMPROVEMENT PROJECTS FOR THE OKLAHOMA CITY CAMPUS

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

<u>Priority Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
1	Campus Fire Sprinkler Systems	\$3,000,000
2	Academic and Administrative Construction/Renovations and Equipment	\$985,000
3	Campus Infrastructure Improvements	\$29,895,000

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

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
4	Biomedical Sciences Building Laboratory Modernization Project – 5th, 6th, 8th and 10th Floors	\$12,000,000
5	Biomedical Sciences Building Laboratory Modernization Project – 7th Floor; Stephenson Cancer Center	\$6,500,000
6	College of Nursing Building Improvements	\$10,484,000
7	Basic Sciences Education Building 3 rd Floor Renovations	\$2,930,000
8	OU Health Partners Renovations	\$25,988,000
9	G. Rainey Williams Pavilion Renovation and Modernization	\$428,000
10	Campus Network/Telecommunications Infrastructure Upgrades	\$13,494,000
11	Parking Structure and System Improvements	\$3,000,000
12	University Research Park Improvements	\$5,000,000
13	Pediatric Dentistry Clinic	\$2,826,000
14	Dental Clinical Science Building Internal Renovations	\$3,300,000
15	Pre-Clinical Translational Research Facility	\$30,000,000
16	Library and Administration Building Master Plan	\$550,000
17	Steam and Chilled Water Plant Expansion	\$50,000,000
18	University Research Park Building 755 3 rd Floor Laboratory Renovations	\$13,000,000
19	Cyclotron and Pharmacy Operations	\$9,660,000

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

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
20	Cancer Center Clinic and Patient Care Facility	\$60,000,000
21	Operations Center	\$5,500,000
22	College of Public Health Laboratory Renovations	\$1,650,000

CAPITAL IMPROVEMENT PROJECTS FOR THE TULSA CAMPUS

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

<u>Priority Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
1	Academic and Administrative Renovations & Equipment	\$2,993,000
2	Campus Infrastructure Improvements	\$12,340,000

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>
3	OU Physicians Clinical Facilities	\$2,000,000
4	Culinary Medicine Kitchen	\$878,000

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

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
5	Early Childhood Education Institute	\$24,500,000
6	Fitness Center Expansion	\$1,500,000
7	Library Phase II	\$9,500,000
8	Exterior Campus Enhancements	\$3,400,000
9	Campus Parking Enhancements	\$400,000
10	East Side Parking Facility	\$9,000,000

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, and OU Technology Center. The project includes the design and installation of fire sprinkler systems and upgrades to fire pumps as necessary. The estimated total project cost is \$3,000,000, with funding proposed from new State or bond funds.
- 2 Academic and Administrative Construction/Renovations and Equipment: This project involves the purchase of equipment for the colleges of Allied Health, Medicine and Dentistry and for the Biomedical Research Center. The equipment is necessary to provide state-of-the-art equipment to support the teaching, research and service missions of the Health Sciences Center and provide state-of-the-art equipment for research. The estimated total project cost is \$985,000 with funding proposed from new State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 3 Campus Infrastructure Improvements: This project involves deferred maintenance and facility infrastructure improvements to protect the substantial capital assets of the Health Sciences Center. The project involves capital renewal in all major campus facilities, including subsystem repairs and replacements, upgrades to and/or replacement of existing elevators and air handlers, upgrade of fire alarm systems, restroom remodels and upgrades, roof replacement or repairs, and containment and removal of asbestos. The estimated total project cost is \$29,895,000, 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 approximately \$3,000,000 in Section 13 and New College Funds.

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

- 4 Biomedical Sciences Building Laboratory Modernization Project – 5th, 6th, 8th and 10th Floors: This project involves the renovation of approximately 30,434 square feet of laboratory space facing the central corridor on the 5th, 6th, 8th and 10th floors of the Biomedical Sciences Building. The project involves painting, repairing casework, benches, flooring and ceiling tiles and infrastructure updating as needed to make the space usable research laboratories. The estimated total project cost is \$12,000,000 with funding from new State, bond, Section 13 and New College funds, and/or institutional funds.
- 5 Biomedical Sciences Building Laboratory Modernization Project – 7th Floor: This project involves the renovation of approximately 20,070 square feet of laboratory space on the 7th floor of the Biomedical Sciences Building for the Stevenson Cancer Center. The project involves painting, repairing casework, benches, flooring and ceiling tiles and infrastructure updating as needed to make the space usable

research laboratories. The estimated total project cost is \$6,500,000 with funding in the amount of \$1,500,000 from departmental funds and \$5,000,000 from Stephenson Cancer Center donation.

- 6 **College of Nursing Building Improvements:** This projects involves improvements to the College of Nursing (CON) building to include erecting a staircase in the lobby for easy access to the Experiential Learning Center; renovations to the Student Success Center to allow a conducive and stimulating learning environment including provisions for the increased enrollment initiative associated with the nursing workforce shortage strategy; providing an additional 9,000 square foot state-of-the-art Simulation Center on the 2nd floor to accommodate the increase in enrollment; and providing technology upgrades at all CON sites. In addition, classrooms will be modernized with learning conducive environments configured to provide clear visual projection, interactive flexibility, ergonomically correct placements and electronic capabilities; first floor restrooms will be renovated and modernized; lecture room 138 will be updated with distance education (DE) equipment to accommodate the growing demands of remote classes; the skylights in the lobby will be replaced and the Dream Catcher statue will be relocated to the Southeast side of the building. The estimated total project cost is \$10,484,000 with funding in the amount of \$5,007,000 proposed from new State, grant, Section 13 and New College Funds, and \$5,477,000 in College of Nursing and private donations.
- 7 **Basic Sciences Education Building 3rd Floor Renovations:** This project involves renovating approximately 5,285 square feet of laboratory space on the 3rd floor of the Basic Sciences Education Building to provide flexible space to house four diabetes center investigators, with room enough for up to four more. The labs will be remodeled to an open modular configuration which along with reconfiguring offices, storage rooms and procedure space will add approximately 767 square feet of laboratory space. Equipment will include new cabinetry, gas lines, biosafety cabinets, bench/desk reconfiguration, and walls with outlets suitable for 220V freezers and centrifuges. Currently, as configured the space is inefficient for collaboration and lacks several modern conveniences including overhead gas lines, procedural space, and common space for investigators to interact with one another. With the expected increase in recruitment of faculty there is a critical need to be able to work together, as well as perform state-of-the-art translational research. The renovation of this space will allow the University to attract and retain faculty, post-docs, and students expecting a modern, up-to-date, biomedical research facility. The estimated total project cost is \$2,930,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.
- 8 **OU Health Partners Renovations:** This project involves renovation of the OU Health Partners building. The University took ownership of the building in January 2017 and the facility is in need of renovations. The project involves repairing exterior façade, renovating the first and second floors and core infrastructure improvements to allow for various tenant possibilities including the Hospital Outpatient Department. Approximately 15,360 gross square feet on the second floor will house a new dental clinic to see private patients and clinical and administrative space for clinical research for the faculty of the College of Dentistry. The Faculty Practice Clinic will be relocated to this larger space from the College of Dentistry building making the clinic more accessible and facilitating new patient growth. The estimated total project cost is \$25,988,000 with funding proposed from leaseholder improvements and State, grant, and/or Section 13 and New College Funds.
- 9 **G. Rainey Williams Pavilion Renovation and Modernization:** This project involves the renovation of several areas, including Psychiatry, in the G. Rainey Williams Pavilion due to the age and condition of the current facility. The estimated total project cost is \$428,000 with funding proposed from new State, bond, Section 13 and New College funds, and/or institutional funds, including College of Medicine reserve funds.

- 10 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 will refresh and expand Data Center infrastructure equipment such as data storage, archive servers, routers and IT lab equipment; software licensing for enterprise applications such as data security tools and firewalls, mobile device management, identity/access management tools and PeopleSoft/Oracle license expansions; existing IT data core and wireless network equipment located in campus wide buildings; existing campus telecommunications infrastructure; and the existing campus super computer infrastructure used for research. Equipment will also be purchased to build a new campus endpoint management infrastructure system to manage and secure endpoint devices such as desktops and laptops. The estimated total project cost is \$13,494,000 with funding of \$11,903,300 proposed from Information Technologies reserves and \$1,590,700 proposed from new State, bond, Section 13 and New College funds, and/or institutional funds.
- 11 Parking Structure and System Improvements: This project involves parking structure maintenance and repairs to the Williams Pavilion, Stonewall, Stephenson Cancer Center and University Research Park garages, and other parking areas across campus, funds permitting; the purchase of Parking Guidance Technology for the Williams Pavilion Parking Garage for patient parking; the purchase of replacement parking meters for the campus; and the purchase of EV Charging Stations. The estimated total project cost is \$3,000,000 with funding in the amount of \$2,000,000 proposed from OU Parking and Transportation Services' parking reserves and \$1,000,000 proposed from new State, bond, Section 13 and New College funds, and/or institutional funds.
- 12 University Research Park Improvements: This project involves renovation of the University Research Park for new space leases. The estimated total project cost is \$5,000,000 with funding from University Research Park and/or other funds.
- 13 Pediatric Dentistry Clinic: This project involves renovating and reconfiguring approximately 9,173 square feet for the pediatric dental clinic located on the 4th floor of the Dental Clinical Sciences Building. The clinic is original to the building built in 1976. The renovations will update the aesthetics of the clinic and space will be reconfigured for better utilization and to facilitate the workflow associated with a modern dental clinic. The estimated total project cost is \$2,826,000 with funding of \$1,200,000 in donation funds and \$1,626,000 proposed from new State, bond, Section 13 and New College funds, and/or institutional funds.
- 14 Dental Clinical Sciences Building Internal Renovations: This project involves renovation and expansion of approximately 10,000 square feet in the Dental Clinical Sciences Building in response to growth in clinical operations allowing for additional patient visits, more efficient delivery of clinical care to patients, and additional support staff offices. Renovations include expansion and updating of the Oral Surgery clinic on the 2nd floor, renovation of the digital laboratory on the 3rd floor, build-out of a Clinical Radiology area on the 3rd floor, and renovation of the 2nd floor core for Information Technology and Dental Informatics office space. The estimated total project cost is \$3,300,000 with funding from College funds.
- 15 Pre-Clinical Translational Research Facility: This project involves constructing an approximately 5,000 square feet addition to the north side of the Translational Research Facility (TRF) for two modules of holding rooms and procedure spaces. The TRF is a funded NIH C06 project (\$8 million). This project leverages the already federally-funded TRF resources by addressing a through-put limitation with increased capacity for cutting edge scientifically critical medical advancements. The estimated total project cost is \$30,000,000 with funding proposed from State, grant, Section 13 and New College Funds and/or NIH C06 grant funds.

- 16 Library and Administration Building Master Plan: This project involves reconfiguring the platform seating for the Library lecture hall to better accommodate accessibility and space planning of the Library building to accommodate the dire need for more office space. The estimated total project cost is \$550,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.
- 17 Steam and Chilled Water Plant Expansion: This project involves expanding the Steam and Chilled Water Plant and will include adding new chillers and towers, replacing aging boilers and chillers, adding backup generators, upgrading electrical systems and possibly replacing diesel tanks. The expansion and upgrades of the Steam and Chilled Water Plant is necessary to accommodate the growth of the OU Health Sciences Center and to supply uninterrupted services to the campus. The estimated total project cost is \$50,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 18 University Research Park Building 755 3rd Floor Laboratory Renovations: This project involves renovating approximately 19,793 square feet of space on the 3rd floor of 755 Research Parkway for research laboratories and offices. The project will include constructing open lab spaces with wet and dry benches and fume hoods, central rooms for tissue culture/microscopy, a cold room, and common areas for two autoclaves, two dishwashers, and for freezers. A research space analysis demonstrates that space is being effectively utilized across campus and in order to continue to grow in research, additional research space is necessary. There is currently no research space to recruit researchers into the clinical departments, which will be critical for growing a number of our thematic areas of research identified in the HSC Strategic Plan, such as infectious diseases and immunology, Children's Medical Research, Neurosciences, and Cardiovascular Diseases. Renovation of the 3rd floor of URP 755 would provide research space for between 10-15 new researchers depending on their funding and research space needs. The estimated total project cost is \$13,000,000 with funding proposed from State, grant, and/or Section 13 and New College funds.
- 19 **Cyclotron and Pharmacy Operations:** This project involves the acquisition of a cyclotron and renovation of the nuclear pharmacy labs and closed-door pharmacy space. The purchase of a cyclotron will provide additional products to the College of Pharmacy's clients. This will generate additional funds to the College allowing for better support to the academic and research missions including products for cancer patients and cancer research. Nuclear Pharmacy labs need renovated to be compliant with updated federal requirements. The estimated total project cost is \$9,660,000 with funding proposed from State, grant, Section 13 and New College funds, and/or department, institution or private funds.

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

- 20 Cancer Center Clinic and Patient Care Facility: This project involves the construction of an ambulatory patient care facility adjacent to the existing Peggy and Charles Stephenson Cancer Center building. The facility will provide approximately 100,000 to 150,000 gross feet of space for patient clinical and supportive care that will supplement the existing facilities for continued growth of patient services and advancement of the mission of the NCI-designated Peggy and Charles Stephenson Cancer Center. The estimated total project cost is \$60,000,000 with funding proposed from clinical, State, grant, institutional, and/or private funds.
- 21 Operations Center: This project involves the purchase and renovation of a facility that will house the Health Sciences Center Operations and related shops, Motor Pool, and other offices. These departments will be relocated from the old Service Center Building.

The estimated total project cost is \$5,500,000, with funding proposed from State, grant, and/or Section 13 and New College Funds.

- 22 **College of Public Health Laboratory Renovations:** This project involves renovating approximately 3,574 square feet to provide state-of-the-art research and teaching labs. This project will provide space and electrical support to accommodate a flexible laboratory design, install overhead storage between lab benches, install house vacuum, and provide clean compressed air. Heating and air units will be replaced so that frequent leaking does not occur allowing labs to maintain reasonable temperature and humidity during all seasons and allowing space under air vets to be used for lab operations. Fume hoods and exhaust ventilations will be upgraded to ensure isolation of contaminations within a single lab, the autoclave in the 2nd floor BSL3 lab will be upgraded with a larger and modern unit, and ageing instrumentation will be replaced with cutting edge equipment allowing for better recruitment of faculty and competition for extramural funding. The estimate total project cost is \$1,650,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.

CAPITAL IMPROVEMENT PROJECT DESCRIPTIONS, TULSA CAMPUS:

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

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

- 1 Academic and Administrative Renovations and Equipment: This project involves various renovation projects and the purchase of equipment for the Schusterman Center. The project includes renovation for academic and administrative units, including updating TD hallway and 2F offices on the Schusterman Campus and for campus-wide Information Technology and Academic Affairs. Renovations and the acquisition of equipment and software applications will involve offices, research laboratories, video technology, research and startup of Biomedical Engineering, building renovation and a collaborative learning classroom. The estimated total project cost is \$2,993,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 2 Campus Infrastructure Improvements: This project involves various physical plant projects. They include boiler room controls, roof replacement on several buildings, covering switchyard and condition space as well as replacement of 30 to 41-year-old inefficient chillers that have reached their useful life expectancy, and LED lights replacements. Additionally, the project includes water pumps and water pipe replacement, coil replacement, window replacement in Building 1, equipment replacement in Family Medicine, carpet replacement, remodeling restrooms, replacing fleet vehicles, replacing all smoke detectors, asbestos removal, police department renovations and fitness center locker room replacement. High priority and immediate need is replacing original electrical equipment in FY'22 at a cost of \$1,000,000. Additionally, certain boiler-related equipment will be replaced in FY'23 at a cost of \$1,000,000. The estimated total project cost is \$12,340,000, with funding proposed 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. The estimated total cost is \$2,000,000 over five years with funding proposed from Clinical funds as identified.
- 4 **Culinary Medicine Kitchen:** This project involves the support for the OU Institute for Food & Equity vision. This initial launch phase will allow the OU Institute for Food & Equity to build and strengthen the successful program with secure funding, as well as leverage additional internal and external funding. A total of \$3,891,400 will assist with staffing to sustain and expand services, food for classes, healthy food markets on all OU campuses, as well as a teaching kitchen. External support in the amount of \$2,038,902 will be combined with university funding in the amount of \$1,185,498 (\$551,000 existing and \$634,498 new), along with an additional \$667,000 to be raised from other external funding sources. The estimated total cost for facilities renovation and equipment will be \$878,000 with funding proposed from

State, grant, Section 13 and New College Funds, and/or department or institutional funds.

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

- 5 Early Childhood Education Institute: This project involves constructing an approximately 40,000 square foot building on the OU-Tulsa Schusterman Center campus to jointly house the Early Childhood Education and College of Education for transdisciplinary research and for education who have seen tremendous growth over the last 15 years. The faculty, staff and students are currently spread across multiple buildings. Bringing them together in contiguous space under one roof will enhance opportunities for further research collaboration, create a greater sense of community, improve efficiency of operations, and serve as a showplace for education research and training in Northeastern Oklahoma. The building will include classrooms, meeting spaces, team rooms, collaboration/laboratory spaces, faculty offices, research offices, administrative offices, graduate assistant offices, and visiting scholar offices. There is also a reference to transdisciplinary research for education across all three campuses housed in the building. The estimated total capital project cost is \$24,500,000, including maintenance endowment, with funding proposed from an external donor. State appropriations will not be used for building construction. Funding for incremental operating expenses is proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 6 Fitness Center Expansion: This project involves constructing an addition to the existing Fitness Center space within the Founders Student Center - extending to the south of the existing space within the academic building on the Schusterman campus. The additional space would create an expanded cardio area and expanded free and resistance weight selections. This expansion would also include either the renovation of nearby existing locker rooms or the construction of new locker rooms directly adjoining the expanded fitness center facility. The total estimated cost is \$1,500,000 with funding proposed from Foundation funds from a donor(s).
- 7 Library Phase II: This project involves the construction of an approximately 24,000 square foot expansion of the original library. This expansion will include many key features that were scaled back or eliminated from Phase I planning. Many of these are features proposed when the original library plan was developed based on input from faculty, students, administrators, and external stakeholders including academic accreditors. Features include more study rooms and collaborative learning spaces for students; an active learning classroom to keep pace with the library's expanding educational role on campus; a data management and visualization lab to support new research; a digital scholarship lab to include recording studio and makerspaces to support instructional design and student project work; additional collections space for non-traditional and historic materials; additional group study and student conference rooms; individual study carrels; and co-working spaces for faculty visiting from Norman and Oklahoma City campuses. The estimated total project cost is \$9,500,000 with funding not yet identified, but most likely from a donor.
- 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 all enhancements is \$3,400,000. The "walking trail" project is estimated at \$1,400,000, with funding from Foundation funds. The estimated cost of other enhancements is \$2,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.

- 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. This pertains to constructing additional surface parking. This is not repaving existing parking. The estimated total project 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. The estimated total project cost is \$9,000,000 from non-state appropriations sources.