Procedures for Planning
New Buildings, Remodeling Existing Buildings,
or Developing Outdoor Facilities

Division of Campus Planning

Adopted September, 1957
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Updated , 1969
This document is a brief outline of the procedures to be followed in the planning of new construction, existing building remodeling, or outdoor facilities. It is intended to provide a general understanding of what to expect, and not to be a straitjacket. Departures from these procedures may be made for good cause with the knowledge of all interested parties.

1. Establishing the Need

1.1 The college, department or other campus agency involved (hereinafter called the using agency) makes such studies as it deems necessary to establish the need for a project and presents the results of its studies for analysis to the University Administrator responsible for planning.

1.2 The report on needs should present clearly the essential facts in support of the request. Generalizations regarding the importance of the program are helpful background, but alone cannot establish the need. Supporting data might include: Evidence of inadequate existing space for an approved new program; evidence of growth in enrollment which will make existing space inadequate; or evidence of inadequate space for the existing program.

1.3 It is suggested that the Division of Campus Planning be consulted regarding the content and form of the report to be submitted.

2. Activation of the Project

2.1 The President's Cabinet decides the time for activating any specific project. The decision depends upon (a) the availability of funds, whether from State appropriation or otherwise; (b) the relative urgency of the need; and (c) the relationships of the project to the orderly achievement of other aspects of the general plan for the future development of the University campus.

2.2 When a project is to be activated, a program of requirements is prepared and the Office of Business and Finance arranges for the selection and employment of the project architect with the State Department of Public Works.

2.3 After the project architect has been appointed, the Office of the University Architect in cooperation with the Department of Public Works calls the initial conference to launch the project. This conference includes the representatives listed in item 4.3 below. Purpose of the conference is to make clear the scope and nature of the project, the financial limitations, the desired time schedule, and the like.

3. The Program of Requirements

3.1 This is the written document in which the University explains to the project architect what facilities are needed in the building and on the site.
3.2 The development of an adequate program of requirements for any major project will require a minimum of several months, and perhaps a year or more. It must be based upon sound judgments regarding the activities to be housed, the number of persons or groups involved, the schedule to be followed, etc. A good project development cannot result from hasty program planning.

3.3 The form of the program of requirements will vary from project to project. Characteristics of a good program of requirements are:

3.3.1 Basically, the program of requirements gives the project architect either a complete listing of the facilities to be included in the building and on the site, or information which will enable him to suggest facilities to be included. Common features are lists of the types of facilities needed; number of facilities of each type; capacities or number of occupants for each facility; suggested locations in relation to the other facilities, both indoors and outdoors; and unusual requirements as to heating, ventilating, lighting, finishes, storage, built-in equipment, etc.

3.3.2 The program of requirements should provide the project architect with detailed information necessary to understand the activities to be accommodated in each type of facility.

3.3.3 The program of requirements should impose as few limitations upon the creativity and ingenuity of the project architect as possible. It should tell the project architect what the problems are, not how he should solve them. For example, the program should explain the activities to be housed in a given facility, the number of occupants involved, etc., rather than stating the dimensions of the facility to be provided. (Exact dimensions are appropriate only when they are critical to function of the space, e. g. the length and width of official athletic game courts.) Or, the program should explain the service needs of the facility but refrain from specifying exact locations of service outlets.

3.3.4 The program of requirements should not specify unnecessarily costly features. Typically, the total amount of money available for the project is fixed and supplemental appropriations will not be available. Any money saved by simplification of the requirements may permit the construction of more floor space or the provision of more equipment. Specification of a higher level of performance for finishes or equipment than is essential will reduce the amount of floor space which can be provided within a given budget.
3.3.5 The program of requirements should be so organized and written that the project architect can find firm answers to his questions. Doubts as to the facilities desired should be resolved before the program of requirements is written.

3.4 The Director of Campus Planning should be consulted prior to preparation of materials for the program of requirements. Forms for preparing these materials are available from the Division of Campus Planning and the completed forms should be presented to that office which will prepare the program of requirements.

3.5 The Director of Campus Planning will transmit the program of requirements to the University Administrator responsible for planning for submission to the President's Cabinet. Upon approval, the Director of Campus Planning will then transmit the program of requirements to the University Architect through the Vice President for Business and Finance.

4. The Architectural Planning of the Project

4.1 The University Architect is the institutional agent responsible for the general direction of the work of the project architect, for the coordination of the efforts of the project architect and the various campus groups involved, and for recommendations to the Vice President for Business and Finance relative to the acceptance of the plans and specifications.

4.2 The University Architect will submit the program of requirements to the Department of Public Works, which will in turn transmit a copy to the Ohio Board of Regents, for review before project implementation.

4.3 The University Architect will schedule a conference for early discussion of the program of requirements, but not until the project architect has received the program of requirements and had an opportunity to study it. Later conferences with the project architect will be scheduled through the University Architect to consider the plans for the project as they develop.

Ample notice of these conferences will be given to all participants, except that notice to the dean, or a person designated by the dean, will suffice for all representatives of the using agency involved. If drawings are to be discussed in a conference, copies of the drawings shall be sent to the expected participants for advance study at least five working days before the date of the conference. The University Architect may limit the number of copies sent to the using agency.
Participants in these conferences will include the project architect, representatives of the Department of Public Works and Ohio Board of Regents for projects involving State appropriations, and a representative of the following University offices: (a) the University Architect; (b) the Office of Business and Finance; (c) the Office of Physical Plant; (d) the Division of Campus Planning; and (e) the using agency. Additional representatives may be permitted but the total should be relatively small to avoid an unwieldy group.

The University Architect or his representative will prepare the agenda for all conferences and arrange for a summary to be sent to all participants. Each conferee must bring his written comments to the meeting in sufficient quantity for distribution to all conferees.

Conferences of smaller groups may be held to discuss special features, such as heating and ventilating, without using agency representation but results may not be incorporated into drawings without approval of the University Architect.

4.4 The project architect's work is done in three stages, each culminating in the submission of drawings and other documents for approval.

4.4.1 The first stage results in small-scale preliminary plans and outline specifications. It is concerned with gross aspects of design, space relationships, locations, costs, etc. Extended consideration of details at this point should be avoided since this may divert attention from the larger issues that should be considered.

While the plans are quite fluid at this stage, the project architect should not be confronted with requirements that were omitted from the program of requirements.

4.4.2 The second stage is an expansion of the approved preliminary drawings into "basic" drawings at a larger scale (usually 1/8" to the foot). This may result in some changes to meet structural or other design problems. Modifications due to a change of mind on the part of the using agency are not acceptable at this point, except for very compelling and unforeseeable reasons.

4.4.3 The final stage results in the working drawings and specifications used in bidding and construction. This is essentially a production job in the project architect's drafting room, and the using agency is involved only to a minor extent. Except for some very unusual circumstance, no changes in the requirements of the basic plan can be made during this phase of the work.
4.4.4 The project architect is responsible for securing such information as he needs to supplement the program of requirements. For this purpose, he may inspect present facilities, arrange to visit classes, or talk with using agency personnel. Each architectural firm has its own way of doing this job, and the University does not expect all architects to conform to a common pattern.

4.4.5 Direct contact between the using agency and the project architect may be initiated by the using agency only with the knowledge and consent of the University Architect, and with a subsequent report to the University Architect. The purpose of this procedure is not to restrict communication but rather to maintain an orderly method of operation that is essential to both the project architect and the University Administration.

5. Approvals

5.1 At the conclusion of each of the three stages described in Section 4.4 above, the project architect's work must be approved by the University, the Department of Public Works, and certain other State agencies as a basis for the next stage of work. The University Architect submits the preliminary, basic, and final drawings and specifications to the State Architect and Director of Public Works for approval. Final drawings and specifications are also submitted to the Board of Trustees for approval.

5.2 All drawings and specifications submitted for approval of the above named persons will carry the signatures of the administrative officer of the using agency, the Director of Campus Planning, and the Director of Physical Plant. In each case, the signature is evidence that the signer has had reasonable opportunity to study and criticize the documents, and to discuss them with the University Architect and the project architect; signature does not necessarily mean approval of all details. In case of major objection, written statement of the objection may be submitted with the drawings.

6. Bidding, Letting, and Construction

6.1 University responsibility for getting the project constructed after the working drawings and specifications are completed and approved, rests with the Office of Business and Finance. Certain approvals by the Board of Trustees and other State agencies are required, and State laws govern the procedures for bidding and letting contracts.

6.2 Normally the using agency will have little involvement in the project during construction, although it may be consulted at certain points by the University Architect and project architect. The using agency and the Division of Campus Planning will be consulted whenever any
change is made that would affect the future occupants' use of a space or their methods of operation. Responsibility for such consultation rests with the University Architect.

7. **Equipment**

7.1 Responsibility for preparing equipment lists and estimates of costs rests with the using agency involved. Assistance will be provided by the Director of Purchasing as requested.

7.2 Since each project usually has its own lump-sum appropriation, the cost of equipment is among those items which must ordinarily be deducted before the project architect can estimate the square footage of new construction or remodeling that can be provided. It is necessary, therefore, that estimates of equipment costs be furnished to the Division of Campus Planning along with materials for the program of requirements. Only loose equipment listed in the program of requirements may be purchased from project funds.

7.3 The equipment estimates should be set up in such fashion that adjustments can readily be made as the project architect's plans are modified during the preliminary planning stage.

7.4 Ordering new equipment for new or remodeled space is the responsibility of the using agency (consult the Assistant Registrar regarding items for classrooms). The timing of equipment orders and deliveries should be correlated with construction schedules since equipment may not be moved into a new building until that building has been accepted by the University and the space has been assigned to the using agency. Premature delivery may result in temporary storage charges.

8. **Occupancy of New or Remodeled Facilities**

8.1 All new or remodeled facilities shall be assigned by the Division of Campus Planning before occupancy by the using agency is permitted.

8.2 Forms for proposing use of rooms and other facilities together with small-scale prints of the project shall be transmitted to the using agency by the Division of Campus Planning at least one month prior to scheduled completion of the project. Completed forms shall be returned to the Division of Campus Planning at least two weeks prior to scheduled completion of the project.

8.3 The using agency's proposed room use will be the major determinant of subsequent assignment of space. Please note that occupancy shall not be taken nor loose equipment moved in until assignment of space has been completed.

8.4 In cases of extreme hardship, and upon petition by the using agency, emergency assignment may be granted by the Division of Campus Planning after clearance with the University Architect and University Constructor.
9. Role of Division of Campus Planning

9.1 The Director, Assistant Director, and other staff members will not make architectural decisions.

9.2 The staff will assist the using agency in all aspects of its participation and will assist in getting facilities of maximum usefulness to the using agency concerned.

9.3 The Director and Assistant Director will also represent the University, and in this capacity will be concerned with planning procedures, relationship of each facility to campus master plan, avoidance of unnecessary costs, and the like.
$18.3 Million Health Science Building Planned for 1970

By JERRY ROHRS
Lantern Staff Writer

Of the nearly $29.5 million worth of building projects to be started at Ohio State in 1969, facilities for health sciences will account for over $18.3 million. The College of Veterinary Medicine's Comparative Medical Teaching and Research facility heads the list of proposed health science facilities.

The building, to be constructed just north of Goss Laboratory on Coffey Road, is expected to cost over $9 million. Construction is set to start in April, with funds coming from the state, the U.S. Public Health Service, and the college.

The College of Medicine and University Hospital will benefit from the other $9 million allotted for health science projects.

Projects outside the health sciences field to be started in 1969 include the $4 million River Union; University College Buildings No. 3 and No. 4, valued at $2.8 million and $1.7 million respectively; the $1 million Mansfield Technical Center, and the $900,000 Lima Technical Center.

The University completed 16 construction projects costing over $24 million in 1968 and started 15 worth $38 million.

Projects expected to be completed in 1969 include the $11.4 million Medical Basic Science Building, the $4 million Jones Graduate Tower, the $2.7 million University College Building No. 2, the $2.2 million Languages Building, the $2 million Ohio Union Parking Ramp, and the $600,000 golf course club house addition.

The $5.9 million Center for Tomorrow is expected to be completed early in 1970, and will provide over 176,000 square feet of space for continuing education, telecommunications, dining, and dormitory areas.

University Renovates Walks, Brick by Brick

By JOSEPH BOULWARE
Lantern Staff Writer

The University is spending $31,000 for sidewalk improvements, according to Gordon B. Carson, vice president for business and finance. He said that weather permitting, improvements will be complete shortly before the beginning of Autumn Quarter.

The largest single improvement in terms of the $15,000 cost and area involved is the removal of bricks between High Street and Sherman Avenue on the north side of 17th Avenue and an asphalt walkway replacement.

Slipped on Bricks

Carson said the replacement and widening of the brick sidewalks on 17th Avenue came about as a result of student complaints about slipping on ice during cold weather.

Another significant change will be the $6,000 replacement of walks and stabilization of banks in the medical parking lots along W. Ninth Avenue.

Dieter Cunz Hall is to get $2,000 worth of sidewalks as soon as pedestrian traffic patterns can be established.

Other Improvements Listed

The remaining $8,000 is to be used in three ways: new installations, replacements and resurfacing.

New installations are to be constructed in front of the Student Health Center on Milliken Drive and at the University Service Center on Kenny Road between the print shop and the laundry.

Replacement work will be done in front of Hitchcock and Vivian halls because of salt damage done last winter and at Brown Hall with asphalt walks and the re-installation of bike racks.

Resurfacing will be done on damaged sidewalks near Lord Hall; re-coating of sidewalks will be completed around the electronics and systems engineering buildings on Neil Avenue and partial resurfacing will take place on the north side of Woodruff Avenue from High Street to Neil Avenue.
$26 million share of bill to help OSU

By Carl J. Reed

The Ohio House Tuesday approved by a 62 to 2 a $266 million capital improvements package, of which nearly $26 million would go to Ohio State for new buildings and renovations.

Five million dollars of that sum would be used in funding the proposed University Activities Center.

Senate Bill 457 will now go to the Senate floor for concurrence on the House amendments.

If Governor Gilligan signs the bill as it now stands, Ohio State will be authorized to spend about $26 million for capital improvements projects in the 1971-1973 biennium.

According to Rep. William Mussey (R., Batavia), the money would be appropriated as follows:

- $2,291,922 to convert Sullivan Hall, the old Ohio Historical Museum building at 15th Avenue and High Street, into an undergraduate library;
- $969,600 to University College for the construction of a fifth classroom building on West Campus. For the last biennium the General Assembly appropriated $1,381,836 for the building;
- $2,665,000 for general utilities and renovations. This would include utilities such as roads, electrical lines and plumbing. The renovations would include small projects not requiring a separate, major budget item;
- $4 million to the main library for the addition of space to the stacks and study areas;
- $5 million for the proposed University Activities Center. Another $5 million which would be needed for the construction of this physical education and intramural sports complex will be provided by the University through private donations. Already the University has received $1 million.
- $4.8 million to University College for the construction of a sixth building on West Campus.
- $30,000 for architectural planning for a proposed $5 million Agronomy and Natural Resources facility. An additional request for construction of the building would be made for the next biennium, according to Robert G. Smith, vice president for University development;
- $155,000 for repairs to recent fire damage in the College of Education;
- $250,000 to the Noble County area Extension Center, a University program; and
- $4 million to the Mansfield and Lima Branches of Ohio State and $2.5 million to technical institutes in Newark and Marion affiliated with Ohio State.
OSU allocation now $90.5 million

More amendments added to capital improvements bill

By Jollinda Porfidio
[1-19-81]

More than 70 new appropriation amendments, totaling more than $50 million, were added to an already over-stuffed House-passed capital improvements bill Wednesday night by the Ohio Senate Finance Committee.

The amended bill, which increases OSU's allocation for construction projects from $84 million to $90.5 million, goes to the Senate floor for a vote today.

If the Senate passes the bill and the House agrees to the changes, the bill is expected to be signed into law by Gov. James A. Rhodes.

Finance committee members, spurred by complaints from Ohio merchants, also included a non-appropriation amendment in the bill that would lower the recently adopted 5.1 percent state sales tax to 5 percent starting Nov. 25.

The sales tax was determined by a House-Senate conference committee assigned to work out an agreement on the state budget.

The 0.1 percent is being dropped because the decimal made it difficult for merchants to compute the taxes on their cash registers. Now they will be able to use the same system they used from January to July when the state's temporary 5 percent sales tax was in place.

Dropping the tax by a tenth of a percentage point will cost the state about $70 million in revenues.

State Sen. Richard Finan, R-Cincinnati, a member of the budget conference committee, said the committee instituted the 0.1 percent tax without realizing the effect it would have on the cash registers.

"We, (members of the conference committee) are not familiar with cash registers," Finan said.

There is a trigger mechanism in the budget bill which would make a 1 percent across-the-board cut in state funding if revenues are below the projected level March 15, 1982.

Because the 1 percent is computed on an annual level it would equate to a 4 percent cut for the three months left in fiscal year 1982.

It was not immediately clear how much state money OSU would lose if the trigger mechanism is activated.

On the capital appropriation side of the bill, OSU succeeded in passing an amendment which adds $14.3 million to the $1.5 million in planning money for the renovation of the McPherson Sawtooth Lab. The increased allocation could allow the university to begin actual renovation of the facility instead of using the planning money and then waiting for a new capital appropriation in 1983.

To increase the McPherson allocation, the university had to give up nearly all of an appropriation that was intended to improve traffic access to the health center complex near University Hospitals. The allocation was reduced from $9 million to $750,000.

William Napier, assistant to the president and director of government relations, said he was pleased to get the full funding for the Sawtooth project.

He said many students who take a chemistry course in the lab have better facilities in their high schools than at OSU.

Richard Jackson, vice president for business and administration, said OSU is ready to start hiring architects and engineers for the project.

He said he does not see any problem in OSU getting funding for the project.

There are more than $500 million worth of higher education projects included in the bill.

Herb Kruse, an analyst with the state Office of Budget and Management, said the projected capital spending levels for the 1982 biennium are between $150 million and $175 million for higher education.

Kruse said less than half the more than $778 million appropriated by the bill will be spent.

State Sens. Michael Schwarzwalder, D-Columbus, and Theodore Gray, R-Columbus worked together to get support for the Sawtooth amendment in the Finance committee.

Napier said "Schwarzwalder talked to the Democrats (on the committee) and Gray talked to the Republicans."

Schwarzwalder said he wanted to lobby the Democrats on the committee because "McPherson lab has been falling apart for at least 15 years."

"They need a new chemistry lab," he said.

Schwarzwalder said their was money appropriated for McPherson Lab in the last appropriation but it did not pass.

He said there won't be enough bond money to cover the whole appropriation package. The state Controlling Board must approve each individual project in the bill even if the legislature passes the proposal. The state pays for the construction by selling bonds, but must pay the interest in general revenue funds.

Some legislators are not sure whether there is enough money in the general revenue fund to pay off the interest on all the projects.
University purchases may be limited and hiring may be frozen, but capital improvement projects are still underway.

OSU President Edward H. Jennings had stopped all planning for capital improvements projects last week when a projected $1 billion deficit was announced.

Richard D. Jackson, vice president for business and administration, said that restriction has since changed.

He said the projects temporarily were stopped until everyone better understood the magnitude of the budget problem.

The state Office of Budget and Management (OBM) has encouraged the continuation of the projects which include the new $40 million cancer hospital and the new $16.4 million Sawtooth attached to McPherson Chemical Laboratory.

OBM officials have said they believe the projects will create jobs.

Jackson said he also supports continuation of the projects. "The majority of work at the university is repair and restoration, and as long as we put off that work, the more expensive it becomes due to deterioration and inflation. The antiquity of Sawtooth does not go away. It just gets older, not better."

Jennings also has frozen all purchasing orders, except for essential purchases like food and medical supplies.

When the purchasing freeze was first ordered, Jackson said there were about $8 million worth of purchasing orders that could have been issued but were sent back.

From Jan. 14 — when the freeze was issued — to Jan. 21, OSU has approved only 16 purchasing orders totaling almost $21,000. Most of the purchases were hospital supplies, Jackson said.

Before the state projected deficit was announced, OSU officials believed $6.7 million would have to be cut from its budget by June 30, 1983. Each vice president and dean was asked to submit a proposed 5 percent retrenchment plan.

With the projected deficit, however, "5 percent looks pretty small," Jennings said.

Edwin M. Crawford, vice president for public affairs, said Jennings' tours around Ohio could remain unaffected because most of the expenses are paid for by the city he is visiting.

About the financial situation, Crawford said, however, "I think crisis is the right word to describe it. It is the most severe I have experienced."

"I know it is going to be far more than 5 percent. There is no doubt we will be talking about cuts much larger than that."

Crawford also said service areas are likely to be hit the hardest. "We are trying to protect teaching and research."

Some university publications have been put on hold until further notice. Crawford said, however, "In any crisis, communication is essential."

Madison H. Scott, vice president for personnel services, said his office has not been filling open positions, yet the work load continues to pile up.

Firing or laying off personnel would be a last resort, he said. "We cannot make firm decisions until we know the magnitude of the problem."

Scott also said his office already has been affected by the overtime restriction Jennings recommended.

"In order to meet the payroll deadline, they (personnel services workers) worked and were not paid overtime. But the payroll must go on," Scott said.

Jennings also has called for all energy-saving steps used during the energy crisis.

Jackson said OSU has a good record with energy conservation. He said OSU has expanded 14 percent since 1973, but has saved $29.3 million through energy conservation.
Budget request updates OSU facilities

By Ann Mitchell
Lantern staff writer 2-6-84

OSU's budget for capital improvements, approved Friday by the Board of Trustees, emphasizes equipment replacement and renovation of campus facilities over the next six years.

OSU, along with other state-supported schools, also submitted its proposed capital improvements budget to the Board of Regents Friday. The board is expected to make its recommendations concerning the budgets in mid-March, said Weldon G. Ihrig, OSU's fiscal officer.

OSU's appropriation requests for the coming biennium total $174 million. For 1987-88, the university has requested $110 million, and for 1988-90 the total is $73 million.

Ihrig said the reason the budgets for future biennia are less than 1985-86 is due to progress made every year in the area of capital improvements.

The need for money lessens as renovations are made to existing buildings. Currently, there are a large number of buildings that need renovating, so the budget is larger, Ihrig said.

However, replacing outdated teaching and research equipment and purchasing data processing equipment head OSU's list of priorities for the 1985-86 biennium. The university has asked for $25 million and $5 million respectively to pay for these changes.

"The university has a backlog need, totalling $84 million for the replacement of teaching and research equipment," Ihrig said.

The university needs state-of-the-art equipment, Ihrig said. In the 1960s there was a great deal of building done on campus, but much of the equipment bought at that time is now outdated, he said.

He said students need greater access to computers. Part of the appropriations requested would go toward purchasing 500 computer work stations each year for the next several years.

The university has also requested a total of $86 million in 1985-86 be set aside for the renovation of campus facilities.

The average age of the buildings that need renovating is 60 years, and many need to be completely renovated, Ihrig said.

"What shape do you expect we'll be in at age 68," he said.

Some of the projects for 1985-86 which involve renovation or new construction include:

- A veterinary sciences addition to Sisson Hall to meet accreditation requirements — $7.4 million.
- An agricultural engineering building to replace Ives Hall — $10.7 million.
- A cancer radiation therapy facility — $9.9 million.
- An annex to the Math Building to replace the Brown Hall Annex — $10.4 million.
- Center for the Visual Arts — $16 million.
- An addition to the Biological Sciences Building and Parks Hall for an instrumentation center, computer laboratory and bio-technology laboratories — $11.5 million.
Ohio State, King Center budget winners

By Roger K. Lowe and Duane St.Clair
Dispatch Statehouse Reporters

Ohio's proposed capital improvements budget contains $800,000 for the Martin Luther King Center for Performing and Cultural Arts, but the Ohio Theatre apparently comes up empty in its bid for $5 million.

The budget provides money for major construction projects for two years and will be unveiled Monday by Budget Director William J. Shkurti.

The two-year capital improvements budget adopted in 1984 was for $530 million, and one administration source said the new budget will be "slightly higher than that."

Shkurti would not discuss the budget, but sources indicate the Franklin County projects will get the following amounts:

- About $35 million for Ohio State University, including funding for the $15.4 million replacement of the Brown Hall Annex and $10.1 million for renovation of Hamilton Hall. Other OSU projects include $3.2 million for utilities and renovations at the main campus and $1 million for similar work on the branch campuses.

- It also gives $1.6 million for Sullivant Hall renovation and $4.35 million to repair Derby Hall.

- $4.5 million, included in the OSU allocation, for a four-story building containing a family practice center, OSU employment office and the Marshon Center for Research and Education at 2231 N. High St. The legislation will require OSU to use insurance money from the Northwood School, which was destroyed in a fire in 1982 at 2231 N. High St., for the improvements. That would bring the total project to about $5 million.

- $500,000 for renovation work at the Martin Luther King Center for Performing and Cultural Arts on Mt. Vernon Ave. Workers are remodeling and connecting the former Pythian Theater building and Garfield Elementary School in a project funded by city and private money. The Community Arts Project Board, in charge of the center, is trying to raise $1.1 million for the project.

- $250,000 for work on Herr Park on Parsons Ave.

- $200,000 to dredge the Scioto River near Downtown.

More money also is expected for Ohio State Fairground work.

A request for $5 million for the Ohio Theatre is unlikely to survive, despite last-minute lobbying by Columbus business leaders.

Gene D'Angelo, president of the Columbus Association for the Performing Arts, which owns the theater, said he, state Rep. Michael Sinziano, D-Columbus, and Columbus developer John D. Kessler met Monday with Raymond T. Sawyer, Celeste's chief of staff, to discuss money for the Ohio Theatre.

D'Angelo said that, as of Friday, the project had not been inserted in the bill.

"I think it's a doggone shame the governor has that kind of largesse to give out and he is bypassing central Ohio," D'Angelo said.

Sawyer told the Columbus theater backers he believes the Ohio Theatre could receive some money when the Ohio Building Authority finances a performing arts center across State St. from the new state office building.

It has been reported that the capital improvements budget will include money for other arts-related projects, including $8 million for a Heritage Center in Cincinnati and $4 million for a rock 'n' roll hall of fame in Cleveland.
OSU to get $50 million if bill passes

By Karen S. Kostelnik
Lantern staff writer

Ohio State will receive about $50 million dollars for building repairs and renovation if the Ohio Legislature passes the capital improvements bill which will be introduced into the House today.


Bill Shkurti, director of the Office of Budget and Management, said if the bill is passed in its current form, Ohio State will receive:

- $15.5 million to replace the Brown Hall Annex.
- $10.1 million for the first phase of renovation of Hamilton Hall.
- $10.2 million for "general utilities and renovation." $1 million for repairs on branch campuses.
- $4.1 million for an agricultural research and extension center in Pike county.
- $4.5 million to construct a four-story building on the old Northwood school site to house a family practice center, OSU employment office and the Mershon Center for Research and Education.
- $1.6 million for renovation of Sullivan Hall.
- $4,350,000 for renovation of Derby Hall.

"We do this every two years or so," Shkurti said. "It takes care of existing state facilities and builds new ones."

Harry May, OSU facilities planner, said decisions concerning which buildings warrant repair are made by the central administration of colleges. The administration consists of the provost, the vice president for finance, the vice president of Business Administration and Campus Planning.

The Board of Regents reviews college requests and recommends an allotment of money for certain projects to the Office of Budget and Management.
$109 million proposed for OSU projects

By Roger K. Lowe
Dispatch Statehouse Reporter

A six-year state capital improvements plan announced yesterday by Gov. Richard F. Celeste would provide an additional $109.6 million for projects at Ohio State University.

Included in the plan are $18.29 million for a biological sciences building and $14.95 million for a new welding engineering building.

CELESTE INCLUDED the projects in the plan he submitted to legislators. The governor is required by law to turn in a six-year plan every other year.

The plan calls for spending $1.35 billion in six years and includes $585.49 million in fiscal 1987-88 for construction projects that have been approved as part of a two-year capital improvements budget that took effect July 1.

But the proposals for 1989-90 and 1991-92 represent the first time the Celeste administration has shown its desire to give money to the projects. The plan calls for spending $443.31 million in 1989-90 and $322.27 million in 1991-92.

The Celeste recommendations are mostly for higher education and essentially reflect the spending suggestions of the Ohio Board of Regents for the period.

“THIS IS a plan only, a proposal by the governor,” said state Budget Director William J. Shkurti. The 1989-90 capital improvements budget, probably with additional projects, will not be sent to lawmakers until 1988, and legislators will add their own projects as well.

Still, Shkurti said, the recommended projects in the long-term plan are likely to receive money.

“These Ohio State projects are a pretty good bet to be funded in the future,” he said.

Celeste’s plan recommends $65.07 million for Ohio State for the 1989-90 budget year, including $18.29 million for the biological sciences building.

Other major Ohio State projects included in the plan for that period include $7.95 million for a library book warehouse; $6.6 million for an addition to the botany and zoology building; $2.33 million for renovations to Hamilton Hall, and $7.2 million for classroom repairs.

The $14.95 million welding engineering building replacement is the largest Ohio State project in the plan for 1991-92, which also includes an additional $8.67 million for renovations to the botany and zoology building. Celeste’s plan proposes $44.55 million to Ohio State for that two-year period.
Celeste targets $109.5 million for OSU

Gov. Richard Celeste's six-year $1.3 billion capital improvements plan includes a long list of proposed projects for Ohio State.

Celeste proposed in his plan, submitted to the Ohio legislature last month, that the state fund $109.5 million in improvements at the University.

Ohio law requires the governor to provide a six-year plan to the legislature every two years. The governor selects projects from recommendations made by the Ohio Board of Regents and the Office of Budget and Management.

"I think there is a good chance that the projects (at Ohio State) will receive funding," says Jack Probasco, University facilities planner. "They are our top priorities, and the fact that they are on the Board of Regents' and governor's lists show that they have support."

In addition to $50 million already included in the two-year capital improvements budget that took effect July 1, the governor recommended that $85 million be spent at Ohio State in 1989-90 and $44.5 million be spent in 1991-92.

Included on the list is renovation of Hamilton Hall, $18.4 million from 1987-90; an addition to the Biological Sciences Building, $18.2 million in 1989-90; and replacing Brown Hall Annex and the Welding Engineering Building's high voltage laboratory, $14.9 million in 1991-92.

The second biennium request also includes $7.9 million for a library book warehouse and $6.6 million for renovations to the Biology and Zoology Building.

For the first biennium, Ohio State had asked for $165 million for utilities, renovations and capital improvements at all the campuses.

Of the six-year capital budget, 72 percent or $977 million was targeted toward improvements in higher education facilities, according to the governor's office.

Other projects include a new $3 million student services building at the University of Akron, $7.5 million to renovate Baldwin Hall at the University of Cincinnati, $7 million to renovate Fenn Tower at Cleveland State University, and $1.7 million to renovate the field house at the University of Toledo.

Also, the plan would finance community projects throughout the state.
Proposal will allow funds for buildings

By Ginger Pullen
Lantern Staff Writer

Gov. Richard F. Celeste's $109 million capital improvement proposal will allow Ohio State to build new buildings as well as renovate some old ones, said Jack Probasco, OSU's Facilities Planner.

Probasco said renovation of Derby Hall has already started. Hamilton Hall, Sullivant Hall and Brown Hall Annex will also receive improvements.

In the planning stages is an addition to the Biological Sciences building which will connect it to Parks Hall.

"This will include facilities for pharmacy and biological science," Probasco said.

Other tentative plans for Ohio State include a new Welding Engineering building, he said.

"We are talking about having it connected on to Dreese Lab," Probasco said. "There is enough room behind it to put another building."

The governor's plan also allocated money for a new architecture building. Probasco said the university would probably demolish the old architecture building and put up a new one.

State Budget Director William J. Shkurti said state law requires the governor to draw up a six-year capital improvements plan and present it to the legislature.

"The plan is updated every two years," he said. The legislature approves a two-year capital bill as part of this six-year plan.

Shkurti said the first two years of the plan have already been approved and enacted.

"Starting July 1, we received $50,350,000 for capital improvements," Probasco said. Ohio State usually gets a third or a quarter of the planned allocations the first year, he said.

Shkurti said most of the money the governor proposes is awarded by the legislature. "By and large, the governor's record has been good," he said. "Usually they add a little more."

Most of the projects for Ohio State in the capital improvements plan are originated by the school itself and presented to the governor.

"OSU has a reputation of a good job in capital planning," Shkurti said.
Improvement projects OKd, $1.4 million to water system

By Dave Wilson
Lantern staff writer

The Ohio Controlling Board approved three capital improvement projects for The Ohio State University Monday, including a $1.4 million water-distribution improvement plan.

The board, comprised of members of the Ohio Legislative Budget Office, also approved the release of an additional $7,200 to a $500,000 renovation project in the Journalism Building, 242 W. 18th Ave., and $182,753 for Phase I of renovations for Hamilton Hall, 1645 Neil Ave.

The Water Distribution Improvements project includes installing 20-inch diameter water pipes around the perimeter of the main campus and connecting the water supply at Ohio State’s Don Scott Airport to the city water supply. Don Scott’s water is now supplied by wells.

The estimate of $1.4 million for the water project comes after two previous bids failed, said George Whicker, assistant director for facilities maintenance.

The final bid for the water project included the widening of College Road, with $1.3 million being spent for construction on main campus and $213,000 being spent at Don Scott Airport. It exceeded the university’s estimate by about $63,000. The job will be done by the Concrete Construction Co. of Columbus.

Whicker said the project will connect a 20-inch pipe to a city-owned, 24-inch water main near the corner of Lane Avenue and Olentangy River Road.

The pipe will split, with one route leading to the construction site of the Wexner Center for the Visual Arts, and the other to the construction site of the Cancer Research Center.

Whicker said the pipe leading to the Wexner Center will follow Lane Avenue to Tuttle Park Place, turn south to Woody Hayes Drive and east to College Road, then south to 17th Avenue.

The other pipe will connect to an existing 20-inch pipe near Wiseman Hall, go east to Neil Avenue, then south to a connection near the Cancer Research Center site. It will supply other buildings in the medical complex, Whicker said.

Richard W. McGlinchey, project coordinator for the university architect’s office, said the final plans for the Journalism Building renovation will be reviewed today, when the contracting process begins. The additional $7,200 was requested to cover architects’ fees.

McGlinchey said he didn’t know when construction would begin.

The Journalism Building project will convert a room into a television studio for broadcast students, and also create a lecture hall and two general-purpose classrooms.

The university had requested $276,975 for Phase I of the Hamilton Hall renovation, which the Ohio Controlling Board amended to $182,753.
Time and change leave their mark on Ohio State's campus. New buildings have changed the campus skyline, and other projects are under construction or in final planning stages.

The new looks include a recently opened chemistry building, replacing part of McPherson Lab, dedicated in October, and the soon-to-open agricultural engineering building east of the Agricultural Administration Building.

Construction has begun on the Wexner Center for the Visual Arts, between Mershon Auditorium and Weigel Hall; Biggs Athletic Training Facility's multi-sport indoor practice center; and McCracken Power Plant's new coal-fired boiler.

Parking expanded by 460 spaces at the Ohio Union Ramp last June and will expand another 600 spaces next month at the new 12th Avenue ramp behind the Botany and Zoology Greenhouses.

Other projects under way are the Ohio Arthritis and Geriatric Center at Ninth Avenue and Cannon Drive, a cancer research institute in the medical complex, and a stores and receiving building on Kenny Road.

Remodeling projects include expansion of and improvements to the College of Veterinary Medicine complex, including Sisson Hall and Goss Lab, and new biotechnology laboratories in nearby Kottman Hall.

With freshmen returning to the central campus, West Campus will have new uses. For example, Ohio State's new biotechnology center opened in August in newly remodeled facilities in Rightmire Hall.

New projects are not limited to Columbus. Ohio, the nation's leading beekeeping state, will benefit from new bee laboratories which opened on the Wooster campus and which are planned for construction this year near the university's Waterman Farm off Lane Avenue.

Improvements at Stone Laboratory on Lake Erie's Gibraltar Island include a new 48-student residence hall, sewage treatment plant, electrical system and renovated dining hall.

A new dairy facility is being constructed at the Agricultural Technical Institute, which dedicated a new student activity center less than a year ago.

The Ohio Agricultural Research and Development Center has a new grapes research center in Ashtabula County and plans to build a research and extension education center in Pike County.

A new student services building opens this fall at the Marion campus. Arts will be enhanced by construction, to begin soon, on the Pearl Conard Gallery, next to Ovalwood Hall at the Mansfield campus.

These projects represent an investment of more than $150 million in private and government funds for the university.
Capital list saves space for libraries

By Gemma McLuckie.

Several hundred thousand seldom-used books and journals in University libraries may find a new home in the 1989-90 biennium.

The Ohio Board of Regents on Dec. 18 recommended that the Ohio legislature appropriate $3.3 million for a library book depository on the Columbus campus.

The depository funds are part of the regents' plan for $68.4 million in capital improvements at the Columbus campus for the biennium beginning July 1, 1988.

In addition, about $1.4 million is recommended for renovations and equipment purchases at the four regional campuses and the Agricultural Technological Institute.

"We are pleased that the regents recognize the severe problem Ohio State faces in the area of capital improvements," says David Marsh, assistant vice president for facilities planning.

The need to ease the tight squeeze in library space can be met in part with the depository, says William Studer, director of University Libraries.

Working with faculty, the library staff will choose books and journals to take off shelves in the 27 University libraries. This will leave room for the more than 100,000 volumes acquired each year and for more seating.

The selected items will be stored in a building with museum-quality climate control and low-level lighting, in order to "arrest paper's natural deterioration process," Studer says.

The plan is based on one developed at Harvard University. "It's low tech, but effective," Studer says.

He explains that volumes are sorted by Continued on page 9.
Continued from page 1.

size and stored in random order, rather than by conventional library classification. The system ensures "the maximum density of storage," Studer says. Eventually, the depository will house about 1.75 million volumes.

The items are placed in boxes and layered on shelving 30 feet high, six feet deep and 145 feet long. A computerized "bar code" system enables staff to keep track of the aisle, row, shelf, box and book identification.

Books will be retrieved according to a daily schedule. The details are to be worked out, and the frequency may be adjusted depending on how often patrons ask for items, Studer says.

The University and photo archives offices also will be moved to the building, which will be located west of Rt. 315. The archives now are housed in Converse Hall.

Other recommended projects include:

- A $21.7 million addition to the Bioscience Building and Parks Hall, which will include a combined pharmacy and biosciences library; $8.8 million for phase II of Hamilton Hall renovations; $4.3 million for an addition to Evans Laboratory; $3 million for improvements to the dental instruction laboratory; and $2.7 million for phase II of the Derby Hall renovation.

The regents' plan also calls for $7 million for basic renovation projects, $4 million for supplemental renovations, $9 million for instructional equipment, and $2 million for data processing equipment.

The statewide capital plan for the 1989-90 biennium totals $357 million to maintain, preserve and improve existing higher education plants at state institutions.

The regents' recommendations will be considered by the governor and state legislators for inclusion in Ohio's capital budget for fiscal years 1989-90.

The regents also asked for $3 million to develop the first phase of an electronic catalog network of academic library collections across the state.

The Ohio Supercomputer Center, headquartered at the University, could receive $22 million to buy the next generation of supercomputer, the Cray Y-MP. See related story on page 3.

Also, state legislators will consider spending an additional $10 million for 12 asbestos abatement projects at state-supported colleges and universities. About $1.2 million would be spent at Ohio State.

"I believe we have developed a sound budget while addressing the severe constraints on the magnitude of new debt the state of Ohio can reasonably afford," said William B. Coulter, chancellor.

"As in the past, the capital needs and desires of our colleges and universities exceed state resources, but we have devised a plan that meets the basic needs of the 68 campuses."
State bill gives OSU $68 million

By THOM BRAINARD
Lantern staff writer

A bill providing more than $68 million to Ohio State University was passed Wednesday by the House of Representatives. It now goes to the Senate for hearings and a vote.

A capital improvement bill is passed every two years to fund local and city improvement projects through state funds. Franklin County will receive $142 million of the $650 million allocated in the bill.

"Ohio State had a lot of proposals that the state had an interest in funding," said Rocky Black, legislative aide for Sen. Eugene Watts, R-Columbus. "It's a pretty substantial amount of money for any place to get."

Watts said Ohio State and Franklin County are receiving far more money than any other university or local government.

Herb Asher, special assistant to President Edward H. Jennings, said the university is pleased with the amount given to it.

Included in the bill is $21 million for an addition to the Bioscience/Parks Hall addition. Watts said the addition will provide Ohio State with modern research facilities, which are expected to attract $5 million to $8 million in research funding to the university.

Another $6.75 million is for the construction of the Ameriflora Technology and Horticultural Information Center, to be located in Franklin Park.

The facility will be used for an international floral exhibition in 1992, commemorating the 500th anniversary of Christopher Columbus' discovery of America. The center will be moved to campus after the exhibition, Asher said.

Another $3 million will be used to purchase the Cranston Building at 8th and Neil avenues. Watts said the building will be used for OSU research in national security and public policy.

Also in the bill, more than $7 million will be used for improvements to Evans Lab and the Dental Instructional Labs, Watts said.

Asher said $1 million will be used to improve facilities on Ohio State's Gibraltar Island in Lake Erie and $3 million for improvements to Hamilton Hall.

David Marsh, assistant vice president for Ohio State's facilities planning, said the remaining funds will be used for basic renovation projects, which include classroom improvements, roof restorations, and repairs of mechanical systems.

Watts said the statewide Supercomputer Center, which will be at Ohio State, will receive $22 million.
Capital budget includes $67 million for OSU

By David Tull

Ohio State will receive more than $67 million in state funds for renovations and construction if the governor's proposed capital improvements budget is approved.

Throughout the state $615.7 million is sought to fund new and continuing projects. Included is a request for $22 million for the Cray Y-MP supercomputer at the Ohio Supercomputer Center, which serves universities and industries throughout the state.

The budget, for fiscal years 1989-90, was announced March 3 by Gov. Richard F. Celeste.

The bill was given its first hearing in the Ohio House finance committee March 8 under sponsorship of committee chairman William Hinig, D-New Philadelphia.

No timetable has been set but state officials "anticipate relatively quick action," says L. Lee Walker, state budget director. "Both houses (of the Ohio General Assembly) are interested in passing this budget before spring break."

The General Assembly traditionally recesses for Easter holidays. Easter this year is April 3.

The capital improvements budget is not a controversial issue, Walker adds.

Among the major funding allocated for the University is a $21,747,750 sum for an addition linking the Biosciences Building and Parks Hall. The addition will provide "new high-tech research and teaching laboratories, allowing the colleges of Pharmacy and Biological Sciences to conduct the kind of research that will be needed in the 21st century," according to the Governor's proposal. It projects the investment could attract as much as $8 million annually in research funding.

The budget proposal also lists for Ohio State more than $6.7 million for the planned Ameriflora display scheduled in 1992. The funds are for construction of a "biocontainment facility" ($2.225 million) and "Ameriflora Technology and Horticultural Information Center" ($4.5 million).

Also among the allocations is $3.3 million for a "library book warehouse," which would house several hundred thousand seldom-used books and journals from University libraries.

Other allocations for the University include:

- $8.8 million for the Hamilton Hall renovation;
- $7.1 million for basic renovation projects;
- $4.9 million for supplemental renovation projects;
- $4.38 million for the Evans Laboratory addition;
- $3 million for Dental Instructional Lab improvements;
- $3 million for purchase of the Cranston Building, 1501 Neil Ave.;
- $2.75 million for the Derby Hall renovation;
- $1 million for basic renovations on all regional campuses;
- $250,000 for the North Star Building addition.

Of the total capital improvements budget, about $546 million, or 88.6 percent, will be funded through long-term capital improvement bonds, Walker says. Another 7.7 percent, or $47.4 million, will come directly from the state's General Revenue Fund. Other sources will fund nearly $22.3 million.
Capital budget a good one for University, says Asher

By David Tull

The Ohio General Assembly, in the final hours before spring recess, approved a capital improvements bill that contains more than $67 million for projects at Ohio State in the coming biennium.

The bill is one of nearly three dozen passed in the rush before recess. House Bill 810 authorizes more than $600 million in capital improvements projects throughout the state for the next two years. The total includes $416 million statewide for higher education.

Gov. Richard F. Celeste's proposals for the capital improvements budget were presented early in March. Higher education's share reflects requests from the Ohio Board of Regents.

The General Assembly approved the projects for Ohio State virtually without changes, according to Herb Asher, special assistant to President Jennings and professor of political science. (See the March 10 issue of onCampus for details.)

"The actions of the governor, the legislative leadership and the General Assembly have resulted in a fine budget," Asher says.

"In addition, we appreciate the recommendations of the Board of Regents, which are the core of the budget. Finally, we would like to thank the Franklin County legislative delegation and especially our campus-area legislators, Rep. Mike Stinziano and Sen. Eugene Watts, for their support."

The budget contains more than a dozen University allocations, from basic renovations to new construction.

"One of the major University projects authorized by this legislation is the link between the Biosciences Building and Parks Hall," Asher points out. The budget provides $21.7 million for this project. "This will provide greater cooperation between the colleges of Pharmacy and Biological Sciences."

The budget also contains $6.7 million for two buildings for the 1992 Ameriflora exhibition in Columbus. One will be built on the Columbus campus and the other, located at either Franklin or Wolfe park, can be moved to campus later.

The bill also contains funds for equipment. Ohio State's share is $12 million, which will be used for data processing and instructional equipment, Asher says.

In addition, the budget allots $22 million for the Cray Y-MP supercomputer at the Ohio Supercomputer Center, to serve universities throughout the state. It is located at Ohio State.

Just before leaving Columbus March 29 for a 17-day goodwill visit to China and Africa, Celeste signed the capital improvements bill into law.
New house for horses out on bids

The Board of Trustees at its May 4 meeting authorized employment of architectural firms and advertising for construction bids on an equine center and on a food freezer facility.

The 44,200-square-foot equine center addition to the west side of the Veterinary Hospital will house horses used in the College of Veterinary Medicine's academic programs and privately-owned patient horses. It will include a trauma-surgical unit. Funding for the $5.5 million project includes a $1.5 million gift from the Galbreath family of Columbus.

The $1.5 million project for a food freezer addition to the Stores and Receiving Building will include modification of space in the existing building to house a cooler and access for truck delivery to the main campus.

The board also authorized employment of architectural and engineering firms and advertising for construction bids on 30 projects totaling $45.3 million in capital funding appropriations by the 117th General Assembly for the 1988-90 biennium.

Three contract awards were approved by the board as follows:

• Renovation of Hamilton Hall including Morgue, lecture halls, laboratories, offices, and storage areas at a project cost of $1,177,904. Estimated completion date, July 1991.

• Remodeling of Postle Hall biology laboratories to be completed by September 1989 at a project cost of $409,000.

• Roof replacement for St. John Arena to be completed by October 1989 at a project cost of $824,950.

In other actions, the board approved:

• Sale of property at 760 Beautyview Court approximately four miles north of the Columbus campus to Joyce Ashbaugh, Columbus, for $114,500. Consisting of a brick and stucco ranch house on .23 acres, and appraised at $100,000, the property was bequeathed to the University by the late Francis B. McCormick, emeritus professor of agricultural economics.

• Purchase of the Cranston Center property with three parcels of land totaling 1.9 acres at the southwest corner of Neil and West Eighth avenues for the appraised value of $1,750,000 from Trustcorpor Bank, Ohio. The property includes a three-story office building, an apartment building and a parking lot.

Some capital funding projects and estimated costs are:

• An addition connecting Parks Hall and the Biological Sciences Building, $21.7 million.

• Renovation and enlargement of dental instruction laboratory spaces in Postle Hall, $4.5 million.

• Addition to Evans Laboratory to house chemistry activities displaced during renovation of McPherson Laboratory, $4.4 million.

• High-density warehouse for little-used library materials and for University Archives, $3.3 million.

• Addition to North Star Road building of the Ohio Education Broadcasting Network Commission, $250,000.

• Renovation and improvements of South Bass and Gibraltar islands facilities on Lake Erie, $1 million.

• Classroom and lecture hall improvements for 100 Independence Hall, 131 Hitchcock Hall and 100 Hughes Hall, $575,000.
Board OKs Derby Hall, other projects

The Board of Trustees on June 2 approved employment of architectural engineering firms and advertising for bids for renovations and improvements for three campus buildings.

Largest of the projects will be the complete renovation of Derby Hall for housing several academic departments of the College of Social and Behavioral Sciences. The project cost is estimated at $7,105,250.

The other projects are:
- Improvements to the Biotechnology Center in Kottman Hall, including installation of a greenhouse, a tissue culture laboratory and five new growth chambers. Project cost is $500,000.
- Remodeling the east portion of the ground floor of Starling-Loving Hall “M” wing to accommodate an electron microscope, laboratory and office. Project cost is $309,800.

The board also approved employment of architects and engineers for the second phase renovation of Rightmire Hall. The $200,000 project will include remodeling the basement and first floor to provide office and laboratories for the Biotechnology Center.

Trustees authorized advertising for construction bids for renovation of the Eighth Avenue and Ninth Avenue parking lots at an estimated cost of $211,818.

In other actions, trustees awarded contracts for four projects:
- Masonry repairs and roof replacement for the J. McLean Reed Student Activities Building and Galvin Hall on the Lima campus. Estimated completion dates are July and August, and project cost is $156,000.
- Replacement of the roof on Fisher Auditorium at the Ohio Agricultural Research and Development Center at a project cost of $51,170. Completion is set for September.
- Remodeling part of the basement of Scott Hall for the Ice Core Laboratory for the Byrd Polar Research Center. Also included is first-floor remodeling for laboratories and office space for the Eminent Scholar in Hydrogeology and second-floor renovations for a Stable Isotope Laboratory. Completion is set for December at a project cost of $285,000.
- Renovating the exterior of Ohio Stadium by cleaning, sealing and repairing of concrete surfaces, replacing windows and stucco-coating press box walls. Project cost is $702,750, and completion date is November.

The board authorized a 25-year lease of a 1.5-acre tract of land in Brown County approximately four miles north of Ripley to Union Township for storage of highway maintenance equipment at the rate of $300 per year.
OSU says it needs spruce-up
School will ask for $554 million to fix up campus

By Tim Doulin
Dispatch Staff Reporter

The Ohio State University is in desperate need of a face lift and is looking to the state for help.

The university is seeking about $554.4 million from the state to help pay for 50 campus renovation and construction projects scheduled for 1991-96.

"The whole list is vitally important," said Weldon E. Ihrig, vice president of finance at OSU. "Most of these projects are renovations of buildings.

"We are trying to upgrade very old buildings and bring them into the state-of-the-art technology."

OHIO STATE ranks near the bottom among Big Ten universities in the amount of research space available per student.

OSU has about 25 percent less research space than the average for the Big Ten, according to a report by OSU's Office of Campus Planning and Space Utilization.

The report says the university "cannot expect to recruit and retain the best faculty and researchers when space is limited and laboratories are outdated and deteriorating.

"Modern science and technology cannot be taught effectively in facilities constructed during the 1920s and earlier," the report says.

"Students cannot be prepared for the 21st century in facilities constructed in the early 1900s and now in desperate need of rehabilitation."

THE REPORT says "many of our buildings are decaying and strong state support is necessary for the rehabilitation and replacement of outdated facilities.

"The university is committed to doing its share, but state funding is needed so that instruction, public service and research are not restricted by inadequate or obsolete facilities," the report says.

The university needs about $832 million for the capital improvements. About $278 million would be non-state funds.

The university would like to receive from the state about $157 million in 1991-92, about $168 million in 1993-94 and about $210 million in 1995-96.

David C. Marsh, assistant vice president for facilities planning, said the university might not get all the money it wants from the state, but "we hope we can get a significant portion of it."

The request will be submitted to the Ohio Board of Regents in a couple of weeks, Marsh said.

Members of the regents will visit the university soon to get an idea of the condition of some of the campus buildings.

HERE IS a list of some of the projects the university would like to fund during 1991-92:

- Equine Center. About $4 million is sought to build an addition to the Veterinary Hospital. The space will house the equine trauma unit that provides emergency treatment and intensive care for horses.

- Dreeze Lab. About $18.9 million is needed to build an addition that will provide a central facility for the Department of Computer and Information Sciences. The department is housed in seven separate buildings.

- Mendenhall Laboratory. About $13 million is needed to renovate the 84-year-old building.

The Department of Geology and Mineralogy would be relocated for two years while the work is done.
Pedestrian project given funds

By Curt Cullice
Lantern staff writer

Ohio State will soon receive $750,000 in state funds for the construction of new sidewalks, pedestrian walkways and plazas.

Rep. Mike Stinziano, D-Columbus, said Ohio State will receive the renovation funds from the state's capital improvements budget.

Richard Eschliman, university architect, said he expects the state to release the money to the university in late July.

Construction will begin as soon as funds are appropriated, Eschliman said.

The project includes:
- Replacement of sidewalks along the west curb of High Street from West 11th to West Woodruff avenues.
- About 3,700 square yards of sidewalk will be replaced with new concrete. Portions of the sidewalk will contain a grid design similar to the existing Wexner Center sidewalk.
- Bus stops on High Street will be moved further back from the road to increase pedestrian access to the sidewalk.
- The construction of a tree-lined pedestrian mallway on 17th Avenue adjacent to the Wexner Center.
- The mallway will include new tree plantings, landscaping, pavement, sitting areas and the lighting of the Wexner Center facade and surrounding trees.
- The completion of new sidewalks and plaza areas along the east curb of College Road between West 17th and West Woodruff avenues.
- The parking lot between Arps Hall and Arps Garage will be removed and renovated to a tree-lined pedestrian mallway area.
- The area between Arps Hall and College Road will be converted into a mini-park with seating, tree plantings, expanded walkways and new bike racks.
- Other improvements include the installation of new sidewalks near Ramseyer Hall and installation of new lighting between Arps Hall and Arps Garage.

Jean Hansford, campus planner, said previous additions to the Ohio Union and Arps parking garages have offset potential parking problems stemming from OSU pedestrian projects.

Hansford said the renovation projects revolve around the Wexner Center's opening and the university's orientation towards a pedestrian campus.

"We would like to get these projects completed before the opening of the Wexner Center," he added.

Stinziano said the High Street project has been a team effort.

"The renovation of the east and west side of High Street is part of the overall university improvement program involving university officials, small businesses and the community," Stinziano said.

Brad Shimp, executive director of the University-Community Business Association, said the business community is looking forward to the Wexner Center opening and the completion of High Street renovations.

"It's going to bring more clientele into the area," he said.
University identifies 8 projects for capital funds

University officials announced eight capital budget requests for the 1991-92 biennium at the July 7 Board of Trustees meeting.

The projects will be submitted shortly to the Ohio Board of Regents for approval. The requests then will be incorporated into the higher education state capital funding proposal, which is likely to be submitted to the Legislature for action early next year.

Trustees heard a report from Weldon Hrig, vice president for finance, and David Marsh, associate vice president for campus planning, on Ohio State's capital budget requests for the next three biennial state budgets.

They highlighted eight top priority projects:

• Phase II of the Brown Hall Annex replacement, which will include an addition to the Mathematics Building and construction of a Science and Engineering Library.

• Equine Center addition to the Veterinary Hospital. Matching gift funds of $1.5 million have been donated by the Galbreath family of Columbus.

• Dreese Laboratory addition to provide a central facility for the Department of Computer and Information Science.

• Mendenhall Laboratory renovation, a complete rehabilitation of the building that will require it to be vacated for two years.

• Smith Laboratory renovation to keep the existing building operational until a replacement building for physics can be completed.

• Botany and Zoology Building addition and renovation, including the greenhouses. Construction will take place in phases since the building cannot be vacated.

• McPherson Laboratory renovation, including updating of the mechanical, electrical and ventilation systems.

• Law Building addition to provide space to expand the Law Library and other facilities. The work is being partially funded through private gifts.
Building Renovation Gaining Importance

by Robert Boyce
University Communications

Harold L. Enarson Hall, built as The Ohio Union in 1910, has been changed by construction eight different times, with the most recent work coming a couple years ago.

The historic building, now home to University College, is an example of how campus planners are preserving the architectural heritage of older buildings while making them usable for modern day needs.

There are many old buildings on campus — buildings in need of renovation and repairs.

The Ohio State University's 1991-96 capital plan has identified $852.5 million in needed improvements. The list includes renovations, replacements and construction of buildings and infrastructure.

Just to stay even and keep from falling further behind on renovation and repairs of aging facilities would take at least $25 million a year, according to Richard Eschliman, assistant vice president and university architect, and Jack Probasco, facilities planner in the Office of Campus Planning.

However, the University doesn't have that much funding for upgrades. The Ohio Legislature earmarked $12 million of its Ohio State budget appropriation for renovations in the 1989-91 biennium.

Eschliman says available funding must be spread among the University's 732 buildings and its streets and utility systems.

Probasco says it always has been easier to obtain both public and private money for new construction than for renovations.

"It is not very attractive to donate money for a 'John Doe Memorial Roof,'" he says.

Nationwide, Ohio State has lots of company, according to a 1989 report: "The Decaying American Campus: A Ticking Time Bomb." The report was published by the Association of Physical Plant Administrators of Universities and Colleges and the National Association of College and University Business Officers, in cooperation with the accounting firm of Coppers & Lybrand.

In a survey of 700 college and university physical plants, the report found that the combined plants — with a $300 billion replacement value — needed $60 billion in renovation, of which $20 billion is urgent. In addition, for every $1 spent on maintenance in 1988, $4 of needed maintenance was deferred.

Deferred maintenance is an accelerating problem at Ohio State, says Eschliman. He has an impressive list of buildings awaiting renovations, such as Hagerty Hall, home of the College of Business; Smith Hall, housing the Department of Physics, and nearly all the residence halls.

According to Probasco, the next three major building renovations awaiting state funding are Mendenhall and McPherson laboratories and the Botany and Zoology Building.

All three are older buildings housing science classrooms. Their planned upgrade represents a trend on the nation's campuses — more renovations instead of new construction.

"If a building is structurally sound and has architectural value, we try to save it," says Probasco.

"Enarson Hall (originally, the Student Services Building), Hayes Hall, and Orton Hall were among our most important renovations. All of them are on the National Register of Historic Places."

The only other campus building on the National Register — Ohio Stadium — is undergoing extensive repairs.

Factors in renovation decisions, says Eschliman, include:

- Comfort, such as the lack of central air conditioning, aged heating system, deteriorating electrical system, cost of roof maintenance and old windows which dissipate energy.
- Entrances and exits, compliance with health and safety codes and accessibility for the handicapped.
- Badly worn plumbing systems which require parts that are unavailable.

"Our goal is to save a building whenever possible because it's important to preserve our heritage. The cost factor usually favors renovation. A good example of this is Lazenby Hall, built in 1914 to house horticulture and botany, and now extensively renovated at a cost 15 percent less than replacement cost."

Lazenby, along with Townshend Hall, built in 1898, have been given another 75 years of life by renovations, he says.

Probasco says a few old buildings are destined for the wrecking ball — namely Brown Hall Annex, the old Communication Building, Neil and 17th Building, and Lord Hall.

"Our first concern is the architecture," he says. "Then we look at the structure, and finally the 'footprint,' or space it occupies."

"Laboratory buildings require a tremendous amount of work to bring them up to modern standards. Smith Hall, the physics building, is a good example of this. Our projections call for renovating Smith for another purpose and constructing a new physics building on the site of Lazenby Hall."

Ohio State has 732 buildings. The total includes 399 on the Columbus campus, 237 at the Ohio Agricultural Research and Development Center in Wooster, 39 at regional campuses and the Agricultural Technical Institute, and 57 elsewhere.

Renovation of Lazenby Hall on Neil Avenue enabled Ohio State to preserve an architecturally significant building, make it more energy and space efficient, and create interior facilities that will serve instructional needs in the 21st century.

Students meet with a professor in an upgraded room of Townshend Hall, 1885 Neil Ave. Built in 1898, it housed agriculture classes through the 1970s. After remodeling and renovation, Townshend has become home to the Department of Psychology.
Trustees choose firms for two major projects

The Board of Trustees Dec. 1 approved employment of architectural engineers for two major construction projects: a Biotechnology Support Facility and new Botany and Zoology greenhouses.

The plant and animal support complex near the Biotechnology Center in Rightmire Hall will include six greenhouses, an animal holding facility, a growth chamber and an exterior plot. Estimated project cost is $2.7 million.

The Botany and Zoology greenhouse project calls for a new complex with standard environmental controls and improved research and teaching facilities at an estimated cost of $2.7 million.

Trustees also approved advertising for bids on the first phase of repair and upgrading of residence halls in Morrill and Lincoln towers to improve living conditions and reduce maintenance costs. The initial phase will cover two floors of Morrill Tower at an estimated cost of $1.3 million.

Two projects received board approval for employment of architectural engineers and advertising for bids. The first covers structural repairs and site improvements and renovation of mechanical and electrical systems at Mer-
Regents’ capital budget is a modest proposal

By David Tull

A capital spending plan announced by the Ohio Board of Regents in December would provide Ohio State with more than $69.8 million for facilities renovations and new construction for the next biennium.

But the sum still would fall far short of University needs, says David Marsh, assistant vice president for facilities planning. For the 1990-92 biennium, the University proposes more than 20 projects to the regents at an estimated cost of $156.6 million. These proposals are part of Ohio State’s Capital Plan for 1991-96, prepared by the Office of Campus Planning and Space Utilization, which lists projects totaling more than $525 million.

The regents’ recommendations include an $8 million grant to Ohio State for a Pediatrics Education Facility at Children’s Hospital, a joint project of the hospital and the University’s College of Medicine. This amount was not included in Ohio State’s requests.

“While we appreciate the regents’ recommendations, we’re disappointed that more of these (requested) projects were not funded,” says Marsh. “This will have negative consequences for the occupants of these buildings.

“We are very concerned about the lack of money to bring our older facilities up to modern standards. It’s a question of morale for faculty and it affects recruiting of new faculty, who must carry on the kind of research we expect at Ohio State.”

“We appreciate the regents’ recommendations but think that they can be improved on,” says Herb Asher, special assistant to President Jennings. He notes that the budgeting process is a long one involving recommendations from the regents, proposals by the governor and action by the Ohio General Assembly.

“We would hope that the regents’ recommendations would be improved upon as the capital budget is considered by the General Assembly and the governor,” Asher adds. “In particular, we would look for support for the addition to the Law Building and the initial phases of renovation for the B & Z Building, Smith Laboratory and McPherson Laboratory.” These were cut from the budget proposal.

Statewide, the regents’ plan calls for about $477 million over two years, beginning July 1, 1990, for capital improvements for higher education. This is about $120 million more than the regents asked for two years ago. A significant portion of the increased capital spending plan is earmarked for community and technical colleges, says Marsh.

“The magnitude of the Board of Regents’ recommendations ... reflects the board’s awareness of an increasing state need for higher education facilities to support a state strategy for building a better future for Ohioans,” according to a statement issued by the regents about its plan. The announcement cited the 1988 Master Plan for Higher Education approved by the regents as a basis for the recommendations.

The announcement also pointed out that some of the state’s older debts soon will be paid off. That means that debt service — the cost of paying off these debts — will represent a decreasing percentage of the higher education budget.

Marsh notes that Ohio State’s capital needs are made pressing by the wear on its older buildings. “It’s important to consider the age of many University buildings,” he adds. “A number of our facilities are quite old and in need of renovations.”

Continued on page 7.

Budget...

Continued from page 1.

Not included in the regents’ plan are:
- the B & Z Building, Phase I; planning for McPherson Laboratory renovations; Smith Laboratory renovations,Phase II; the Law Building addition and renovation; Rightmire Hall remodeling for the Biotechnology Center; Sisson Hall renovation; Caldwell Laboratory remodeling; renovation of the Health Sciences Library; a Resource Conservation and Recovery Laboratory as part of the hazardous waste management program; a Health Center access road, including an exit ramp from Rt. 315; an addition to Campbell Hall; a building to replace Lord Hall; $2 million in addition to the amount provided to each state institution for removal of asbestos; and nearly $5 million in supplemental renovations on the Columbus campus.

The funding amounts recommended by regents include the following:
* Basic renovation on Columbus campus, $13.2 million;
* Regional campuses renovations, $1.1 million;
* Agricultural Technical Institution renovations, $341,000;
* Ohio Agricultural Research and Development Center renovations, $1.2 million;
* Brown Hall Annex replacement, Phase II, $7 million;
* Equine Center, $4.2 million;
* Dreese Laboratories addition, $20.5 million;
* Mendenhall Laboratory renovation, $14.2 million.

Recommendations from the regents go to the Office of Budget Management and are reflected in the governor’s budget recommendations to the Ohio General Assembly. Ultimately, legislators will decide on the final budget amounts and send a bill back to the governor for his signature.
OSU will sell bonds to finance fix-ups

By Tim Doulin
Dispatch Staff Reporter

When it comes to financing campus construction and renovation, The Ohio State University will take help from the state any way it can get it.

Yesterday, the Ohio Board of Regents approved a pledge of student fees, clearing the way for OSU to sell up to $66 million in bonds to help finance campus capital improvement projects.

Among the projects are repair of the roof on St. John Arena, replacement of the Ohio Stadium turf and a campuswide removal of hazardous chemicals known as PCBs as part of an upgrade of the university's electrical system.

OSU will use student fees to back bonds because the projects were not funded by the state when it recently approved $88.6 million for capital improvements at OSU. It wasn't that some of the projects didn't merit state support, said Matthew V. Filipic, the regents' vice chancellor for administration.

"The simple fact of the matter is that even with a significant increase in state support in capital improvements for Ohio's campuses, it is not enough to address many important needs at Ohio State and other universities in the state," Filipic said.

"We are continuing to look at universities to carry the burden of some of this cost."

About $21 million will be spent to remove PCB-filled transformers in the university-run electric system. OSU buys power in bulk and owns and operates its own underground power distribution system, which supplies about 85 percent of the electricity used on campus.

OSU could have salvaged the transformers by trying to flush the PCBs out of the system and switching to another coolant. But OSU feared that the transformers still might not meet PCB standards set by the Environmental Protection Agency.

OSU will pay the debt for this part of the project through an increase in campus electricity rates. The PCB removal must be completed by October, the deadline set by the EPA.

Some of the projects have been completed, including a $15 million roof repair of St. John Arena, a $506,000 steel restoration in Ohio Stadium, a $430,000 renovation of the North Facility Maintenance Building and a $1.8 repair at the Arps Parking Ramp.

Projects that are just getting under way include restoration of the North Athletic Fields, which will cost $1.3 million, and converting a field on Coffey Road into athletic fields for OSU's intramural sports program, to cost $500,000.

In other board action:

* Mount Carmel School of Nursing in Columbus was granted status as a college. The new college will offer a bachelor of science in nursing, making it the only single-purpose, degree-granting nursing college in Ohio.

* Muskingum College in New Concord was authorized to offer a master of arts in education. It will be the first graduate program at Muskingum.

* Ursuline College in Pepper Pike was authorized to offer the master of arts in ministry. The degree program is to fulfill a need in the Catholic community for lay ministers to serve as heads of parishes.
Final capital budget is higher than first drafts

By David Tull

The Ohio General Assembly has passed quickly a capital improvements bill for the 1991-92 biennium that includes $566.1 million for higher education and $88.6 million for projects involving Ohio State.

Gov. Richard F. Celeste on March 5 presented a $945.7 million state budget for capital improvements. The Ohio House passed the bill overwhelmingly on March 8 and the Senate gave its approval March 14.

"It's a good capital bill for Ohio State but not a great one," says Herb Asher, special assistant to the president. With some exceptions, the bill mirrors a capital spending plan offered by the Board of Regents (see onCampus Jan. 25).

"Among the major additions to the capital budget that benefit the University are $3 million in new money for the Law School addition and $1.7 million for renovations to the Cranston Center (at 1501 Neil Ave., which will house the Mershon Center now located at 199 W. 10th Ave.). We certainly are appreciative of those additions," says Asher.

The Board of Regents' capital

Continued on page 7.

March 29, 1990/onCampus/7

Continued from page 1.

budget proposal omitted funding for either building. The passed bill lists $7 million for the law building. But about $4 million of that was deducted from the amount initially proposed for rehabilitation of Mendenhall Laboratory. Mendenhall was recommended by the Board of Regents for $14.2 million, while the final figure was $10.2 million.

Asher says that the additional money for Mendenhall will be a top priority for the University in the next capital budget, along with requests for Smith Laboratory, McPherson Labora-

tory and the Botany and Zoology Building, none of which were funded in this budget.

On paper, the allocations to Ohio State are $18.8 million higher than the total recommended in the Board of Regents' spending plan. However, some of that money is assigned to Ohio State on a "pass-through basis" — channeled through the University for bookkeeping reasons.

For example, an allocation of $7.2 million is listed under Ohio State for Franklin Conservatory improvements, construction that is in preparation for Ameriflora. Another $500,000 is listed under Ohio State for the Thurber Center for the Literary Arts, the old James Thurber home at 77 Jefferson Ave.

Ohio State also is listed for $13 million for the Pediatrics Educational Facility, a joint project at Children's Hospital between the hospital and the University's College of Medicine.

The budget also grants about $92.4 million for Board of Regents use. This allotment includes several major projects that will benefit Ohio State as well as other state universities. Among these are the Ohio Library Information System, Phase I, $6.9 million; a mass storage system for the Ohio Supercomputer Center, $2 million; Ohio Aerospace Institute facility, $10.5 million; and research facility investment loans and grants, $20 million.
OSU building expansion receives funds

$22 million to be allotted

By Juli Klyce
Lantern city editor

The state Controlling Board Monday approved the release of about $1.8 million to Ohio State in connection with an estimated $22 million building project.

The new addition will connect the Biological Sciences Building and Parks Hall said Carter Olson, coordinator for the pharmacy department, located in Parks Hall.

Richard Eschliman, assistant vice president for university architects, said money allocated Monday is for designing and engineering fees.

The 115,000-square foot building will house additional teaching and research space, a combined library-computer center, research labs and faculty offices, Eschliman said.

Burgess and Niple Limited, a Columbus-based firm, was contracted to design the addition, he said.

Ronald Biddle, the project's building captain from university architects, said the firm has built several bio-technical and science buildings including the 120,000-square foot Overman Hall at Bowling Green State University, a chemistry, geology and physics building.

Burgess and Niple Limited also designed a 750,000-square foot Community Education Village for schools in Perry County.

Because the project is still in the design stages, Eschliman estimated building to start in Autumn, 1991.

Olson said he did not know of any schedule for the building to start.

State legislators approved funds for the building in 1988, Eschliman said.

He said the Controlling Board must be approached to release funds at three stages - designing, contracting the builders and completing the space with furniture and equipment.

Controlling Board member, Joseph Sweeney, questioned the allocation of $20,000 for travel expenses in connection with the project.

Eschliman said the travel money would be used to analyze other universities' biological science programs first hand.

The money is for research trips to see what is on the leading edge of design for labs and research buildings, he said.

Biddle said members from the biological science and pharmacy departments will travel to look at the latest in labs and research facilities.
Trustees call for redesign in hospitals

Ohio State’s Board of Trustees approved employment of architectural engineers and advertising for bids on the first phase of a redesign of the Emergency Department of University Hospitals.

The redesign, to be carried out in several phases, will separate the emergency or trauma patients from the non-emergency or urgent care patients.

Phase I will cover renovation of 2,408 sq. ft. of space for CAT scan, hyperbaric (increased pressure) oxygen treatment area, new patient holding area, and support spaces. The estimated project cost for Phase I is $277,860.

In other actions, the board awarded four contracts to:

- Replace deteriorated exterior masonry on the parapet of Bricker Hall. Estimated project cost is $65,340 with completion expected next July.

- Remove glazing and framework of the entomology greenhouse at the Ohio Agricultural Research and Development Center, and replace it with aluminum extrusions, insulation and double-skin acrylic panels. Completion is set for November 1990 at an estimated cost of $174,035.

- Repair interior structural concrete in Koffolt Laboratory at a project cost of $114,179. Completion is scheduled for October 1990.

- Replace deteriorated roofs of Gibraltar Cottage and Stone Laboratory on Gibraltar Island near South Bass Island in Lake Erie, the site of the University’s lake programs. Completion is set for August 1990 at a project cost of $84,800.

The trustees also authorized offering three properties for sale, subject to approval by the state legislature because title to the land is in the name of the state of Ohio. The properties are:

- Two properties at 195 and 201 E. 16th Ave. Appraisals conducted by Wilhelm and Associates in January 1988 valued the two properties at $230,000.

- The Marysville Veterinary Clinic, a branch of the Veterinary Hospital located on a 15-acre site in Union County. Proceeds from the sale will go to long-term support of the rural large animal practice clinical program. An appraisal by Nash Wilson Associates Inc. in April valued the property at $286,000.

Also the board has granted 41 waivers of competitive bidding requirements totaling approximately $2.6 million for the period January through March 1990.
Ohio State to receive funds for improvement

Almost $3 million set aside to help improve campus

By Steve Ebright
Lantern staff writer

More than $2.8 million in state funds has been set aside for three capital improvement projects on the OSU campus, the Ohio Department of Administrative Services has announced.

The College of Dentistry is scheduled to receive $1.35 million in state funding for expansion of its animal research facility.

UNIVERSITY ARCHITECT Martin Bricker said 5,000 square feet of space will be converted into holding facilities for research animals. Bricker said the increased space will be in accordance with requests from animal rights groups.

William R. Wallace, dean of the OSU College of Dentistry, said the increased volume of animal research, in areas such as the effects of smokeless tobacco on humans, necessitated the move to new and expanded facilities.

OHIO STATE'S COMPREHENSIVE Cancer Center will receive $1 million for improvements to the center's mechanical and electrical systems.

The improvements will increase capacity to systems that have become overloaded, Bricker said.

The center's improvements are unrelated to the recent completion of the Arthur G. James Cancer Hospital and Research Institute, said James Swiatek, associate university architect.

RENOVATIONS OF SPACE that will cost $500,000 are scheduled for the third floor of Lazenby Hall in order to provide offices and research facilities.

The remodeled facilities at Lazenby Hall will primarily benefit the psychology department, Swiatek said.

The capital improvement projects for the OSU Comprehensive Cancer Center and Lazenby Hall have been set aside specifically for qualified minority architectural and engineering firms in accordance with state law, said Paul Efaw, spokesman for the Ohio Department of Administrative Services.

"WE SEE IF there are minority firms available in the area that would be interested in the work and would have the qualifications," Efaw said.

The department submits a short list of qualified firms to Ohio State from which university officials will decide which firm is chosen for the project, Efaw said.

State law requires that 15 percent of all state-awarded building and renovation projects be set aside for minority firms.
University seeks bids

The Board of Trustees has authorized University officials to employ architects and engineers to request construction bids for a variety of renovation projects, most of them funded from the state capital appropriations bill.

Among the state-funded projects are:

Columbus: DeNey Hall, six offices and a reception area for the Arts and Sciences Honors Program; Larkins Hall, exterior wall replacement, Phase I; Smith Laboratory and Wiseman Hall, improve the mechanical systems; Biological Sciences Building, remodel six teaching laboratories; Haskett Hall, improve the ventilation for the darkrooms and photographic work area and improve masonry and brick surfaces.

Hopkins Hall, ventilation to areas where chemicals are used in art instruction; demolish Communications Lab; improve two teaching laboratories and two classrooms in Plum Hall and the arena in the Animal Science Building; Campbell Hall, remodel several nutrition laboratories;

Robinson Laboratory, 150-ton air-cooled chiller water system, and lab space for the Ohio Eminent Scholar in mechanical engineering; Arps Hall, masonry improvements to the stair landing and treads on the east and north entrances; Oxley Hall, remove vines and improve masonry and brick surfaces, and replace all windows; Johnston Laboratory, improve exterior masonry surfaces;

Baker Systems Engineering Building, replace sealant around all windows, doors, shelf angles and stone joints and clean and waterproof the building; Van De Graff Laboratory, replace the rooftop cooling system; Animal Science Building, replace the water chiller with a glycol-based system; Postle Hall, remodel part of the lower level for an animal facility;

Public Safety Building, improve the heating, ventilating and air conditioning system; Integrated Central Alarm Monitoring, central fire alarm and security monitoring system that can monitor all buildings and systems on the Columbus campus; roof replacement on all or parts of Main Library and Page and Staring-Loving halls; resurface Herrick Drive, 19th Avenue and the Research Center entrance road;

Improve asphalt walkways east of Bevis Hall and south of Rightmire Hall; improve elevators in University Hall and Main Library and install elevators in Robinson Laboratory and Dakan Hall; replace obsolete lighting fixtures and add new fixtures in low-light areas of Columbus campus; Converse Hall, remodel areas vacated by University Archives; Scott, Bevis, Pressey and Mount halls, room upgrades;

General Biology Annex, ventilation system; Lincoln and Morrill towers, repair pavement, pedestrian bridges and bicycle parking areas, renovate plantings, and construct an erosion control system; Mirror Lake Hollow, renovate plantings, add an underground irrigation system, a new walk system, and add foundation plantings; energy control modifications, install controls for heating, ventilating and air conditioning systems in the Allied Medical Professions Building and Graves, Newton and McCampbell halls;

Lab Animal Center, renovate the animal pen areas; replace the roof-top air handling units serving the animal holding facilities.

Lima: Replace a PCB-laden power transformer in Reed Hall; repair roof-leak damage to Reed Hall; install a laboratory-fume hood exhaust system in Galvin Hall; overhaul the air conditioning chiller in Galvin Hall; repair and replace asphalt on courtyard walkways, approaches and entrances of the fire lane behind Cook Hall.

Mansfield: replace steps and sidewalks in front of Ovalwood Hall and make minor walkway replacements around campus; replace cracked and broken sidewalk facing on Bromfield Hall.

Marion: Install a computer control system for heating, ventilating and air conditioning systems; improve the main office and several other rooms; replace walks between the Student Center and Morrill Hall; build a new parking lot near the Technical Building.

Newark: Install a campuswide telecommunications and data wiring and switching system; remodel space in Hopewell Hall to provide for student support services; pave the parking lot east of Adena Hall and install lighting; replace light fixtures in the parking areas in front of Founders and Hopewell halls; upgrade the electrical system in Founders Hall.

Agricultural Technical Institute: Plan for a horse breeding facility and a farm management center;

Renovate the Halterman Hall heating, ventilating and air conditioning system, improve the roof over entrances and stairwells, install shelving in chemistry and research science labs; improve Skou Hall bay and cafeteria windows, install carpeting in bridge and lounge areas, improve roof, and paint several labs and offices;

Ohio Agricultural Research and Development Center: Replace a deteriorated pole barn for male turkeys; re-roof, remodel labs, update utilities and environmental control systems, and install energy conservation systems in Thorne and Gourley halls; resurface parking lot and roadway; drill two new wells, connect them to the existing water system and update control systems.

Trustees also have authorized seeking construction bids for University-funded projects, including:

Cosmetic and maintenance improvements to Morrill Tower floors 5-20 and 23; and Lincoln Tower floors 16-23; Doan Hall, adding two labor and delivery rooms, expanding the neonatal intensive care unit, and providing offices for the Women and Infants Program (WIC); Clinical Magnetic Resonance Imaging Facility, Phase 2, constructing an addition to Means Hall to house a new 1.5 Tesla instrument.

Funds are available from dormitory revenue and dormitory revenue contingency funds, University Hospitals, and available from University bond proceeds.
TRUSTEES APPROVE CONSTRUCTION CONTRACTS

COLUMBUS -- The Ohio State University's extensive biological collections will be housed at one location for the first time when the renovation of the former Food Facility building at 1315 Kinnear Road is completed next January.

University trustees Friday (2/1) approved contract awards for the renovation, estimated to cost $4,709,300. It is funded with $4,700,000 in state appropriations and $9,300 in university funds.

Renovation will require extensive interior construction for laboratories, offices, lecture rooms, library collections and specimen cases, as well as plumbing, heating and ventilating, and a new roof.

Collections from Sullivant Hall, the Botany and Zoology Building and other locations include fish ranges, amphibians, reptiles, birds and mammals, entomology, herbarium, acarology, and the Borror Acoustical Laboratory. Included also will be the Ohio Biological Survey.

The project was one of six for which the board approved contract awards. The others were:

--Two University Airport renovations. One includes construction of a building for snow removal and maintenance equipment and a taxiway extension with hold apron. The project, to be completed by June, is will cost $1,584,536, funded with
CONSTRUCTION CONTRACTS -- 2

$1,426,082 from the Federal Aviation Administration and $158,454 from the university. The other airport project will relocate and replace fencing by April at an estimated cost of $130,410 to be funded with $117,369 from the FAA and $13,041 from the university.

--Roof replacement for McPherson Laboratory, 140 W. 18th Ave., at a cost of $300,947 with completion scheduled for September.

--Phase IV construction of a new agronomy farm at the Ohio Agricultural Research and Development Center in Wooster. Included will be a 1,700-square-foot addition to an existing equipment storage building, extension of a water main and construction of two grain dryer units. The project is estimated to cost $75,114 and be completed next June.

--Refuse facility upgrading to improve the university's ability to handle and compact trash at a central campus location and help control disposal costs. Project cost is $150,000 and estimated completion date is next June.

In another action, trustees authorized advertising for construction bids for a new diabetes and atherosclerosis outpatient clinic in McCampbell Hall, 1581 Dodd Drive.

The project will convert approximately 5,300 square feet of space in five rooms to house 11 clinical examination rooms, a reception area and nurses' station. The estimated cost of $221,345 will be funded by the College of Medicine.

The board approved four 15-year property easements:
--Two strips of land to the City of Columbus in the Westbrook subdivision near Harrisburg Pike. One, approximately 10 by 213 feet, is for a sanitary sewer, and the other, 30 by 452 feet, is for a water line.
--A strip of land approximately 16 by 1,843 feet at the Jackson branch of OARDC to GTE North Inc. for an underground telephone cable. The company will make a $707 payment.
--A strip of land approximately 10 by 2,409 feet on the south side of Dublin-Granville Road near the University Airport to the Ohio Bell Telephone Co. for an underground telephone conduit. The company will make a $10,000 payment.
--A strip of land 10 by 1,011 feet at the Newark Regional Campus to the Ohio Power Co. for underground electric service to Hopewell Hall.

The trustees approved 38 waivers of competitive bidding requirements totaling $2,249,085 for the period October through December 1990.

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Contact: James L. Nichols, acting vice president for business and administration (614) 292-7970.
OSU wants $95.7 million from state for capital improvements package

By Tim Doulin
Dispatch Staff Reporter

The Ohio State University plans to request $95.7 million from the state in capital improvements for 1993-94, including $20.4 million for a building that could add up to 50 classrooms on the main campus.

William J. Shkurti briefed an OSU Board of Trustees committee Thursday on the capital improvements package that will be forwarded to the Ohio Board of Regents this week. The trustees held their monthly meeting yesterday.

The total capital improvements request is more modest than two years ago, when the university requested $158 million from the state. The university received $93 million.

"I think this is a more realistic request, but I think it is a more manageable request in terms of what the campus priorities really are," Shkurti said.

The most expensive item on the university’s construction wish list is the $20.4 million request for a new academic instruction building that would be built at the corner of Neil and 17th avenues.

The building would provide classrooms to accommodate the increase of students on central campus since classes in buildings on the west campus were discontinued last year, Shkurti said.

Some other capital improvements requests include:

- $10 million for an addition to Evans Laboratory. The addition will provide research labs for the Department of Chemistry.
- $4.4 million to complete a $14.4 million addition and renovation of Mendenhall Laboratory. The project will include classrooms, offices and teaching labs for the Department of Geology.
- $1.25 million to build a waste materials storage facility to store and process low-level radioactive material generated in university labs.

OSU also plans to spend $1.5 million of its own money to design a new home for the College of Business, now housed in 67-year-old Hagerty Hall.

"I once taught a class in Hagerty Hall and part of the ceiling came down while I was teaching the class," Shkurti said.

The College of Business has 3,219 undergraduates and 877 graduate students, making it the second largest school on campus behind engineering.

The university is considering expanding and renovating Hagerty or converting the Ohio Union, a student activities center, into a new home for the business school.

Building a new business school could cost $30 million to $60 million, "depending on where we put the school and what we do with it," Shkurti said.

Funds for constructing the business building would be requested in the 1995-96 biennium.

If the university decides to make the Ohio Union the new home of the business school, OSU will begin exploring the possibility of a new student activity center. A new center could cost up to $29 million.

The Ohio Board of Regents will visit the campus soon to inspect the buildings for which funding is being sought. The legislature will make a final decision on the funding of building projects next summer.
Regents get University capital requests

By David Tull

Ohio State has asked the state for about $135 million in capital funds for the 1993-94 biennium.

A total of $96.9 million for the Columbus campus and another $37.7 million for the extended campuses has been requested from the Ohio Board of Regents.

The money is for construction and renovations to campus facilities. It does not relate to operating funds which will be provided by the state budget now wending its way through the General Assembly.

The capital budget was submitted to the Board of Trustees on June 7 by William J. Shkurti, acting vice president for finance, and then passed on to the Ohio Board of Regents. Ultimately, the requests will go to the General Assembly for funding.

Two years ago, the University’s request for the Columbus campus was $158 million. The state approved $93 million for that biennium.

Priorities in the capital plan support academic planning goals. Shkurti told the trustees. They also follow University master plan concepts, such as a unified, pedestrian campus.

The capital budget request is now in the hands of the regents, according to David Marsh, assistant vice president for campus planning. “This budget is on a different cycle than the operating budget,” he says. “It is part of the higher education capital budget which comes out about this time next year.”

The request for state capital funds is part of an Ohio State capital plan totaling about $150 million for 1993-94. The remainder will come from local funds, with three sources: University bonds, fund-raising and earnings.

About $13.6 million of the local funds will come from University-financed bonds, says Marsh. As existing bond issues are retired, additional bonding capacity will become available in the next few years.

About $7.7 million is expected to come from fund-raising efforts, with $6.2 million going for a food science and technology facility. The remaining $1.5 million will be for an addition to Campbell Hall to provide space for the Department of Human Ecology’s historic costume collection and for student meetings and activities. In each case, fund raising will provide about half the project’s costs and the remainder is requested from state funds.

About $32 million is anticipated from earnings units for projects in athletics, health services and residence and dining halls.

The University has drawn up a six-year capital plan covering the fiscal years 1993-98 that will involve about $442.7 million on the Columbus campus, of which $320.5 million will be sought from state funds.

Key priority in the current biennial request is $17 million for basic renovations on the Columbus campus.

Although listed as seventh in priority, the largest single ticket item is a $20.4 million building to be built at Neil and 17th avenues. The building would add 50 classrooms to the campus and would accommodate classes formerly held on west campus, Shkurti told trustees. It would also enable demolition of Lord Hall.

Other priority items in the state capital funding request include:

• $4.4 million to complete a $14.4 million addition to and rehabilitation of Mendenhall Lab.
• $10 million for an addition to Evans Lab, providing new space for the Department of Chemistry and allowing McPherson Lab to be vacated during renovation.
• $5 million for additions to Stillman Hall.
• $5.6 million for renovation of the Health Sciences Library.
• $5.5 million for renovation of Sisson Hall.
• $6.25 million for rehabilitation of Cockins Hall for the College of Mathematics and Physical Sciences.

Other items listed in the capital plan for Columbus include University funding or a mix of University and state funding. A major priority item for University (local) funding is $6 million for expansion of the 12th Avenue parking ramp.

The University’s capital plan for 1993-94 also includes $1.6 million in planning funds for a life sciences research building — $800,000 each from state funds and University funds.

Other planning money requests from University funds include $1 million for a physical science research building, $1.5 million each for a College of Business Building and a Student Activities Center, and $500,000 for master planning work.

Top priority for extended campuses include $9.6 million for a library and classroom building at Marion; $4.7 million to replace a horticulture and entomology greenhouse at the Ohio Agricultural Research and Development Center, and $2.64 million for an Equine and Farm Management Center at the Agricultural Technical Institute.
Renovations—Struggling To Keep Up

By Robert Boyce, University Communications

The rumble and roar of heavy machines behind Brown Hall sent shivers down the spine of Jack Probasco, facilities planner in the Office of Campus Planning.

"When I first heard that, I was afraid the vibration would bring Brown Hall crashing down," he said in jest.

The machines were excavating the Brown Hall parking lot and demolishing the Brown Hall annex — oldest building on campus — for a new, three-building complex.

The $25 million complex of a math building, a classroom building and a Science/Engineering Library constitute the biggest construction project on the Columbus campus for the 1991-92 period.

Brown Hall — built in 1903, and the 1914 Botany & Zoology building are on Probasco's "sick list" — buildings whose aging utilities barely make them feasible to renovate.

With 744 buildings to maintain, Ohio State, along with most other institutions across the country, is steadily slipping behind in its renovations.

Three years ago, Probasco and Richard Eschliman, assistant vice president and University architect, estimated it would take at least $25 million a year ($50 million per biennium) just to stay even with the rate of deterioration. That year the Ohio Legislature earmarked nearly $25 million of its Ohio State budget appropriation for renovation and replacement projects for the 1989-90 biennium. Last year nearly $28 million was appropriated for renovation and replacement projects for the current, 1991-92 biennium.

"Now the stay-even figure is about $35.5 million a year, or $71 million per biennial budget. We don't know yet what the current General Assembly will appropriate," said Probasco, pointing out that state appropriations are the largest source of funding for renovation projects. Some funding comes also from individual users such as colleges and departments.

Replacement Costs Higher

If a building isn't renovated at the appropriate time, it eventually must be replaced at a much higher cost, he said.

"Few buildings last beyond 30 to 40 years, and when urgently needed renovation is postponed we run into problems such as we have with the Health Sciences Library."

The five-story Health Sciences Library was built in 1973 at a cost of nearly $5 million, and features an automated bookstack system to file and locate books in stacks.

One of the first four of its kind in the country, the library was hailed as a time and space saver which could deliver a book a minute on its conveyor belt.

Featuring two-story high stacks with narrow aisles, it could store 175,000 books, taking approximately one-fourth of the space of conventional shelving. Instructions sent to an electronic device in an aisle moved it to the appropriate bin of books, which it placed on a conveyor belt and sent to the desk.

But now the system, the only one left in the country, has become a maintenance problem and replacement parts are hard to get, according to Probasco.

"It's a huge piece of obsolete machinery that just hasn't worked out and costs too much to fix. Now we are buying temporary shelving for book storage."

Another factor increasing renovation costs is the EPA-mandated removal of asbestos in the insulation and in ceiling and floor tiles of older buildings. For some buildings, the cost to remove asbestos has exceeded $1 million, said Probasco.

Even demolition, such as that planned for the old Communications Laboratory on 18th Ave., must include the removal of asbestos.

Renovation priorities keep changing as plans change because of enrollment shifts, faculty and staff needs, and academic program changes. Probasco added that the schedules for some projects hinge on the schedules of other projects.

For example, before a new physics building can be built, Lord Hall, a 1906 building on one of the proposed sites, must be demolished, allowing Smith Hall, the current physics building, to be renovated for other uses.

New Master Plan Coming

Probasco said that next year will mark the start of a new campus master plan. The current one was completed in 1962. Long range planning includes responding to the changing academic needs, as well as responding to the deteriorating physical plant.

"This will give us a clearer picture of our renovation priorities," he said.

"We assemble a list of priorities drawn from various users, including Physical Facilities and the academic units. We give this list to the Space Facilities Committee which issues a final version subject to the Planning Council's approval."

James Stevens, assistant vice president for physical facilities, said that from a priority list of $50 million for repair and maintenance projects he might have $8 million authorized, with the remainder deferred.

"My priority list is based on need assessment and on life expectancy. It covers projects such as roofs, chillers, towers, air-handling systems, masonry, campus lighting, continued on page 71..."
Renovations

continued from page 67

landscaping, bridges and roads, and utility work.”

Eshelman said he is called on when a building’s architectural significance is weighed against its costs to determine whether it is feasible to renovate.

“We are mainly responsible for design construction to get it built. Sometimes the design is done in our office and sometimes it is contracted outside,” he said. “We also offer assistance in budgeting and establishing time estimates.”

Meanwhile, a new six-year capital plan projection—which is revised every biennium—calls for $950 million in projects from different funding sources. In reality, funding has averaged nearly $100 million per year over the last eight years.

The following projects are either in the planning stage, under design or under construction:

- Aviation Academic Facility — $1.5 million.
- Bioscience Collections (1315 Kinnear) — $4.9 million
- Bioscience/Park Hall Connector — $21.7 million
- Brown Hall Annex Replacement — $25.5 million
- Derby Hall — $7.5 million
- Dreese Laboratory Addition — $20.4 million
- Evans Laboratory Addition — $14.4 million
- Law Building Addition — $16.5 million
- Library Book Depository — $3.3 million
- Mendenhall Laboratory Addition/Renovation — $14.8 million
- Neuro-psychiatric Facility — $15 million
- Campbell Hall Addition — $3.2 million
- Instructional Academic Building (Neil-17th Building Replacement) — $20.4 million
- Stillman Hall Addition — $5 million
- Life Science Research Building — $25 million
- Physical Science Research Facility (Phase I) — $20 million
- Medical Research Facility — $11.3 million
- Dental Instructional Laboratory Renovation — $4.5 million
- Johnston Laboratory Renovation — $1.7 million
Funding plan OK with Ohio State, Columbus State

By Tim Doulin
Dispatch Staff Reporter

With the economy struggling and the governor invoking budget cuts, officials at The Ohio State University and Columbus State Community College will take any financial help they can get.

That's why the two state-assisted schools aren't complaining, even though the $588 million capital improvements plan of the Ohio Board of Regents that was recently revealed doesn't include money for all the major projects the schools requested.

"We have a backlog of unmet needs for capital improvements," said William J. Shkurti, acting vice president for finance at OSU. "So we are grateful for what the regents recommended and that they followed our list of priorities. There really weren't any surprises."

The regents recommended that OSU receive $61.1 million for projects on its main campus. OSU had requested about $97 million.

Columbus State, which has the fastest-growing student enrollment in the state, is in line to receive about $3.6 million after asking the regents for $14.9 million.

"Obviously, we would like to get it all, but we can live with what we got," said Dave Patton, a Columbus State spokesman.

Under the regents' proposal, OSU would receive about $21.5 million to build a classroom building at Neil and 17th avenues.

The building would accommodate the increasing number of students on central campus since classes in buildings on the west campus were discontinued two years ago.

Other projects recommended for funding include:
- About $14.6 million toward basic renovations.
- About $10.2 million for an addition to Evans Laboratory. The addition would provide research labs for the department of chemistry.
- About $4.4 million to complete a $14.4 million addition and renovation for Mendenhall Laboratory.

Other projects recommended for funding include:
- About $2.4 million for a poultry science facility.

A few projects OSU described as "pressing" were not recommended for funding, including $5.65 million for improving the health sciences library and $650,000 planning money for a $6.5 million food science and technology building.

"We will be working with the legislature to see if we can get some funding for those projects," Shkurti said.

Under the regents' plan, Columbus State would receive about $2 million to acquire property west of Cleveland Avenue for parking.

Other projects recommended for funding include:
- About $600,000 to plan a 60,000-square-foot academic building. In the next biennium, Columbus State plans to request an additional $8 million to construct the building, which should open by fall 1996.
- About $450,000 for desks, chairs, computers and other equipment for a 120,000-square-foot academic building. The $16 million building is under construction and is to be open by fall 1993.
- About $676,000 for basic renovations.

The regents' recommendations aren't final. Gov. George Voinovich will recommend capital improvements to the state legislature, which is to adopt a two-year capital improvements bill this year.

With the state already making cuts to help make up for a shortfall in its operating budget, some higher education officials fear that the capital improvements budget will be reduced as well.

"We will live with whatever we get, as we always do," Shkurti said.

"A larger problem that Ohio faces is that the state in general has not been able to fund rehab projects to the degree we would like. The longer you put it off, the more you run the risk of more expensive projects down the road."

The economic situation makes it even harder for schools to get projects funded.
**Construction**

The University's projects for buildings, grounds and roads have an impact on campus activities.

David Marsh, vice president for facilities planning, in cooperation with the offices of Campus Planning, the University Architect, Physical Facilities, Health Services Facilities Planning and Traffic and Parking, has highlighted what is happening this summer on the Columbus campus.

Marsh will continue to present periodic updates. For more detailed information, contact Campus Planning, 292-6081.

- Derby Hall: Asbestos abatement is complete. Renovation should be complete by August 1993. Pedestrians will be able walk north and south after a fence on the west side is moved before autumn quarter.
- Communications Laboratory demolition: The demolition will primarily be done during evening hours; however, some disruption can be expected. The site will be a designed green space with very limited parking, primarily for drivers with disability permits and for Postal Service vehicles.
- Math Building addition and Science Engineering Library: Ahead of schedule, expected to be complete winter quarter 1993.
- McCracken Power Plant: A small building will be constructed and connected to the southwest corner of McCracken in order to redo the water treatment plant. The sidewalk will be restored after construction.
- Ohio Stadium: Continuing exterior surface and structural repairs began in May.
- North campus siting study: Yousef Marzeti, associate professor of architecture, and Paul Young, professor of architecture, are studying the north quadrant to develop alternative possibilities.
- College of Business: An architectural consultant will verify the program of requirements and analyze the site of a new business building.
- Oval lighting: This project will increase the lighting level for safety and security while consuming less energy.
- Student Affairs complex: An architectural consultant and a consulting firm specializing in special interest and attitude surveys will determine the best solution for facilities for student services.
- Mirror Lake Hollow: In order to improve safety and security, some overgrown ground cover will be replaced and new lighting will be installed this summer.

- Otton Hall Library: New climate controls will be installed during the summer to preserve the library and its collections.
- Oxley Courtyard: The small fountain will be restored and the courtyard will be refurbished during summer quarter.
- 12th Avenue Garage: Addition of more parking floors and creation of new greenhouses and headhouse on top is expected to break ground this month. All parking will be closed on June 15 but is expected to re-open for autumn quarter. Traffic on W. 12th Avenue is by key card access.
- Sewer separation project: The city of Columbus will install a 108-inch sewer line from the General Biology Annex across Cannon Drive near Parks Hall to the Olentangy River. Traffic will be maintained, but lane restrictions can be expected throughout the summer. West 12th Avenue is temporarily one lane wide.
- Neuropsychiatric facility at Upham Hall: Upham Drive from West 12th Avenue to Means Hall is closed. A circular drive to serve Means Hall and the Neuropsychiatric Facility will be accessible via Upham Drive from the south.
- McCampbell Hall playground: With a Ronald McDonald Children's Charities grant, Nisonger Center will build a therapeutic playground. Children from both Nisonger's Early Childhood Education Program and Headstart Program will benefit.
- Herrick Drive: Work will begin after spring commencement to remove the median and resurface the road from Woody Hayes Drive to Olentangy River Road. One lane will remain open in each direction.
- Mount Hall and Rightmire Hall Loop resurface: The road will be closed for at least 30 days to completely resurface the loop, including a concrete underlayer. Temporary handicap access will be installed on the Pressley Hall loading dock, which will be accessible from behind Mount Hall.
- Simmons Warehouse, 1275 Kinnear Road: The old mattress warehouse was purchased by the University in May. Storage and warehousing operations that are currently off-campus in leased facilities will be consolidated and coordinated at this site.
TRUSTEES ACT ON CONSTRUCTION PROJECTS

COLUMBUS -- The Ohio State University Board of Trustees Friday (7/10) awarded contracts for improvements to the Columbus and Wooster campuses. The projects include demolishing the old Communications Laboratory, constructing new greenhouses and expanding a parking garage.

COLUMBUS CAMPUS

Communications Laboratory, demolition of the building and site restoration. Williamson Builders of Plain City received the general contract for $188,377. Funding for the $306,240 project is provided by the state and university with completion set for this October. The electric contract went to Now Electric of Columbus for $58,880. Total project cost is $306,240. There is a 10 percent contingency allowance.

Botany and Zoology Greenhouse and 12th Avenue Parking Garage, addition of about 300 parking spaces on three levels, and a greenhouse on top of the garage. The existing greenhouses and headhouse to the east will be demolished after the new facilities are completed. The $7,298,183 project is being funded by the state, university bond proceeds, and the Office of Traffic and Parking. Completion is estimated for July 1993.

Receiving contracts were: Frank Messer & Sons, Cincinnati, general, $4,753,000; J.A. Croson, Columbus, plumbing, $304,009; Howard's Sheet Metal, Baltimore, Ohio, heating, ventilating and air conditioning, $589,702; and Romanoff Electric, Dublin, electric, $492,270. There is a 5.7 percent contingency allowance.

Haskett Hall, exterior masonry replacement. The $77,082 state funded project is to be completed in October. Williamson Builders of Plain City received the $69,800 contract. There is an 8 percent contingency allowance.

Morrill Tower, repair and improve dormitory and other spaces to improve the quality of life and reduce maintenance costs. The $3,161,557 project is being funded by university bond proceeds. Estimated completion date is October 1993.
CONSTRUCTION -- 2

Contracts went to: Gutknecht Construction, Columbus, general, $2,386,400; Marco Plumbing and Heating, Columbus, plumbing, $139,000; J.A. Myers, Columbus, heating, ventilating and air conditioning, $66,000; Buckeye Electric, Dayton, electric, $303,898. There is an 8 percent contingency allowance.

Starling-Loving Hall, expansion of the computer center machine room to allow the centralization and integration of all hospital computers. The $193,308.80 project is funded by University Hospitals. The project is to be completed in October.

Contracts went to Integrated Construction, Sunbury, general, $16,250; J.A. Guy, Dublin, mechanical, $23,000; and Advantage Electric, Columbus, electric, $49,468. There is a 10 percent contingency allowance.

Waterman Farm Complex, construction of an addition to the southeast facade of the Dairy Research Barn to house a new swine surgery facility for the College of Agriculture. The $161,700 project is being funded by the Legislature. The project is to be finished in December.

Receiving contracts were Cooper Construction, Millersport, general, $57,330; Zeigler Plumbing, Columbus, plumbing, $20,980; Farber Corp., Columbus, heating, ventilating and air conditioning, $27,800; and Superior Corp., Columbus, electric, $39,900. There is an 8.7 percent contingency allowance.

WOOSTER CAMPUS

Ohio Agricultural Research and Development Center, road and parking lot resurfacing. The $90,674 project is being funded by the Legislature and is to be completed in August.

North Star Asphalt of North Canton received the contract for $74,093.60. There is an 8 percent contingency allowance.

ADVERTISING FOR BIDS

Trustees also authorized university officials to select architects and engineers and seek construction bids for construction of an addition to and remodeling of a building east of Don Scott Field.

One of the Laboratory Animal Center buildings will be remodeled to house a primate containment facility. The $2.5 million project will be funded from University bond proceeds.

Contact: Robert Haverkamp, assistant to the vice president for business and administration, (614) 292-7970.
New buildings result from long-term plans

By David Tull

Yes, there is a lot of construction under way on campus. And, no, it doesn’t have anything to do with the current budget crunch.

The projects just completed, now under construction or in the design stage amount to about $330 million, says David Marsh, assistant vice president for facilities planning. But the funding for these projects was authorized by the state as much as five years ago.

**Capital budgets** are separate from operating budgets and a project may be carried over at least two biennia, or four years. At the end of one biennial budget period, the General Assembly reapportions funds for projects already authorized. That legislation for current projects was recently enacted.

Funds for the next biennium, however, are a different matter. “No capital budget bill has been introduced by the governor,” says Marsh. “We have identified capital needs of about $96 million. I’d guess the state eventually will authorize less than $70 million.”

The capital budget usually is completed by July 1 in even calendar years — a year off from the operating budget biennium cycle. The capital budget for the past biennium expired June 30.

“No one has said there will be no capital bill,” says Matthew Filipic, vice chancellor for administration for the Ohio Board of Regents. “It’s uncommon to have no capital budget at this point. There was no capital bill at all 12 years ago, when the bill died in conference committee.”

For several months, there has been a promise that a capital bill would be introduced “next month.” It well could be September or later before the bill is introduced, Filipic speculates.

“It’s not as urgent as the operating budget bill,” he adds.

In addition to state appropriations, the University often uses funds from other sources — grants and private funds — for capital projects.

The June 11 issue of onCampus carried a list of projects under way this summer. An update appears on page 2 of this issue.

The University is just starting Riffe Hall, a connecting structure between the Biological Sciences Building and Parks Hall, the pharmacy building. The $21.7 million project will provide teaching and research space and house a new combined library, computer center, laboratories and offices.

In the fall, the University plans to break ground for a nine-floor, $20.5 million addition to Deese Labs. Both projects were approved in previous capital budgets.

Although the state’s operating budget relies primarily on current revenues, capital funds are financed by the sale of bonds. The bonds are sold as the money is needed, according to Filipic. But in the long run, capital funds are paid off through general revenues — each operating budget contains a line item for “debt service” to pay off the bonds.

“You have to remember that you just can’t construct buildings and generate new space overnight,” Marsh says. Construction is a classic example of long-range planning. Planners must always work five to six years in the future.

“You can do great harm to the physical facilities of the University if funds are not appropriated for capital improvements on a regular basis,” says Marsh. “The damage won’t be immediate but will be five to 10 years down the road.”

“In the early 1980s, there was no capital budget. We ran into space problems in the mid- to late 1980s. We still suffer from this, although we’re in the process of working through it.”

To place capital budgets in perspective, Marsh notes that the University’s “replacement value” for buildings was estimated in 1989 at $2.1 billion, exclusive of the land. The annual operating budget is about $1 billion. Like any property owner, continual maintenance is necessary.

“We should be spending $30 million- $40 million a year on improvements and renovation, and we spend about half that,” says Marsh. Some capital funds go toward renovation, but regular maintenance costs come from the operating budget.

The consequence of not adequately maintaining campus buildings is a gradual deterioration, Marsh says. But there’s never enough money to do all that’s needed.

“Sometimes it seems like we’re running on the ragged edge,” he says. “You must make good decisions to spend what you have on the right things.”
Campus construction projects alter more than look of OSU

By Angie Johnson
Lantern staff writer

Students might have to go a little out of their way to reach the University Bookstore and other buildings around campus when they return in the fall.

An addition to Dreese Laboratories beginning around Fall Quarter will close the east and west walkways between Baker Systems Engineering Building and the parking garage, said Tom Heretta, a registered architect and project captain for the University Architects' Office. However, students will still be able to reach the University Bookstore via a covered walkway.

The construction for Dreese Lab will cost around $20 million and will take about a year to complete, Heretta said.

Other construction projects around campus are in various stages of completion:

* Construction on the Vernal G. Riffe, Jr. Building, which will connect with the Biological Sciences Building and Parks Hall on West 12th Avenue, will begin in a few weeks and cost around $21 million, said Raymond Yansick, a registered architect and project captain for the University Architects' Office.

* The Riffe building will be nine stories tall, and should be done in early 1995.

* The 12th Avenue parking garage and the Botany and Zoology greenhouse replacement project began in the beginning of Summer Quarter and should be completed around Fall Quarter 1993. It will cost around $7.2 million.

This project will add three floors to the parking garage and put the greenhouses on top of it, Heretta said. The old greenhouses will be torn down once the new ones are occupied.

* The Sullivan Hall renovation on the corner of 15th Avenue and North High Street, which started in December 1991, should be completed around March 1993. It is estimated to cost around $2.8 million.

During renovation, this building is still occupied by the Department of Dance, the Music Library and the Undergraduate Library, Yansick said. The biggest part of the project is the renovation of the auditorium theater, which will be totally redone except for the stage.

* The Law Building addition on North High Street, which started construction in May 1991, is expected to be complete in December 1992. It will cost around $16 million.

The new building will be occupied Fall Quarter 1992, and the existing building will then be renovated, said Barbara Koelbl, a registered architect and project captain for the University Architects' Office.

* The Brown Hall annex replacement on West 18th Avenue, which started in July 1991, will not be finished until April 1993. It will cost around $22.9 million.

The Science Engineering Library is to open in January 1993 and the Math Building is to open in Spring 1993, Koelbl said.

* The Kuhn Honors Hall renovation was just completed and cost $860,000.

This building's renovation included a new terrace and an elevator for the handicapped. It houses the offices for the University Honors Program, has a small reference library, and contains two classrooms and some meeting rooms, said Dave Hothersall, the director of the university's Honors Program.
OHIO STATE ANNOUNCES 1993 CAPITAL IMPROVEMENT PROJECTS

COLUMBUS -- The Ohio State University Board of Trustees Thursday (2/4) approved several dozen construction or improvement projects for university properties in Columbus, Wooster and South Charleston in 1993. Each of the projects carries an estimated price of less than $1 million.

Trustees authorized university officials to select qualified architectural and engineering firms as needed to design the work and to seek construction bids.

The board directed the administrators to submit to the Fiscal Affairs Committee an annual list of projects that cost less than $1 million each and to continue to present for individual action projects costing more than $1 million.

Trustees also asked for an annual report on capital improvement projects completed, under construction, or in planning or design during 1993 and contracts awarded.

The projects under $1 million are listed by building or structure, amount and funding source.

Columbus Campus
- Agriculture Administration Building, masonry improvements, $100,000, state.
- Animal Science Meat Laboratory, renovation of basement and first floor, $480,000, state.
- Archer House, evaluation of improvements, $300,000, university.
- Bevis Hall, demolition of lecture hall, $450,000, state.

-more-
• Botany and Zoology Building, roof replacement, $310,000, state; and building renovation, $300,000, university.
• Campus lighting renovation, phase II, $500,000, state.
• Arthur G. James Cancer Hospital and Research Institute, renovations for library and conference facility, $108,000, university.
• Chadwick Arboretum, lake and waterline construction, $240,000, university.
• Classroom renovations, $500,000, state.
• Converse Hall, plumbing improvements, $70,000, state.
• Doan Hall, convert rooms N3935A to N950A to research lab and office, $122,077, university.
• Dulles Hall, chilled water plant, $400,000, state.
• Agricultural Administration Building, Animal Science Building, and Arps Hall, elevator modernization, $300,000.
• Bolz, Caldwell, Hitchcock and Parks halls, Journalism, New Chemistry and Biological Sciences buildings, energy control modifications, $440,000, state.
• Fawcett Center for Tomorrow, refurbish third floor, $160,000, university.
• Health Sciences Library, Randtriever removal and renovation, $500,000, state.
• Howlett Hall, renovation of classrooms and labs, $775,150, university, and greenhouse remodeling phase I, $450,000, state.
• Hughes Hall, roof replacement, $425,000, state.
• Jesse Owens Recreation Centers, improvements, $450,000, state.
• 930 Kinnear Road, Center for Auto Research, $450,000, state, and $250,000, university.
• Kottman Hall, mechanical improvements, $500,000, state, and $61,000, university.
• Law Building, roof replacement, $205,000, state.
• Thompson Memorial Library, roof replacement, $350,000, state.
• McCracken Power Plant, boiler controls, $150,000, state.
• North Dorms, exterior lighting, $400,000, university.
• Parks Hall, chemistry lab renovation, $450,000, state.
• Pomerene Hall, renovation of areas damaged by roof leak, $240,000, and roof replacement, $325,000, state.
• Removal of barriers to physically impaired, $125,000, state.
• Research Center roof replacement, $500,000, state, and $15,000, university.
• West 10th Avenue road resurfacing, $125,000, state.
• Sidewalk safety improvements, $500,000, state.
• Smith Lab, remodeling of classrooms, $500,000, and roof replacement, $165,000, state.
• Street and road improvements, $250,000, state.
• University Horticulture Gardens (historic gardens near Cunz Hall), $300,000, university.
• Water line extension from College Road to Neil Avenue, $500,000, state.
• Wilse Student Health Center, convert some space into offices and hallway, $13,650, university.
Columbus
  - University Airport, guidance signs, survey airport boundary, $550,000, university.

South Charleston
- Ohio Agricultural Research and Development Center, Western Branch, re-roof, insulate and ventilate the Swine Building, $125,000, university.

Wooster
- OARDC, road resurfacing, $200,000, and chiller for Williams Hall, $150,000, university.
  - Poultry Buildings, replace turkey houses D & E, $750,000, university.

TRUSTEES APPROVE HIRING ARCHITECTS FOR COLLEGE OF BUSINESS

The board authorized the hiring of architectural and engineering firms to design construction of new facilities for the College of Business. The facilities, to be built between Tuttle Park Place and Neil Avenue, will include undergraduate and graduate classrooms, offices, a library, auditorium, meeting facilities, and related support space.

The total project cost is estimated at $67 million, including $52.3 million for construction. Funding is to be provided from private donations and future state capital appropriations anticipated in the 1995-96 and 1997-98 biennia.

COLUMBUS, MARION AND WOOSTER CONSTRUCTION CONTRACTS APPROVED

Trustees approved the awarding of contracts and establishment of construction contingency allowances for:

Columbus Campus
- Robinson Laboratory balcony remodeling to house the new Eminent Scholar in Mechanical Engineering. The $500,000, state-funded project is to be completed in May. Contractors are Williamson Builders, PLAIN CITY, general, $76,992; Miles McClellan, COLUMBUS, plumbing, $14,900, and heating, ventilating and air conditioning, $58,500; Advantage Electric, COLUMBUS, electric, $108,157. The project also includes $150,000 for equipment and a contingency allowance of 10.5 percent of construction costs.

- Robinson Laboratory elevator replacement. The $118,060, state-funded project is to be finished in October. The work will be done by Waller and Lund of COLUMBUS, general contract, $77,600; Farber Corp., COLUMBUS, heating, ventilating and air
conditioning, $9,700; and Trail Electric of NEWARK, $5,850. A 10 percent contingency is included.

- Page Hall. Ahner/Phinney of DUBLIN will replace the roof for $165,000. The total $180,850, state-funded project is to be finished in August. The contingency is 8 percent.

- Wiseman Hall. Generic research laboratories and related support facilities, totaling about 40,000 square feet, will be built on the west side of Wiseman to provide for future needs of the College of Medicine. The total project cost is $10,768,875 and is funded by university bond proceeds and the College of Medicine. Work is to be finished by August 1994.

  Contracts went to Cody Zeigler of SUMMIT STATION, general, $4,632,700; Teepe River City Mechanical of CINCINNATI, plumbing, $754,000, and heating, ventilating and air conditioning, $1,742,200; Buckeye Electric of DAYTON, electric, $1,356,000; Smith & Schaefer of CINCINNATI, laboratory casework, $474,339. The contingency allowance is 7 percent.

- Starling-Loving Hall. The Continuing Medical Education suite will be renovated. The $394,190 project is being funded by University Hospitals and is to be completed in June. Contracts were awarded to Rhodes Construction of COLUMBUS, general, $110,775; Piping Mechanical of HILLIARD, $8,900; J.A. Guy of DUBLIN, heating, ventilating and air conditioning, $102,700; Fetter Electric of NEWARK, $73,450. There is a 9.7 percent contingency allowance.

- Storm sewer. A system is being built by Complete General of COLUMBUS in an area from South Oval Drive north to West 18th Avenue, between Neil Avenue and High Street. The $1,276,535 project includes $1,090,957.09 for construction and an 8 percent contingency allowance. Work is funded by university bond proceeds and is to be completed by June.

- Kepler Clubhouse. Improvements at the Scarlet and Gray Golf Course in UPPER ARLINGTON will include an elevator, new restrooms for women and improvements to the lobby, lounge, women's locker room and men's restrooms to comply with the Americans with Disability Act of 1992. The $440,000 project is being funded by the Athletic Department with work to be finished this May.

  Contracts were awarded to Cody Zeigler of SUMMIT STATION, general, $252,400; Farber Corp. of COLUMBUS, plumbing, $28,700; Marco Plumbing and Heating of COLUMBUS, heating, ventilating and air conditioning, $36,200; Royal Electric of COLUMBUS, electric, $37,440. There is a 10 percent contingency allowance.

Marion Campus

Landis & Gyr Powers Inc. of COLUMBUS will install a computer controlled maintenance and operation system for the campus heating, ventilating and air conditioning system at a cost of

-more-
$76,980. The total $97,809 state-funded project is to be finished in November. The contingency is 8 percent.

Wooster Campus

Ohio State will reroof Thorne and Gourley Halls at the Ohio Agricultural Research and Development Center, remodel the laboratories, update utilities and environmental control systems, and install energy conservation systems. The $373,213, state-funded project will be completed in August.

Receiving contracts were CN Industrial Construction, SPRINGFIELD, general, $193,019; Doerschuk Plumbing and Heating, NORTH CANTON, plumbing, Mecon Mechanical Inc. of AKRON, heating, ventilating and air conditioning, $44,500; Hilscher-Clarke of CANTON, electric, $33,660. The project includes a 10 percent contingency allowance.

TRUSTEES VOTE TO ADVERTISE FOR AIRPORT, MENDENHALL PROJECTS

In other matters, the board:

- Authorized the employment of architects and engineers and the request for construction bids for the University Airport Guidance Signs project at Don Scott Field. The project, including pavement markings and an airport boundary survey, is being financed by the Federal Aviation Administration and the University Airport.

- Authorized a request for construction bids for renovating and adding to Mendenhall Laboratory to house Department of Geological Sciences offices, classrooms and laboratories; renovating a former McDonald's Restaurant building on Mount Vernon Avenue at the Marion Regional Campus to house a program to train students in child care and services; and installing a trash dumping facility at University Hospitals.

Contact: Jill Morelli, University Architect, (614) 292-4458.
Capital needs will total $100 million for next biennium

But prospects are dim to reach that goal in next state capital appropriations, officials say

By Tom Spring

Ohio State needs $100 million in the next biennium to meet or complete commitments partially funded in the capital appropriations bill passed last December, according to University officials.

However, prospects are dim for obtaining anywhere near that much in the next state capital appropriations bill.

Indeed, the Ohio Board of Regents has indicated that the cost of funding all projects which have received planning funds would be prohibitive.

Among other, fully funded projects, House Bill 904 provided funding for planning or partial funding for seven building projects or renovations at Ohio State.

Five are Columbus campus projects: a life sciences research building, instructional academic building, food sciences and technology building, heart and lung institute and a remodeled health sciences library. The other two are a conference center at the Agricultural Technical Institute and a student services building at Newark.

Provided that $6.2 million is raised privately to help fund the Food Sciences and Technology Building and that Ohio State issues bonds to raise $7.5 million for the Life Sciences Building, $78 million in state capital funds will be needed to complete the seven projects, according to David C. Marsh, assistant vice president for facilities planning.

"To this total, we must add $18 million for basic renovations" for the Columbus and regional campuses, the Ohio Agricultural Research and Development Center and ATI, Marsh said. Another $10 million should be added to fund renovation needs at Hale and Sisson halls and elsewhere.

"Based on these assumptions, we will need funding in the $100 million range next biennium just to meet the commitments in the current House Bill."

However, capital appropriations for Ohio State this biennium were $62.1 million, down from a high of $88.6 million in the last biennium. Marsh noted that total state funding for capital improvements was reduced by about 8 percent from the 1991-92 period and that the regents expect that appropriations will reduce further in funds for the next biennium.

Still to be determined is funding for projects such as the College of Business complex, a new Physical Sciences Building and chemistry laboratories.

The first phase of the business project is estimated at $30 million, and phase 1 of the physical sciences project is estimated to cost $20 million. The McPherson chemistry renovation is expected to cost $16 million.

Other projects identified as needing funding in the next six to eight years would require nearly $300 million.

"We should revisit our priorities and make certain that they are consistent with the academic plan and mission," Marsh said. "We must target our limited capital funds to our highest priority projects. We should also consider as a high priority, an increase for deferred maintenance and the upgrade of buildings that are physically obsolete."

Brown Hall, which is 90 years old, has had limited renovation, Marsh noted. It may be 10 more years before the University can make further improvements.

The backlog of maintenance totals $268.7 million. Current funding for maintenance is $20.6 million annually, but University officials estimate $29.2 million would be required just to keep from falling further behind.

The cost of cleaning, maintaining, and heating and cooling new or renovated buildings is a crucial factor, too.

We should revisit our priorities and make certain that they are consistent with the academic plan and mission. We must target our limited capital funds to our highest priority projects

David C. Marsh

According to Marsh, the average cost to operate campus buildings in 1991 was about $3.25 a gross square foot for classrooms and offices and about $4.50 for laboratories.

Requests for capital funds are to be sent by July 16 to the regents, who will recommend projects to the Office of Budget and Management for inclusion in legislation.

The regents indicated that universities will have to show that a project is important enough to warrant state funds to operate it and so urgent that it can't be delayed.

Urgent projects that also benefit undergraduate instruction space are to receive priority.

"We need to point out that part of our mission is graduate training and research which also contribute to the welfare of the state," said William J. Shirkurti, vice president for finance.

The regents said that renovation and rehabilitation projects will be encouraged because they are less discretionary and do not involve the commitment of future operating funds in the way a new building does.

In addition, capital proposals that would lead to added operating costs must include an estimate of those costs and identify the source of funds to pay for them.
OHIO STATE FOCUSES ON RENOVATIONS FOR CAPITAL IMPROVEMENTS

COLUMBUS -- The Ohio State University Board of Trustees Friday (7/9) established nearly $100 million in capital budget priorities, with an emphasis on renovation and rehabilitation of old campus buildings.

In addition, the trustees recommended $25.6 million in projects at the Newark, Marion, Mansfield and Lima campuses, the Agricultural Technical Institute in Wooster and Ohio Agricultural Research and Development Center facilities across the state.

The concentration on repair and renovation will help address a huge backlog of deferred maintenance at the university. The Ohio Board of Regents has announced that renovation projects will tend to be viewed more favorably than new construction.

The Board of Regents will consider the recommendations of Ohio State and other universities and prepare an overall priority list for higher education. The Regents will forward their recommendations to the governor later this year for inclusion in the 1995-96 capital appropriations bill. In the 1993-94 biennium, Ohio State received $62.1 million.

Ohio State campus planning officials say that the
university is changing its focus after decades of new construction to meet increasing enrollments to one of rehabilitating and renovating existing space now that enrollments have peaked.

Columbus campus projects requested by Ohio State include $20 million in basic and supplemental renovations, $30 million for phase 1 construction of new College of Business facilities, and $17.5 million for a Life Sciences Research Laboratory Building. The remaining $30 million would be used to rehabilitate Hale Hall, McPherson Laboratory, the Health Sciences Library, Howlett Hall Greenhouses and Sisson Hall.

Regional campus priorities include $1.2 million for basic and supplemental renovations, $900,000 for the Conard Learning Center at the Mansfield campus, $1.5 million for a maintenance, receiving and storage building at the Marion campus, $900,000 for other renovations at Marion, and $500,000 to begin planning a life and physical sciences building at Lima.

Priorities for the Agricultural Technical Institute are $589,300 in basic and supplemental renovations, $400,000 for a horticulture operations center, and $2,640,000 for an equine and farm management center.

OARDC priorities total $16.9 million, with $1,875,700 for supplemental renovations and $3 million for equipment replacement. Other projects are phase 2 construction of the horticulture greenhouse, $4.1 million; phase 3 renovation of
Thorne and Gourley halls, $2,409,000; a pesticide storage and disposal building, $1,040,000; and grain storage and an addition to the feed processing building, $1,175,000.

OARDC also seeks office, laboratory, shop and storage buildings at the Union County Farm, $1,065,000; and buildings and improvements at the Mahoning County Experimental and Educational Farm, $4,270,750.

Ohio State has dropped plans for a classroom building for undergraduate students on the site of the Neil-17th building. Rather, the classroom space will be gained by building classrooms as part of a new College of Business building, and renovating Hagerty Hall. When vacated by the business college, Hagerty can meet the needs for the College of Humanities and provide additional classroom space.

The Life Sciences building is being sought to address needs of high priority programs housed in facilities that do not meet federal health, safety and accessibility codes. According to the Office of Campus Planning, the buildings can't be renovated while occupied. Once new buildings are constructed, however, the old buildings can be vacated and rehabilitated for other high priority program needs.

"Recent building condition audits have identified nearly $125 million in deferred maintenance for our buildings and infrastructure," said David C. Marsh, assistant vice president for facilities planning. "An increase in funding for deferred maintenance must continue to be a high priority."

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Contact: David C. Marsh, assistant vice president for facilities planning, (614) 292-6081.
Buildings equal big money for campuses

By Alan D. Miller
Dispatch Higher Education Reporter

The friendly but stiff competition among state-assisted universities takes an unusual twist every two years when Ohio college presidents swear their campus buildings are the worst.

The proud leaders of these institutions otherwise spend many of their waking hours cheerleading for their campuses — promoting a scenic setting, modern classrooms, high-tech equipment or a new recreation center — in an effort to lure students.

But now state money is at stake — up to a half-billion dollars if the schools are lucky — and one of the criteria for getting part of it is proving some of their buildings are falling down.

More than 30 buildings on the Ohio State University campus are "physically or functionally obsolete and in need of major repair," says an OSU proposal.

State-assisted universities, community colleges and technical colleges controlling 62 campuses in Ohio recently submitted requests for $1.3 billion in public works money in 1995 and 1996.

The 1995-96 capital improvements budget for the entire state — including money for prisons, parks,

Please see BUILDINGS Page 2B
hospitals and other building projects — is expected to be about $1 billion.

The current two-year budget of slightly more than $1 billion included a $512 million for higher education.

Universities can expect less than that this time, a state official said last week.

The Ohio Board of Regents will review the requests, visit campuses, and submit recommendations to the governor and legislature in December, said William J. Napier, vice chancellor for external affairs. The legislature is expected to vote next July.

Ohio State seeks the largest chunk of money, asking for $97.5 million for the Columbus campus and another $25.6 million for branch campuses in Newark, Marion, Mansfield and Lima and its agricultural and research centers near Marysville and Wooster.

The regents told institutions during the planning process that renovations would receive priority over new buildings, Napier said. OSU and the 12 other four-year institutions followed that theme.

Two-year institutions, which generally are less than 30 years old and experiencing more rapid growth than four-year colleges, made more requests for new construction.

OSU wants to demolish nine buildings that are considered to be beyond help. It wants to move the College of Business from Hagerty and Page Halls to a proposed $87 million new building at W. Woodruff Avenue and Tuttle Park Place.

The 1995-96 state budget request includes $30 million for the first phase of the Business College building. Construction would start in 1994, if approved. Plans call for renovation of Hagerty Hall, now 68 years old, and Page Hall, 91 years old, for use by other colleges after Business moves sometime in 1996 or later.

The OSU plan says the university would like to double its typical $55 million in each two-year budget for “renewals and renovations.” Much of the $110 million request would make up for work put off in the past.

Ohio University, founded in 1804 and the oldest university in the state, made its pitch for $34.8 million by pointing out that some of its buildings are up to 175 years old.

Of its 92 buildings, 10 percent were built before 1900, and nearly half were built before 1950. Virtually all of Ohio University’s proposed projects are for renovation.

The largest are in four buildings built before 1950, with the biggest a $10.7 million plan to demolish the old nataatorium to make way for the expansion and renovation of Gordy Hall.

Columbus State Community College, which in July dedicated a $15.5 million classroom building, requests $10.8 million for another one and $1 million to renovate a building for offices. The college has experienced rapid growth.

**College capital budgets**

State-funded colleges seek $1.3 billion for campus construction/renovation.

In millions of dollars

<table>
<thead>
<tr>
<th>University or two-year campus</th>
<th>Requested for ’95-’96</th>
<th>Selected projects</th>
<th>Project costs</th>
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<tr>
<td>Ohio State University</td>
<td>$97.5</td>
<td>New College of Business, phase 1</td>
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<td></td>
<td>Life Sciences Research Lab</td>
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<td>McPherson Lab rehab</td>
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<td>Gordy Hall rehab/addition</td>
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<td>New science building</td>
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<td>New greenhouse, phase 1</td>
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<td>Rio Grande Community</td>
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<td>Renovation and addition</td>
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<td>New technology building</td>
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<td>Washington State Community</td>
<td>7.7</td>
<td>New arboretum/spring building</td>
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Source: Ohio Board of Regents

Dispatch graphic
Old OSU buildings need $240 million in renovation

By MATTHEW HALL

Construction cranes have become almost as common as classrooms on Ohio State University’s main campus.

Although activity in many sectors of the local building market has slowed greatly in recent years, construction and renovation projects on the OSU grounds on Columbus’ north side have continued at a brisk pace.

Major projects now under construction include a $21 million, 100,000-square-foot addition to Dreese Laboratories on Neil Avenue and the new $20 million Riffe Building on West 12th Avenue that will link Parks Hall and the Biological Sciences Building. Both of those projects are slated for completion about a year from now.

While OSU officials hope to see at least a couple more new construction projects get under way on the university’s main campus within the next few years, they also say the renovation and rehabilitation of existing buildings will get increased emphasis.

“Recent building-condition audits have identified more than 30 buildings on campus that are either physically or functionally obsolete,” said David C. Marsh, OSU’s assistant vice president for facilities planning. “We estimate bringing those buildings up to modern building codes will cost about $240 million. Clearly, getting work of that magnitude done will take many, many years.”

OSU’s increased emphasis on rehab and renovation work is reflected in the capital appropriations request its Board of Trustees recently forwarded to the Ohio Board of Regents.

Just over half of the $97.5 million requested is for renovations and rehab on the main campus. In addition, the trustees requested another $25.6 million for work at satellite campuses around the state.

In the current two-year budget period, the state allotted OSU $62.1 million in capital improvements funding, including $45.1 million for work on its main campus. Among the major projects being paid for with that funding are:

- $14.7 million for what the university calls “basic renovations,” such as replacing aging roofs and installing air conditioning systems.
- $10.2 million to help pay for an addition to Evans Laboratory. This $14 million project, which should be finished in the fall of 1995, received the remainder of its funding in an earlier budget.
- $5.3 million for an addition to Stillman Hall. Work on that project is expected to start sometime next year.
- $4.4 million for an addition to Mendenhall Laboratory. This $14 million project, slated for completion at the end of next year, received the remainder of its funding in a previous capital budget.

(The new Riffe Building and the Dreese Laboratories addition were funded in previous capital budgets.)

For the next two-year budget period, OSU’s capital funding request includes two major construction projects: $30 million to build the first phase of a new College of Business complex, and $17.5 million for a new Life Sciences Research Laboratory Building.

As for renovation projects during that period, OSU wants a total of $30 million to rehabilitate Hale Hall, McPherson Lab-

oratory, the Health Sciences Library, Howlett Hall Greenhouses and Sisson Hall. In addition, the university is requesting another $20 million for basic renovations.

Now that OSU has put together its wish list of projects, the next step in the process belongs to the Board of Regents. That body, which is charged with recommending capital spending priorities for Ohio’s state-assisted colleges, universities and technical schools, will spend the next several months studying funding requests.

Linda Ogden, communications administrator for the regents, said 38 schools asked for capital funding of $1.3 billion in the upcoming budget.

The board will spend the next several months deciding which of those requests it believes should be funded. Then, in December, the board will forward its recommendations to the state’s Office of Budget and Management.

“The board has not yet established a target (dollar) figure for just how much of the requested work it wants to see funded,” Ogden said.

The final call on which projects will get the go-ahead is left to the Ohio General Assembly, which is required by law to pass a new two-year capital budget bill by next July. Funding for the chosen projects will come from sales of state-sponsored bonds.

Just which of the projects OSU will actually get funded is anyone’s guess. During the last biennium, for example, the university requested $96 million for capital improvements and received $62.1 million.
But no matter how much OSU's funding requests are altered in coming months, it's clear construction work will continue to be part of the campus scene for some time to come. OSU's Marsh concedes that mixing building and learning in the same general area is a less-than-ideal situation.

"All the construction is disruptive because it's noisy and makes it harder to get around campus," he said. "Still, we feel it's worth putting up with that aggravation, because all that work will make this a better learning environment for our students over the long haul."
Funds for buildings urged

By Alan D. Miller
Dispatch Higher Education Reporter

The Ohio Board of Regents yesterday recommended spending $489 million during the next two years to build and renovate college buildings. The recommendation emphasizes rehabilitating older buildings. Ohio State University, a campus lined with structures between 80 and 100 years old, is an example and would get $72 million under the proposal. About two-thirds of that would be for renovations.

Many campuses have buildings the age of Ohio State’s that never have been renovated, said regents Chancellor Elaine H. Haiman.

Haiman told the regents 44 percent of the money would be for building improvements, 39 percent would be for new construction and the rest would be for equipment.

The public works plan is $17 million less than the $516 million in the current public works budget for higher education institutions, which include four-year universities and two-year colleges.

Many campuses have buildings the age of Ohio State’s that never have been renovated.

The plan — about half of what the colleges and universities requested — will be sent to Gov. George V. Voinovich and the legislature. Adoption of the state capital improvements budget is expected sometime next spring.

The state's 13 universities and two free-standing medical schools would get most of the money — $286.2 million, with OSU receiving the most. About $113.5 million would be spread among the state's 56 other branch, community and technical college campuses. The remaining money would be spent on statewide improvements.

Before the budget proposal was complete, House Finance Committee chairman Rep. Patrick A. Sweeney, D-Cleveland, questioned the regents' funding formula.

"It appeared that the two-year colleges were being slighted. "Contrary to fears expressed over the past week or so, this proposal does not decrease funding for two-year colleges," said Matthew V. Filipic, vice chancellor for administration. "It actually increases it over the last biennium."

Columbus State Community College is one of the beneficiaries. It would receive $13 million, including $11.2 million for a new academic building.

"We did want $4 million for land purchase, but you can't have everything," said President Harold M. Nestor. "It's going to continue to let us grow, and Columbus State really needs that extra space."

He said the Statehouse debate over funding was unnecessary. Few complaints from a couple of two-year-college presidents "got a little out of hand," Nestor said.

Janet Pichette, OSU vice president for business and administration, said the university is grateful for the money but said it needs much more.

"It's not sure this will even keep us at the break-even point," she said.

One OSU project that did not make the funding list was a proposed $5.4 million renovation of Sisson Hall, a College of Veterinary Medicine building that was cited as being substandard by an independent review panel.

The state's only veterinary college received a reduced national accreditation status from the American Veterinary Medical Association last year, in part because of Sisson Hall.

"I'm not sure what it means," Dean Glen F. Hoffsis said about not being included in the budget. "The accreditation team may or may not be understanding about those labs not being up to standards.

"The major issues on accreditation were in other areas that we're working on," Hoffsis said. "We in the college can be patient about renovating Sisson, but eventually it has to be done."

Please see REGENTS Page 2C
Regents ask $81 million for OSU construction

Columbus campus plans make up $72 million of requested amount

By Tom Spring

Ohio State would receive nearly $81.5 million in state capital appropriations over the next two years, including more than $26 million for a new Fisher College of Business complex, if recommendations by the Ohio Board of Regents are adopted by state lawmakers. Last month, the board gave Gov. George V. Voinovich recommendations for $499 million in capital improvements for public colleges and universities.

Voinovich will study the list and introduce a two-year capital appropriations bill later this year. Ohio State received $62.1 million in the last capital budget bill approved in December 1992, down from a high of $88.6 million in 1990. It requested $125.4 million for the 1994 bill, which covers the biennium from July 1994-June 1996.

"By and large, it's a good set of recommendations," said Herb Asher, special assistant to President Gee and the University's legislative liaison. "The regents followed University priorities and we're generally pleased."

"This capital request is better than the last one. The regents did a good job of recognizing the state needs to renovate and protect its investment in its plant."

Asher and Chancellor Elaine Hairston noted that Ohio's public universities have many buildings 50 to 100 years old in dire need of repair and renovation, a priority in the budget request.

The regents had told college and university officials that such measures would be looked upon more favorably than new construction.

Asher said Ohio State will try to seek some additional funds from the Ohio General Assembly for the Ohio Agricultural Research and Development Center. "There were some projects critical to OARDC that were recommended but not funded," Asher said. Those included buildings to accommodate proper handling of pesticides, and continued rehabilitation of Thorn and Gourley halls, both more than 50 years old.

Regents forwarded about half of what public colleges and universities requested, in part because of concerns over mounting costs of financing the projects.

The 1992 bill included planning funds or partial funding for seven Ohio State projects. Completion of those would have required $78 million in state and nonstate funds.

The regents recommended funding for one of those projects, remodeling of the health sciences library, and did not provide funds for a life sciences research building. Ohio State has scrapped plans for a new instructional academic building in favor of remodeling Hagerty and Page halls when they are vacated by the Fisher College of Business.

Columbus Campus

A new Fisher College of Business complex was the only new construction approved by the regents for the Columbus campus. Regents recommended $26,765,000, which would add to $20 million donated by alumnus Max M. Fisher for a building and college programs.

Also recommended for funding were renovations to Hale Hall, $1 million; rehabilitation of McPherson Laboratory and the Health Sciences Library, $6,168,000; basic renovations, $15,414,000; and supplemental renovations, $5 million. Total recommended for the Columbus campus was $72,039,000.

The regents did not recommend funds for the life sciences lab or for rehabilitating Howlett Hall Greenhouse and Sisson Hall.

OARDC, ATI

Regents recommended $5,495,000 for the Ohio Agricultural Research and Development Center. Included is $2 million for improvements to the Mahoning County Farm, $1,375,000 for supplemental renovations and $1.5 million for horticulture greenhouse construction at Wooster.

Among the projects not recommended for funding were a new feed mill at Wooster and support buildings for the Union County Farm.

Regents recommended $413,000 in basic renovations and $164,000 in supplemental renovations for the Agricultural Technical Institute at Centers for horticulture management operations and equine and farm management were dropped.

Regional Campuses

The regents' recommendations for technical colleges also will benefit Ohio State's regional campuses. For example, the board recommended $375,000 each for the Lima campus and Lima Technical College to jointly plan and design a Life and Physical Sciences Laboratory.

At Ohio State, Mansfield, the board recommended $900,000 for the Bronfman Addition to the Conard Learning Center, $1,039,000 for renovating Ovalwood Hall and $580,000 for renovating Bronfman Hall. The latter two projects are under North Central Technical College.

Clyde Eberhardt, director of capital planning for the regents, said North Central is handling construction of a new Health Sciences Building, which is about half finished. North Central will vacate parts of Ovalwood and Bronfman halls for the new building.

After renovations, Ohio State will gain 90 percent of the vacated space in Ovalwood and about 60 percent of the vacated space in Bronfman Hall, Eberhardt said.

At Ohio State, Marion, regents recommended $1,553,000 for building, maintenance, receiving and storage facility, but dropped a $1.1 million request for a technologies and science building for Marion Technical College.

Planning funds were approved under Central Ohio Technical College for a Laboratory/Experimental Science Building to be used jointly by COTC and Ohio State, Newark.

Eberhardt said the combined planning by the regional campuses and technical colleges is better for the students and community and provides more salable proposals for funding to the state.

Basic renovations also were approved for the four co-located campuses as well as some supplemental renovations for Marion Technical College.

Included in the regents' own budget requests are $4.75 million for expanding the Supercomputer System, $6.8 million for the Ohio Library and Information Network, and $27.5 million to modify buildings around the state to comply with the Americans with Disabilities Act.

Hairston said the $499 million in recommendations, which is less than the $516 million the state allocated in 1992, reflects the regents' concerns about the relationship between debt service payments for capital projects and the higher education operating budget. Debt service is the cost of retiring loans for construction.

"We simply do not want to put higher education in a position where any future operating budget increases will necessarily be consumed by debt service obligations," she said.

"The first priority of the higher education operating budget must be service to students, not debt service."
$104 million to fund projects

State to fund arena, Business and lab upgrade

By Tom Spring

Funds to construct new buildings for the Max M. Fisher College of Business, renovation of McPherson Lab and a new sports arena are included in the $1.76 billion biennial capital improvements bill introduced Monday in the Ohio General Assembly. Also included are monies to renovate Mershon Auditorium and plan a new facility for the School of Architecture.

The College of Business is slated to receive the largest amount, $26.7 million. The other big-ticket items are $17.6 million to rehabilitate McPherson Laboratory, $15 million as the state’s share in a sports arena, $15.4 million for basic renovations and $6 million for the Health Sciences Library.

In all, Ohio State will receive nearly $104 million in capital monies, if the bill moves through the legislature without amendment. That is more than the $88.6 million Ohio State received in 1990 and far above the $62.1 million received in 1992. Higher education state-wide is to receive $610 million.

“This is a wonderful capital bill. The University and entire Central Ohio community can be very happy,” said Herb Asher, special assistant to the president for legislative affairs. “We appreciate the support given us by the governor, House speaker and Senate president, the House and Senate minority leadership and the members of the General Assembly.”

Both houses are expected to act on the bill before the Memorial Day recess.

The bill includes funds for about 20 Ohio State projects. Language in the bill calls for cooperation between the

See Funds, page 6

University and the city of Columbus in planning for the arena, which could seat 21,000. Decisions are to be made about the site by Oct. 15.

Appropriations in the bill include everything the Ohio Board of Regents requested for Ohio State. It also included one project that Ohio State requested but was not funded -- $1.04 million to construct buildings to store and properly dispose of pesticides. The special facility, Asher said, is critical for the Ohio Agricultural Research and Development Center (OARDC) in Wooster.

The bill also contains $120,000 beyond the $2 million the regents requested for improvements to the Mahoning County Farm, part of OARDC.

Funds for new projects include $2 million for the Edison Welding Institute, $1 million for planning for the School of Architecture, and $1.2 million for Mershon Auditorium. Another $600,000 is earmarked to continue work on the Heart and Lung Institute.

Asher said the architecture money will aid Ohio State’s efforts to secure private funding for construction of a new school, which now is housed in Ives and Brown halls.

Included in the bill for the Board of Regents are $4.75 million for expanding the Supercomputer System, $6.8 million for the Ohio Library and Information Network, and $13.75 million to modify buildings around the state to comply with the Americans with Disabilities Act.
OSU Trustees list improvement costs near $670 million

By Mike Montooth
Lantern staff writer

The OSU Board of Trustees has reported that nearly $670 million worth of construction and campus renovation was done in 1994.

The annual report to the Board of Trustees from the Office of the University Architect and Physical Planning estimated that of the $669.1 million in capital improvements, the university completed 67 projects totaling approximately $129.5 million. Two hundred and seventy three total projects were undertaken during the year, according to the university architect's office.

One of the most costly projects of 1994 was a 90,000-square-foot addition to Dreeze Lab, costing $20 million, said Jill Morelli, assistant vice president of the university architect's office.

About $33 million went toward improving the parking lots on West Campus, with the funds coming entirely from Traffic and Parking revenues, including money from parking stickers, Morelli said.

This project added two larger lots, and a smaller, handicapped lot, providing about 2,000 more spaces, she said.

Another of last year's projects was the Wiseman Hall Research Facility, which cost $11 million.

"It houses generic research labs and support facilities," Morelli said.

Large projects still under construction include the Law Building's roof replacement, costing $14 million, and the Mendenhall Lab renovation, costing $15 million.

"Mendenhall Lab is set to open Spring Quarter," Morelli said.

Morelli said the money to fund building projects comes from a variety of sources. It primarily comes from the Ohio Legislature, which appropriates funds on a two year cycle, she said.

"This is not (OSU) General Fund money. Only smaller projects are funded by the General Fund," Morelli said.

"Almost all of the money for the (Dreeze Lab) project came from the state.

On average, Ohio State receives about $60 million a year from the state for buildings and renovations, she said.

Another source of funds are private donors like Max M. Fisher, who donated $20 million to construct a new business college.

Bond funds are a third source of revenue, which only pay for nonacademic projects. Parking structures, residence halls and unions are all examples of building projects that can receive money from bonds, Morelli said.

A bond is when outsiders 'loan' money to the university by buying university bonds, with the understanding that they will get a greater amount back when they return the bonds, Morelli said.

Federal grants provide a fourth source of income for projects that the government thinks deserve funding. Miscellaneous funds such as insurance claims, provide another source of money, Morelli said.

Determination as to where this money goes is based on need and is primarily set down by the Board of Trustees and the Board of Regents, she said.
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BOARD APPROVES CONTRACTS FOR 27 BUILDING AND RENOVATION PROJECTS

COLUMBUS -- The Ohio State University Board of Trustees on Friday (12/2) awarded contracts and established contingency funds for 27 small construction and renovation projects.

The largest project involves a $643,000 addition to the Child Care Center on Ackerman Road for a model integrated program serving medically fragile and mentally retarded and developmentally disabled children. The project is to be finished this month. Construction costs are $535,420. The contractors are C & N Construction Services, J. A. Croson, J. A. Guy Inc., and Now Electric, all of Columbus.

Other projects are as follows:

Columbus campus:

-- Public Safety Building: Install a roof-mounted air conditioning system to serve the entire building, modify the radiant heating system, and install a new system of direct digital controls. The project was completed in September by Columbus Heating and Ventilating, and Fetter Electric of Newark. Total project cost was $285,000.

-- Bevis and Rightmire halls: Replace asphalt walkways on the east side of Bevis Hall and the south side of Rightmire Hall. Central Ohio Building Co. completed the project last June. Total project cost was $115,121.

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-- Road resurfacing: Surface West 10th Avenue from Clinic Drive to Neil Avenue. The completion date is May 1996. The contract was awarded to Kokosing Construction of Fredericktown. Total project cost is $81,450.

-- Water-line extension: Complete the water line from College Road to Neil Avenue to serve the main campus. The completion date is January 1996. The contract was awarded to Bale Contracting, Columbus. Total project cost is $500,000.

-- Street and Road Improvements: Resurface West 17th and West 11th avenues, and Neil Avenue from 11th to South Oval Drive. The completion date is June 1996. The contract was awarded to Lionel Construction, Zanesville. Total project cost is $270,320.

-- Smith Lab: Replace nearly half of the roof and renovate the parapet walls by February 1996. The contract was awarded to Harold J. Becker Co. of Dayton. Total project cost is $145,755.

-- Animal Science Building: Renovate sections of the basement and first floor to meet U. S. Department of Agriculture requirements for operating the meat lab. The completion date is December 1995. The contractors were Farber Corp., Dorsey Construction Co., and Electric Power Equipment Co., all of Columbus, and Hunter Environmental of Seven Hills. Total project cost is $395,500.

-- Campus Lighting Renovation: Complete exterior lighting improvements for safety and security along Oval and Mirror Lake Hollow sidewalks by May 1996. The contract was awarded to Elite Building/Electric Power Equipment (AJV), Westerville. Total project cost is $500,000.

-- Research Center: Pinney Industrial Roofing Inc. Of Dayton replaced the roof last August. Total project cost was $477,250.

-- Smith Lab: Remodel space vacated by the Physics Library for classroom use, a project finished last June. The contractors were Williamson Builders, Plain City; R.J. Lemmons, Springfield; and Knight Electric, Gahanna. Total project cost was $145,755.

-- Larkins Hall: Replace the roof by August 1996. The contract was awarded to the Columbus Roofing and Sheet Metal. Total project cost is $500,000.

-- Postle Hall: Renovate outdated research laboratories to meet current and future standards and requirements, and convert outdated clinical facilities into labs. The completion date is April 1996. The contracts were awarded to C & N Construction, J.

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A. Croson Co., Bloomer Mechanical, and R. R. Kinsey, all of Columbus. Total project cost is $538,982.

-- Starling-Loving Hall: Replace the heating, air conditioning and hot water system in wing A by September 1996. The contracts were awarded to J. A. Guy of Dublin and EI-O Services Co. of Columbus and Pickerington. Total project cost is $156,650.

-- Turfgrass Field Services Building: Provide site work and utilities for the building, which was donated by the Ohio Turfgrass Foundation. George Igel of Columbus completed the project in September. Total project cost was $251,380.

-- Koffolt Lab: Renovate rooms 103 and 117 to create two new laboratories. Work was finished in September by Good Home Maintenance, J.A. Croson, C.R. Legner, and Romanoff Electric, all of Columbus. Total project cost was $446,349.

-- Campus Grounds: Replace 33 emergency telephones and install 92 additional telephones to enhance security around campus. The completion date is February 1996. The contract was awarded to Brush Contractors, Grove City. Total project cost is $400,000.

-- South Polo Field Addition Parking Lot: Replace gravel lot with a paved surface, better drainage, and new lighting. The project was completed in October by Strawser Paving and Romanoff Electric, both of Columbus. Total project cost was $250,000.

-- Byrd Polar Research Center Sediment Core Archival Coldroom: Provide storage facilities and equipment for Russian and American Arctic sediment cores. The completion date is February 1996. The contracts were awarded to Paul Vlack of Canal Winchester and J. A. Croson and Romanoff Electric. Total project cost is $330,000.

-- Rhodes and Doan halls: Renovate the atrium between the buildings by installing a new ceiling and lighting, painting the north wall along Doan Hall, and cleaning the sculpture. The completion date is July 1996. The contracts were awarded to Field and Associates of Springfield and Romanoff Electric. Total project cost is $504,500.

-- University Hospitals Clinic: Renovate a suite of general offices on the first floor to provide outpatient examination areas. The completion date is March 1996. The contracts were awarded to Good Home Maintenance, Franklin Fire Protection, and Charles Hardy Inc., all of Columbus, and R. J. Lemmons of Springfield. Total project cost is $265,000.

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The Ohio State University-Marion

-- Childcare Center: Renovate the parking facilities and install playground facilities. Downing Construction of Baltimore completed the project in November. Total cost was $167,340.

Ohio Agricultural Research And Development Center, Wooster

-- Pesticide Storage Building: Construct about 1,500 square feet of enclosed space with proper floor, air handling, utilities and exhaust hood for the storage and mixing of pesticides. The project was completed in September by Alvada Construction Inc., Alvada; Warner Mechanical Corp., Fremont; and A. T. Emmett Inc., Port Clinton. Total project cost was $144,500.

-- Library Expansion and Video Center: Renovate a section of Fisher Auditorium to provide additional space for the library and develop a video center incorporating the video classroom. The project is to be finished this month. The contractors are Stanley Miller Construction Co. of East Sparta; Schmid Plumbing and Heating Inc. of Wooster; and Abbott Electric Inc. of Canton. Total project cost is $192,000.

Agricultural Technical Institute, Wooster

-- Mechanical and Masonry Improvements: Improve the mechanical equipment and heating, ventilating and air conditioning controls, improve masonry and make foundation and structural modifications to buildings on the campus. The project was completed in September by Stanley Miller Construction Co. of East Sparta and Schmid Plumbing and Heating Inc. of Wooster. Total project cost was $102,743.

ATI and OARDC

-- Roofs: Replace roofs on Skou Hall on the ATI campus and on the Agricultural Engineering Building, Gerlaugh Hall and 10 other buildings on the OARDC campus by August 1996. The contract was awarded to Lepi Enterprises of Zanesville. Total project cost is $373,500.

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CARDC Southern Branch, Ripley

-- Roads and Parking Lots: Repair and resurface by July 1996. The contract was awarded to L. P. Cavett of Cincinnati. Total project cost is $70,000.

In another matter, the trustees approved changes in two other projects slated for Doan Hall, authorizing the employment of architectural and engineering firms to design an endoscopy suite and peripheral lab as a combined project and expanding roof replacement for Doan from the west half to the entire building. The endoscopy suite-peripheral lab project is estimated to cost $1.2 million, including $950,000 for construction. The roof replacement project is estimated at $1,180,500, including $936,500 for construction.

Contact: Jill Morelli, assistant vice president and university architect, (614) 292-4458.
Plan gives OSU control of capital funds

By Angela Miller
Lantern staff writer

The Ohio Board of Regents recently announced a plan to give state universities more control over capital spending. Part of the plan includes a recommendation that Ohio State receive $96.2 million for physical improvements.

The plan, submitted Dec. 16, is "essentially developing a decentralized system in which campuses get money through a formula," said Matthew Filipic, vice chancellor for administration at the Ohio Board of Regents.

Currently, universities present projects individually to the Board. The new plan will give universities a lump sum of funds to allocate.

The revised system will allocate money for physical improvements based on a formula considering factors such as enrollment, age of buildings, and sponsored research.

OSU will have to pay 10 percent of the amount it overspends back to the Board. The repayment will come from the school's operating funds.

As an incentive to use their money wisely, a school that does not spend all of its allocation will receive 10 percent of the difference added to its operations monies. "There are two things going on, there is a formula allocation giving campuses resources and then there is a system of financial accountability for capital appropriations where essentially it will appear to the campus that they are paying the state's debt service on the bond sold to finance their improvements," Filipic said.

While it is too early to tell if the plan will meet its expectations, there are definite advantages for OSU, said William J. Shkurti, vice president of finance.

"We've been pretty good about doing our capital planning, so we have the capability of managing our own building projects probably better than most institutions," Shkurti said.

See REGENTS / Page 3
BOARD APPROVES CONTRACTS FOR BUILDING AND RENOVATIONS

COLUMBUS -- The Ohio State University Board of Trustees on Friday (2/2) authorized the university to request construction bids for a new college of business campus and awarded contracts and established contingency funds for several other construction and renovation projects.

The university is requesting bids on the first two phases of the Max M. Fisher College of Business. The first involves adding chiller plant capacity in the campus power plant to service the complex and the second involves constructing the College Building and Graduate Program Building. Plant work and construction costs are estimated to be $35.6 million of which nearly $21 million will be funded with gifts to the university. The state is funding the rest. Total costs of those phases is estimated at $47.5 million.

The board awarded contracts and set contingency funds for other projects on the Columbus and Mansfield campuses, as follows:

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Columbus campus:

-- Davis Baseball Stadium: Construct a 2,500- to 3,000-seat baseball stadium, including pressbox, locker rooms, concession and vending areas, first aid areas and dugouts. The completion date is March 1997. The contracts were awarded to John James Estes and Mariah Inc., both of Columbus, and Wagner Smith of Dayton. Total project cost is $4,893,767, with funding provided by gifts to the Department of Athletics.

-- Mershon Auditorium: Provide renovations to improve compliance with the Americans with Disabilities Act, reupholster seats, replace the stage rigging and upgrade the electrical distribution system. The estimated completion date is January 1997. The contracts were awarded to Sherman R. Smoot, C.R. Legner and Electric Power Equipment, all of Columbus, and Air Management Technologies of Muncie, Ind. Total project cost is $3.15 million.

-- Botany and Zoology Building: Renovate space vacated by the library on the second floor to provide faculty, administrative and graduate student offices in the College of Humanities. The contracts were awarded to Dorsey Construction, Radico Inc. and Royal Electric, all of Columbus. Total project cost is $450,000.

-- Botany and Zoology Building: Replace most of the roof. The contract was awarded to Phinney Industrial Roofing of Columbus. Total project cost is $329,746.

-- Hughes Hall: Replace the roof, gutter and flashing. The contract was awarded to United Roofing of Holland. Total project cost is $425,000.

-- Agricultural Administration Building: Provide spot tuckpointing, reseal stress points, remove and replace all sealant and caulking around windows and entrances and chemically clean the entire building. The contract was awarded to Restoration Co. of America, Cincinnati. Total project cost is $98,350.

-- Veterinary Hospital: Waterproof the mechanical room floor. The contract was awarded to H.K. Phillips Masonry of Columbus. Total project cost is $82,500.

Mansfield campus:

-- Conard Learning Center: Construct a two-story addition to Bromfield Hall to house a multiple-use academic
facility for instructional support programs, including computer laboratories, classrooms and a two-way video classroom. The contracts were awarded to Stanley Miller Construction of East Sparta, Mohawk Mechanical of Lexington and Knox Electric of Fredericktown. Total project cost is $1.425 million.

The trustees also authorized a request for bids to renovate space in Eisenhower Hall on the Mansfield Campus for use as a conference and board room for meetings of the Mansfield Board of Trustees, campus executive committee, administration and other groups and for interactive teleconferencing and small conferences. The project is estimated to cost $60,000, including $34,000 for construction.

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Contact: Jill Morelli, assistant vice president and university architect, (614) 292-4458. Written by David Bhaerman.
Voinovich tells universities to get technical

Spend more on technology than construction, he says in address

By Charles Cyrill
Lantern staff writer

Universities’ information super-highways and other education issues were some of the topics addressed in Gov. George V. Voinovich's State of the State speech to the Ohio Legislature on Tuesday.

Voinovich said higher education should spend more on the Internet and less on construction.

"Our new state budget makes our institutions of higher education more accountable for the construction of buildings," Voinovich said.

"The time has come to slow construction and greatly expand the use of technology on our campuses, or they will become obsolete."

Ohio State President E. Gordon Gee said OSU's plans are consistent with what the governor wants.

"We need to get rid of the Edifice Complex," Gee said. "We should not build for the sake of building, but ensure that the buildings we have are conducive to our faculty and staff."

Expanding the use of technology is "distance learning," or delivering classes over the internet, a two-way communication process, Gee said.

Currently OSU is planning to construct a new physics and business building. In the future, the university will be more selective about its construction projects, Gee said.

The governor also discussed the future of primary education after the federal budget cuts.

If funding for grade schools and middle schools cannot be found in the current budget, he suggested using the "rainy day" funds to ensure that several Ohio education programs that provide funding for urban schools will continue next school year. Voinovich added that these funds would be put into education spending for the next biennial budget.

"We built Ohio's rainy day fund to $826 million, with another $100 million set aside to respond to potential reductions in federal funding," Voinovich said.

Voinovich also reaffirmed his opposition to gambling, calling it anti-family and anti-jobs. He also stressed that if Ohio's families and children are to succeed, education must mean lifelong learning.

Democratic leaders in the House of Representatives said the governor's speech was a disappointment for the people of Ohio and that the governor continues to favor big business at the expense of the average taxpayer.

House Minority Leader Patrick Sweeney, D-Cleveland, said most House Democrats and some Republicans have joined him in sponsoring legislation to return a portion of the state's budget surplus to working Ohioans, families and senior citizens.

"The Governor is currently sitting on a tax surplus of more than one billion dollars, and we can afford to return some of this tax money to the people who earned it," said assistant minority leader Juan Campbell, D-Cleveland.
MAJOR BUILDING PROJECTS ARE POPPING UP AT OHIO STATE

COLUMBUS -- The 1998-99 school year at The Ohio State University features several major construction projects that will change the face of the campus.

The first two buildings of the Max M. Fisher College of Business complex are now occupied as work continues on the other four buildings, and the Jerome Schottenstein Center will open its doors for play in October. Work has begun on a Success Center for current students and the Longaberger Alumni House for graduates. A new Heart and Lung Institute will be the site of the university’s pioneering research efforts in the diseases of the heart and lungs, and utility work is under way on the massive renovation of Ohio Stadium.

Staff and faculty have moved into the first two buildings completed in Phase I of construction of the $120 million Fisher College of Business complex along West Woodruff Avenue.

The nine-story Fisher Hall includes faculty and staff administrative offices and the college’s research and business partnership centers. Graduate students will attend classes in Gerlach Hall beginning this quarter. Among the features of the building are a stock market laboratory networked with Nasdaq for concurrent stock trading and a career services center with practice rooms wired for video and distance interviewing.

Phase II of the complex, scheduled to open in fall 1999, will include Schoenbaum Hall for undergraduate programs, the Business Resource Center and Pfahl Hall, the executive education building. A 120-room Executive Residence is scheduled to open in 2001.

A new campus landmark at the northwest corner of Lane Avenue and Olentangy River Road, the $105 million Jerome Schottenstein Center’s Value Center Arena will be home to the Ohio State hockey and men’s and women’s basketball teams. The state-of-the-art
facilities will hold 17,000 fans for hockey, 19,500 fans for basketball and 21,000 guests for concerts when it opens in late October. At 700,000 square feet, the Schottenstein Center would hold two St. John Arenas. There are no obstructed views from any seat.

The $10 million Success Center, with a strong multidisciplinary nature and student focus, will be built at the site of the former Neil Hall on Neil Avenue between West 10th and 11th avenues. The new 60,000-square-foot building will house academic athletic support offices and study spaces, counseling and consultation services and a student learning center when it opens in May 1999.

The $8.7 million Longaberger Alumni House will be built along the Olentangy River, north of Lane Avenue and south of the Fawcett Center. The three-story building is designed to meet the growing needs of the Alumni Association and will open in August 1999.

The Heart and Lung Institute will be a new six-story facility to concentrate in a single location the resources necessary to conduct an intensive program of teaching and research in the diseases of the heart and lungs. Located at the former site of Upham Hall on West 12th Avenue, the $23.9 million project is expected to open in October 1999.

Seventy-five years after it hosted its first season of football, the landmark Ohio Stadium is undergoing a $150 million renovation. When work is complete -- in 2001 -- the stadium will feature more seats, better accessibility, additional restrooms and concession stands and hospitality suites and club seats. The stadium will maintain its distinctive horseshoe shape.

To lessen the impact of construction on parking and campus circulation, transit service has been more than doubled this year, with the addition and expansion of bus routes, more buses and less time between pickups. The Tuttle Park Place Garage will add nearly 1,000 parking spaces when it opens in March.

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Contacts: Jill Morelli, University Architect, 614-292-4458; and Sarah Blouch, Transportation and Parking Services, 614-292-9800.

Written by Dave Bhaerman, University Communication, 614-292-8422.
OSU mission drives capital improvement budget requests

Trustees approve FY 2002-2004 requests to legislature

COLUMBUS -- Ohio State’s Academic Plan is driving the university’s state capital budget request for fiscal years 2003 and 2004, in which building projects are prioritized to address teaching, research and student needs. The Board of Trustees approved the recommendations Friday (6/29) and now must submit the request to the Ohio Board of Regents.

Capital funds are state funds the university receives every two years that are earmarked for specific capital improvement projects. The Board of Regents requires capital requests to include a six-year plan that charts university construction activity during this biennium and the next two biennia, as well as the state funding history of projects not yet completed, said William J. Shkurti, senior vice president for business and finance.

Six projects — Main Library rehabilitation, Robinson Lab replacement, a new psychology facility, a student recreation center, the Richard M. Ross Heart Hospital and improvements to the campus infrastructure — will require $68.7 million of the likely $75 million state capital appropriation available in the biennium including FY 2003 and FY 2004, Shkurti said. The remaining $5 million to $10 million in state funds for those years — covering work completed between July 2002 and June 2004 — will be focused on research facilities and a study of critical deferred maintenance needs in Hughes Hall, home of the School of Music, he said.

Executive Vice President and Provost Edward J. Ray emphasized that the Academic Plan, the university’s blueprint for achieving worldwide renown for academic excellence, is the motivating factor behind these requests. While the Main Library rehabilitation is one of only two capital projects specifically mentioned in the Academic Plan, the remaining projects either support the goal of expanding research or provide enhanced instructional space needed to attract and retain top-notch faculty, students and staff, he said.
With the advice of the Space Facilities Committee and the appropriate vice presidents, a list of 36 major project requests totaling more than $1.5 billion was narrowed to 12 projects for possible inclusion in the upcoming capital request, Shkurti said. Basic renovation projects of $1.5 million or less are not included and are funded by a separate line item, he said.

Projects were reviewed by the offices of Academic Affairs, Business and Finance, Research, Health Services, Student Affairs and Development, as well as the University Senate’s Fiscal Committee and Committee on the Physical Environment. Reviewers examined proposals’ academic priority, physical need, financial feasibility and physical feasibility.

“Aligning the project’s objectives with the goals of the Academic Plan was an overriding factor in the recommendations,” Ray said. The six projects and the amount of state capital funds recommended for FY 2003-04 follow:

- First on the priority list is the rehabilitation of the Main (William Oxley Thompson) Library. A recommendation of $4.2 million in state funds in 2003-04 is to be used for detailed planning and design. “The Thompson Library is in many ways the intellectual heart of the campus,” Ray said. Construction is expected to begin in 2005 and conclude by 2008. The project is expected to cost at least $70 million, with $50 million to $70 million in state funds to be matched by at least $20 million resulting from private fund-raising.

- While the Department of Mechanical Engineering is one of Ohio State’s highly ranked academic departments, Robinson Lab is one of the university’s worst deferred maintenance problems. The university is recommending a $72.5 million project: $52.5 million in state funding and $20 million in private fund-raising. The university is asking for $20 million in state capital funds for 2003-04.

- The university is requesting $15 million in state capital funds for construction in 2003-04 and an additional $17 million in the following biennium to build a new facility for the Department of Psychology. The facility will be located between Lazenby and Cunz halls, south of the existing Larkins Hall, and will provide an additional 28,200 square feet of space for the department. A Selective Investment department, Psychology instructs more undergraduate majors and more honors students than any other department.

- A student recreation center, which includes research, teaching and office space for the School of Physical Activity and Educational Services, addresses the Academic Plan goals regarding the teaching and learning environment. A recommendation of $28 million in state funds will be
used for academic space in the first phase of construction, scheduled for completion by June 2004.

- The Richard M. Ross Heart Hospital is primarily a clinical facility and is critical to the financial viability of the University Medical Center. In the current biennium, $2.5 million was provided for planning. No additional state capital funds are required for the $82.5 million project because a financial plan is being developed to make the heart hospital a self-supporting facility, Shkurti said.

- The university is requesting $1.5 million in state capital funding in the next biennium to help assist with improving the campus infrastructure needed to support additional construction, Ray said.

These six projects are those to which the university committed in the FY 2001-02 capital process and which have already received Board of Trustees approval. Although the recreation center and heart hospital will be completed without additional state funds in future biennia, the four remaining commitments will require an additional $67 million in FY 2005-06, Shkurti said.

"This means the remaining funds will have to be carefully targeted to the highest priorities in the Academic Plan and must be leveraged to the maximum extent with other resources," he said.

An additional four projects on the list consisted of three sponsored research facilities and $1 million in planning funds to determine whether a new structure should be built for the School of Music or whether Hughes Hall should undergo a complete renovation, Ray said. The research facilities listed in the proposal are:

- The College of Medicine and Public Health has approval for a Biomedical Research Facility that would house the seven major areas of biomedical research in approximately 200,000 ASF. No state capital funds are requested for this project, which is expected to be funded principally with funds generated from sponsored research conducted in this facility.

- The Office of Research has proposed adding 25,000 square feet of lab animal space by expanding existing space in Pressey and Wiseman halls. The total cost is estimated at $17 million, with funding coming from a combination of National Institutes of Health (NIH) funding, private grants and state funding.

- The College of Optometry has requested support for an addition to Fry Hall -- its existing facility -- to create additional space for sponsored research. The University is requesting $3.6 million in state capital funding in the FY 2003-04 biennium for the project.

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Ohio State capital projects take hit from state reductions

Library construction start to be delayed one year

COLUMBUS — A 20 percent reduction by the state in the amount approved for capital projects at The Ohio State University Columbus campus is having far-reaching effects on ongoing construction.

Executive Vice President and Provost Barbara Snyder and Senior Vice President for Business and Finance William J. Shkurti presented a set of recommendations to the university’s Board of Trustees Friday (3/4) in response to the state’s Capital Appropriations bill, passed by the General Assembly and signed by Gov. Bob Taft in early February, which provided Ohio State $89 million for construction and renovation projects – $14 million less than the university had sought.

The unprecedented delay in what had historically been a very stable and predictable state capital allocation process has presented a unique challenge to the university, Shkurti said. The recommendations presented to trustees provide a temporary solution to a longer-term problem, with those issues to be reviewed as part of the fiscal year 2007-08 planning process already underway, he said.

The recommendations call for delaying the start of construction for the renovation of the Thompson Library, currently under design, for one year. Three projects already under construction – the replacement of Robinson Lab, Larkins Hall and the Psychology Building – will continue uninterrupted, but the benefiting units will be asked to help share in identifying alternative funding sources.

“The Thompson Library Renovation was the only capital project specifically mentioned in the Academic Plan and is highest on the university’s priority list,” Snyder said. “Weighing all the
various considerations, we have reluctantly concluded that the best option is to complete design as planned, but delay the start of construction for one year, to fall 2006.”

While not an ideal solution, delaying construction offers the best chance to successfully complete the project while minimizing financial risk to the university and staying faithful to the remaining goals of the Academic Plan, she added.

Shkurti estimates that delaying the project by one year will increase construction costs by about $3.3 million, due to inflation, but said the increased amount will be added to a later capital allocation.

“The primary issue involving the library project is when to start construction, because once that process begins, stopping or modifying the project becomes very difficult,” Shkurti said. “Costs can mount at the rate of $2.5 million a month.”

Libraries Director Joseph Branin said that under the new timetable he expects work on the project to begin in the summer of 2006, with the renovation project to be completed and the Library reopened in September 2009.

“The renovation is the largest academic building project in Ohio State’s history and one of the largest university library projects in the United States,” Branin said. “This project has been moving forward since 1998 and the delay is a small setback in a decade long project. We understand the decision and will use the year productively for further fundraising activities and planning for the merger of the Office of Information Technology with University Libraries.”

In addition to $69 million in capital funds from the university and the state, a fundraising campaign is charged with raising an additional $30 million in private support for the renovation. To date, a total of $14.5 million has been pledged through individual and corporate gifts.

Shkurti said the funds that have already been raised would remain fully invested by the university in an interest earning account so that purchasing power will be preserved.

Other implications
Shkurti also recommended moving the $1.5 million not needed to complete Library design work to the Robinson Lab Replacement project in order to reduce the amount needed to complete the project from $4.8 million to $3.3 million. The College of Engineering will be asked to develop a plan to replace the $3.3 million over the next five years, as well as continue to work toward its $20 million development goal.

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Additional projects well into construction – replacement facilities for Psychology and Larkins Hall – have to absorb $3.4 million and $1.6 million in state cuts, respectively. Shkurti said the sponsoring units would raise the money needed to offset those shortfalls.

Other projects affected by the reduction in state capital appropriation include the James Cancer Hospital expansion project. A $2.5 million request for state funds to initiate the planning process was reduced by $500,000, and the Medical Center is being asked to secure the funds elsewhere.

In addition, Smith Lab will be partially vacated by the Department of Physics when it begins moving into its new facility this month. The potential occupants – the Department of Anthropology, the Physics undergraduate instructional programs, the classroom pool and classroom support services – will be asked to provide the $700,000 needed to replace the lost state funds or to reduce the scope of the project.