

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	Campus Construction, Renovations, Equipment and Infrastructure Improvements	\$35,672,000

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>
3	Preclinical Translational Research Facility Renovations	\$18,000,000
4	Steam and Chilled Water Plant Expansion	\$67,000,000
5	OKC Clinic Renovations	\$21,000,000
6	Basic Sciences Education Building Surgical Innovation Lab Renovation	\$2,600,000
7	Biomedical Sciences Building Laboratory Modernization Project – 7 th Floor; Stephenson Cancer Center	\$9,375,000
8	Stephenson Cancer Center 3 rd Floor PK Laboratory and Lobby	\$4,700,000
9	University Research Park Building 755 3 rd Floor Laboratory Renovations	\$13,000,000
10	Basic Sciences Education Building 3 rd Floor Renovations	\$13,000,000
11	College of Nursing Building Improvements	\$9,000,000
12	College of Dentistry Faculty Practice Clinic	\$5,000,000
13	Biomedical Sciences Building Laboratory Modernization Project - 6 th Floor	\$9,782,000
14	Basic Sciences Education Building Basement Laboratory Renovation/Addition	\$5,500,000
15	University Research Park Building 865 Lower Level Laboratory Renovations	\$5,000,000
16	University Research Park Building 755 2nd Floor Laboratory Renovations	\$12,000,000

17	Library and Administration Building Master Plan	\$1,000,000
18	Cyclotron and Pharmacy Operations	\$10,000,000
19	Basic Sciences Education Building Academic Projects	\$2,000,000
20	Biomedical Sciences Building Laboratory Modernization Project – 5 th Floor	\$5,000,000
21	University Research Park Improvements	\$5,000,000
22	Campus Network/Telecommunications Infrastructure Upgrades and IT Support Projects	\$15,868,000
23	Parking Structure and System Improvements	\$6,200,000
24	Dental Clinical Science Building Internal Renovations	\$14,770,000
25	College of Public Health Laboratory Refresh	\$500,000
26	College of Pharmacy Building Refresh	\$1,000,000
27	University Village Apartments	\$5,000,000

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	\$4,474,000
2	Campus Infrastructure Improvements	\$9,549,000

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	Tulsa Nuclear Pharmacy Renovation	\$2,000,000
5	Polytechnic Institute Offices	\$800,000
6	Chiller Replacement	\$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 campus. 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 Campus Construction, Renovations, Equipment, and Infrastructure Improvements: This project involves renovation/cosmetic updates to academic and administrative offices, student facilities, support facilities, and laboratories. The purchase of equipment is necessary to support the teaching, research and service missions of the Health Sciences and provide state-of-the-art equipment for research. This project also involves deferred maintenance and facility infrastructure improvements to protect the substantial capital assets of the Health Sciences. This involves capital renewal in all major campus facilities, including subsystem repairs and replacements, upgrades to and/or replacement of existing elevators and air handlers, restroom remodels and upgrades, roof replacement or repairs, and containment and removal of asbestos. The estimated total project cost is \$35,672,000 with funding proposed from State, bond, Section 13 and New College Funds, and/or institutional funds.

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

- 3 Preclinical Translational Research Facility Renovations: This project involves renovating approximately 20,800 gross square feet in the Comparative Medicine Building to increase the number of holding spaces. Without additional holding spaces the Department is severely limited on the number of faculty they can recruit. The estimated total project cost is \$18,000,000 with funding proposed in the amount of \$8,000,000 in a NIH C06 award, approximately \$927,000 in Institutional funds and approximately \$9,073,000 proposed from State, bond, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 4 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, and upgrading electrical systems. The expansion and upgrades of the Steam and Chilled Water Plant is necessary to replace equipment as needed to accommodate the growth of the OU Health Sciences, and to supply uninterrupted services to the campus. The estimated total project cost is \$67,000,000 with funding proposed from Bond funds.
- 5 OKC Clinic Renovations: This project involves renovation of the OKC Clinic building. The University took ownership of the building in January 2017 and the facility requires renovating and updating. 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. The estimated total project

cost is \$21,000,000 with funding proposed from leaseholder improvements and State, grant, and/or Section 13 and New College Funds.

- 6 Basic Sciences Education Building Surgical Innovation Lab Renovation: This project involves renovating approximately 750 square feet of laboratory space on the 1st floor of the Basic Sciences Education Building to provide space to house the Surgical Innovation Lab. The project involves painting, replacing casework, benches, equipment, flooring and ceiling tiles and infrastructure updating as needed to make the space usable as teaching space. The estimated total project cost is \$2,600,000 with funding proposed from State, bond, grant, and/or Section 13 and New College Funds.
- 7 Biomedical Sciences Building Laboratory Modernization Project – 7th Floor; Stephenson Cancer Center: 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 Stephenson Cancer Center. The project involves painting, repairing/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 \$9,375,000 with funding proposed from Grant, private and/or Departmental funds.
- 8 Stephenson Cancer Center 3rd Floor PK Laboratory and Lobby: This project involves the renovation of approximately 3,369 square feet of patient blood draw, office, and laboratory space on the 3rd floor of the Stephenson Cancer Center. The purpose of the project is to convert the existing waiting room and PK Lab into a blood draw area and to expand the PK Lab to meet the growing demand of infusion services in both standard of care and clinical trials. The project will be focused within existing clinical space on the 3rd floor of the Stephenson Cancer Center that involves painting, new casework, benches, walls, flooring and ceiling tiles and infrastructure updating as needed to emphasize best practice workflow, maximum efficiencies, and increased patient safety, and create adequate space to accommodate additional volume growth. The estimated total project cost is \$4,700,000 with funding proposed from Departmental funds.
- 9 University Research Park Building 755 3rd Floor Laboratory Renovations: This project involves renovating approximately 26,058 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 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 8-12 new researchers depending on their funding and research space needs. The estimated total project cost is \$13,000,000 with funding proposed from Bond Funds.
- 10 Basic Sciences Education Building 3rd Floor Renovations: This project involves renovating approximately 22,000 square feet of laboratory space and office space on the 3rd floor of the Basic Sciences Education Building to provide flexible space to house up to eight investigators on each half of the floor with a total room for approximately 16 total. 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. The space as it currently is configured, 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 \$13,000,000 with funding proposed from State, bond, grant, and/or Section 13 and New College Funds.

- 11 College of Nursing Building Improvements: This projects involves improvements to the College of Nursing (CON) building to include 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 and renovating the former simulation lab on the first floor to provide an additional 9,000 square feet of flexible, conducive learning space; a state-of-the-art Simulation Center on the 2nd floor to accommodate the increase in enrollment; and 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; 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 classroom air handlers will be replaced. The estimated total project cost is \$9,000,000 with funding proposed from College of Nursing and private donations.
- 12 College of Dentistry Faculty Practice Clinic: This project involves the renovation of approximately 4,623 gross square feet of the Dermatology Building for a new dental clinic facility for the faculty of the College of Dentistry to see private patients. The clinic will have approximately 10 operatories and three dental surgical suites. The current clinic used for faculty practice within the College of Dentistry building is outdated, improperly configured, and too small to meet the current needs of a growing practice. In addition, the clinic is difficult for patients to navigate to given inconvenient patient parking. The larger, more accessible location will facilitate new patient growth. The building infrastructure will be updated to meet current code requirements. The estimated total project cost is \$5,000,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.
- 13 Biomedical Sciences Building Laboratory Modernization Project – 6th Floor: This project involves the renovation of approximately 20,000 square feet of laboratory space facing the central corridor on the 6th floor of the Biomedical Sciences Building. The project involves painting, repairing/replacing casework, benches, flooring and ceiling tiles and infrastructure updating as needed to make the space usable research laboratories. The estimated total project cost is \$9,782,000 with funding proposed from Bond Funds.
- 14 Basic Sciences Education Building Basement Laboratory Renovation/Addition: This project involves renovation of approximately 8,000 square feet of space in the Basic Sciences Education Building within the basement to support the College of Medicine. These spaces will be renovated to include additional instructional space to meet the demand of larger enrollment in the College and support/prep spaces for the laboratories. This will involve a full renovation of the space that will involve painting, flooring, ceilings and all the infrastructure additions needed to make the space usable for the intended activities. The estimated total project cost is \$5,500,000 with funding proposed from State, bond, grant, and/or Section 13 and New College Funds.
- 15 University Research Park Building 865 Lower Level Laboratory Renovations: This project involves renovating approximately 5,000 square feet of space on the Lower Level of 865 Research Parkway for research laboratories. The project will increase the capacity for preclinical relational research activity. 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 to support the researchers' activities.

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

- 16 **University Research Park Building 755 2nd Floor Laboratory Renovations:** This project involves renovating approximately 24,000 square feet of space on the 2nd 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 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. The University needs additional 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. Renovation of the 2nd floor of URP 755 would provide research space for between 8-10 new researchers depending on their funding and research space needs. The estimated total project cost is \$12,000,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.
- 17 **Library and Administration Building Master Plan:** This project involves reconfiguring the platform seating for the Library lecture hall to better accommodate accessibility and renovating and space planning of approximately 121,722 gross square feet in the Library building to accommodate the dire need for more office space and to enhance functionality for both faculty and students. The project will provide more appealing study space and modernized multi-use space to support the University's mission. It is anticipated that design and construction would proceed as a multi-phased effort as identified through a master planning process and as funding is available. The estimated total project cost is \$1,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or Philanthropic funds.
- 18 **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 \$10,000,000 with funding proposed from Departmental funds.
- 19 **Basic Sciences Education Building Academic Projects:** This project involves the renovation of academic space in the Basic Sciences Education Building to accommodate an increase in class size, curriculum changes and new staff for the College of Medicine. This project will add module-discussion rooms per floor, increase lecture hall and classroom capacity, convert simulation rooms to exam rooms, consolidate the PA program, add new offices for faculty and staff, create a learning center and update and expand lounge space. In addition, it will accommodate simultaneous small-group teaching for large classes which will allow the College to move into the future with a modern curriculum. The estimated total project cost is \$2,000,000 with funding proposed from new State, bond, Section 13 and New College Funds, and/or institutional funds.
- 20 **Biomedical Sciences Building Laboratory Modernization Project – 5th Floor:** This project involves the renovation of approximately 11,000 square feet of laboratory space on the south half of the 5th floor of the Biomedical Sciences Building to increase research space through higher capacity designs to facilitate the recruitment of new investigators. The project involves painting, repairing/replacing casework, benches, flooring and ceiling tiles and infrastructure updating as needed to make the space usable research laboratories. The estimated total project cost is \$5,000,000 with funding proposed from Bond Funds.

- 21 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.
- 22 Campus Network/Telecommunications Infrastructure Upgrades and IT Support Projects: 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 initiatives to refresh and expand Data Center infrastructure equipment such as data storage, archive servers, routers and IT lab equipment; existing IT data core and wireless network equipment located in campus wide buildings; existing campus telecommunications infrastructure; IT security tools and infrastructure used for enterprise-wide applications; data services and the existing campus super computer infrastructure used for research. Purchases will be made for software licensing for enterprise applications such as computer remote management tools, mobile device management, API Management tools, Salesforce Licenses, Experience Cloud, and PeopleSoft/Oracle license expansions. The estimated total project cost is \$15,868,000 with funding in the amount of \$7,665,000 proposed from new State, bond, Section 13 and New College Funds, and/or institutional funds and \$8,203,000 proposed from Information Technologies reserves and Departmental funds.
- 23 Parking Structure and System Improvements: This project involves parking structure maintenance and repairs to the Stonewall Parking Garage and Williams Pavilion Parking Garage; resurfacing RP840 and the Pharmacy Services parking lots; construction of a new surface parking lot at the corner of NE. 8th Street and N. Stonewall Ave.; and maintenance and repairs to other parking areas across campus, funds permitting. The estimated total project cost is \$6,200,000 with funding in the amount of \$5,200,000 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.
- 24 Dental Clinical Sciences Building Internal Renovations: This project involves renovation, reconfiguring and expansion of approximately 26,854 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 2nd floor core for Information Technology and Dental Informatics office space; renovation of the digital laboratory on the 3rd floor; build-out of a Clinical Radiology area on the 3rd floor; updating and reconfiguration of the clinics on the 4th floor; and expanding and reconfiguring the pre-clinical simulation lab on the 4th floor to incorporate new teaching models and modern digital dental techniques. The clinics are original to the building built in 1976. The estimated total project cost is \$14,770,000 with funding in the amount of \$1,971,000 from College funds and donations and \$12,799,000 proposed from new State, bond, Section 13 and New College Funds, and/or institutional funds.
- 25 College of Public Health Laboratory Refresh: **This project involves the renovation of approximately 1,068 square feet of laboratory space in the College of Public Health Building. The project involves painting, repairing/replacing casework, benches, flooring and ceiling tiles and infrastructure updating as needed to make the space usable research laboratories. The estimated total project cost is \$500,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.**
- 26 College of Pharmacy Building Refresh: **This project involves the renovation of approximately 927 square feet of space in the College of Pharmacy Building. The project involves painting, repairing/replacing casework, benches, flooring and ceiling tiles and infrastructure updating as needed to make the space usable for**

research laboratories. The estimated total project cost is \$1,000,000 with funding proposed from State, grant, and/or Section 13 and New College Funds.

- 27 University Village Apartments: This project involves renovating approximately 72,340 square feet at the University Village Apartments (UVA). The complex was built in 2002 and interior renovations are necessary in the 64 two-bedroom townhouses and 22 studio apartments. The UVA residents include approximately 150 students, staff, and faculty from the OUHSC's seven health professional colleges. The estimated total project cost is \$5,000,000 with funding proposed from private and/or other 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, Simulation Center renovations, 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, building renovation for OU-Tulsa Polytechnic Institute and a collaborative learning classroom. The estimated total project cost is \$4,474,000 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, LED lights replacement, roof replacement on several buildings and condition space as well as replacement of 36 to 47-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, carpet replacement, remodel restrooms, replacing fleet vehicles, replacing all smoke detectors, asbestos removal, and police department renovations and fitness center locker room replacement. The estimated total project cost is \$9,549,000, with funding from bond issues or State, grant, Section 13 and New College Funds, and/or department or institutional 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 project cost is \$2,000,000 with funding proposed from Clinical funds over 5 years.
- 4 Tulsa Nuclear Pharmacy Renovation: A nuclear pharmacy operation was donated to the College of Pharmacy to continue its operations. The current location is located next to St. John's Hospital and the Lease is set to expire. The space is inadequate and outdated to continue in the current location long term. Additionally, this will locate the operation on the Schusterman campus near other clinical operations. Space has been identified and is need of renovations to meet regulations and standards for a nuclear pharmacy. The estimated total project cost is \$2,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 5 Polytechnic Institute Offices: This project will renovate existing space in Building 4 West on the Tulsa campus to house the new OU Polytechnic Institute. The project renovates approximately 8,100 square feet of space to include the following functions: office space for the Dean, faculty and staff, and a new student success center to support

the needs of the students of this new department. This project also includes modifications to the existing restrooms to meet current code and accessibility requirements. The work will also include energy upgrades to include new LED lighting upgrades to the space. The estimated total project cost is \$800,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.

- 6 **Chiller Replacement:** This project replaces four existing chillers and associated auxiliary equipment, all of which are 35-45 years old and well beyond their normal, useful life. The chillers utilize a 2400-volt electrical service which is no longer supported and is difficult to maintain, as well as R-11 refrigerant which is increasingly expensive and has been phased out of production due to environmental risks. The project will replace outdated chillers and obsolete electrical equipment and provide up-to-date safety and monitoring systems. The new chillers will be able to accommodate future growth on the Tulsa campus while maintaining N+1 redundancy. The new electrical systems will improve the reliability and maintainability of the plant. The estimated total project cost is \$9,000,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.