



Present: Eric Rulofson, Erin Foley, Wendy Ivie, Mike Schell, Kelly Peterson, Debbie McCollam, James Ballard, and Spencer Jones

Absent: Mary Ann Zemke, Bradley Burda, Mateo Aboy, Robyn Cole & Brian Moravec

I. Approval of Agenda

- i. **MOTION:** Approval of today's agenda
 - a. Mike Schell / Second Motion - Wendy Ivie / In Favor – All / Opposed - None
- ii. **MOTION:** Approval of the last Meeting Minutes on 11/8/13 as written
 - a. Spencer Jones / Second Motion – Erin Foley / In favor – All / Opposed - None

II. Reports:

A. Deferred Maintenance Projects Status

- LRC, CU & Dormitory Reroofs (starts 6-16-14)
Beginning 6-16-14 the roofs will be replaced on the LRC, CU and the Old Residence Hall buildings. This project was postponed until summer 2014 after bidding late last year and not receiving any bids. This year we received 3 competitive bids. The bids were slightly higher than engineer's estimates, but within budget. The project was awarded to Henris Roofing.
- Concrete Stair and walkway repair phase II (starts 6-16-14)
We will be replacing cracked and heaving concrete sidewalks from the bottom of the double stairs at the fountain level all the way to Purvine Hall. Geothermal snow melt piping will be installed within the new walks to eliminate snow and ice buildup. The system will also reduce snow and ice control labor and the use of ice melting compound.
- Utility Tunnel repair (starts in July completed in Oct.)
Due to the complicated nature of this project and unforeseen variables, the project scope has been cut in half. The worst areas will be completed this year by 10-3-14. The remainder of the project will be completed during summer 2015.
- Wilsonville creation of office space
To accommodate new positions and insufficient existing office space the Wilsonville Campus is gathering information for a project to convert underutilized building space into additional office space. George Marlton and Mateo Aboy are taking the lead on this project and are in the process of creating a design RFQ to assist in evaluating options.
- Parking lot maintenance (Project on Hold)
This is on hold until the new project manager is on board. If the hire does not happen before the beginning of the summer, this project will need to wait till next summer. If a project manager is hired, Eric anticipates that we would be able to move forward and repair some of the worst areas before fall term.

- Domestic Water Projects (Project on Hold)
This project has been put on hold until the new project manager is on board. (Explanation of Handout given) Oregon Tech has an 8" water connection to the City for emergency use only. This project will increase the connection to 12" which increases the availability of water during an emergency on campus. This larger connection increases Oregon Tech's fire flows providing extra water to fight multiple building fires on campus simultaneously. Additionally, the project includes; servicing our water storage tank, upgrading our water controls and adding a booster pump to our existing water wells to increase the gallons per minute output.
 - Campus heating and Cooling System Projects (Project on Hold)
This project has been put on hold due to the lack of manpower and pending the hire of the new project manager.
 - Soccer Field Track and Stadium Capital Renewal
Bond monies became available from OUS and Oregon Tech was fortunate to be awarded \$1.85 Million towards this project. The goal is to construct a synthetic turf soccer field, a new running track, and new field events and refurbish the stadium. Side effects of the project include; a reduction in water use and grounds labor, the removal of several major barriers to the physically handicapped and the elimination of long term drainage issues. The RFP is expected to be completed by mid-June. Our goal is to have an architect on board by August 1st, have the design completed by mid to late October, go to bid in the winter, and begin construction in summer of 2015.
 - Sightlines
Sightlines annually gathers facility data from all Oregon universities and other comparable universities and creates an apples and apples comparisons of Facility needs and services. Each year a report is developed comparing funding and staffing levels, Deferred Maintenance needs and Facilities Services customer satisfaction. The results of the 2013 survey identify Oregon Tech's Facilities Department as being severely under resourced in terms of staffing and funding. However satisfaction levels are higher than expected considering this lack of resources. We believe the report is low balling the problem as our comparison schools are less complex in terms of facilities. Our comparison schools include; Eastern and Western Oregon Universities and other small liberal arts Universities. Interestingly Oregon Tech and PSU have the highest backlog of deferred maintenance needs (OIT \$34.3M) of those surveyed. Next week, Eric will be meeting with the HECC to discuss the first round of submitted project. Our Strategy is to submit large Capital building projects to reduce our Deferred Maintenance backlog quickly rather than depending on increases in future Deferred Maintenance funding.
- ❖ *Sightlines has a spreadsheet with all of Oregon Tech's Building detailed information. Eric Rulofson has agreed to send this information to the entire committee via email.*

B. Construction Project Status

- *Geothermal Power Plant – The week of the dedication we were in the process of finishing the commissioning portion of the project. The final part was to close the main breaker, send power out to the grid and start the machine. The breaker was closed but then there was a program issue with the unit. On May 2nd Well #7, which supplies the hot GEO water, failed. Everything was put on hold. A prototype thrust bearing is believed to have failed damaging the pump. The thrust bearing is being rebuilt and a new pump has been purchased. Once repairs are complete the bearing and pump will be reinstalled, tested and the power plant commissioning can resume. We hope to resume commissioning by the end of June.*

C. Emergency Project Submittals to Legislature

- *Proposals were submitted and we were approved for the 1.1M for the Utility Tunnel Repair.*

D. Fire Life Safety Retrofit (not approved resubmitted for 2015-17 Project)

- *Mass communication is presently our greatest safety need. This new system allows Campus Security to speak with the entire campus simultaneously.*

E. Geo Solar Hybrid Research Project

- *Stopped – The original intent for this project was to work in conjunction with the new power plant and improve its efficiency.*

F. Capital project proposals

- *An RFQ was completed soliciting quotes to prepare Capital project proposals to be submitted to the Legislature for funding over the next 10 years. Senior Management compiled 13 separate project proposals to be developed.*



FPC DM Report
5-30-14.pdf

5 Handouts given

- *Recently completed was the 2015-2017 submittals.
(These projects are all components from the Facilities Master Plan.)*
 - ❖ *Capital Construction & Modernization (Estimated @\$120.5Million)*
 - Cornett Remodel– Still used for engineering, large labs, and put in more offices. Data Processing Center to be relocated to new Cornett 2nd floor.*
 - Build a new Engineering Building*

- c. *New Student Service Building complex*
- d. *Remodel of Boivin*

❖ *Deferred Maintenance Projects: (Capital Renewal)*

(In addition to the Capital Construction Project the Deferred Maintenance was added in the request)

- a. *ADA compliance and Architectural Barrier Removal (\$3.5M)*
 - i. *Ramps*
 - ii. *Signage*
 - iii. *Elevators*
 - iv. *New Parking Spaces*
 - v. *Pavement in areas currently graveled*
- b. *Fire Life Safety System Replacement (mass com) (\$2.4M)*
- c. *Utility Tunnel Repair Phase II (\$3M)*
 - i. *Current funding is for emergency repairs*
 - ii. *This second round completes the remaining repairs*
- d. *Campus Asbestos Removal (\$4.6M)*

III. BIMS (Building Information Modeling)

- *Complete an RFP and discuss proposals.*
 - ❖ *Timeline: RFP out in late June early July*
 - ❖ *Facilities Commission to review proposals and provide input early fall 2014.*
 - ❖ *Choose firm by fall 2014.*

IV. ESAII (Cornett Core Samples)

- *No contamination in Cornett Hall*
 - ❖ *Final report was submitted to Department of Environmental Quality (DEQ).*
 - ❖ *DEQ will review and then respond to report*
 - a. *Expectations are that they will accept with no issues.*

V. Adjourn meeting – 1:51p.m.