

Student Academic Services Building & Supporting Utilities Meeting Minutes – October 11, 2007

October 11, 2007

9:30 – 11:00am

410 Central Classroom Building

Present: Sgt. Don Bissett, Don Patko, Sarah Blouch, Peg Murphy, Tom Komlanc, Paul Sherwood, Pete Confar, Ross Parkman, Phil Soule, Henry Dammeyer, Libby Eckhardt, Rose Wilson-Hill, Kathy Dillow, Von Cason, Scott Conlon, Adam Drexel, Melissa Bellini, Eric Adelman, Donna Hobart, Brad Myers, Don Bell, Molly Ranz, Ron Kochendoerfer, Linda Koschoreck, Barb Kefalas, Ben Jay

Absent: Michael Dunn, Bill Schwartz, Toni Greenslade, Beth Kelley, Roger Buxton, Brandy Smith, Mike Sherman, Allen James

Introductions & Meeting Purpose

Peggy started the meeting with round table introductions. All participants are either building tenants or neighbors of the area who will be impacted by the construction. Peggy stressed that this was an informational meeting to let everyone know the options that are available and to obtain feedback from the stakeholders. The SAS building, although not set in stone, is far along in the development stage. The infrastructure planning is just getting started.

Project Overview

The project goals are:

- Use the site in the highest and best way
- Redefine the Lane & Tuttle Gateway into campus
- Favor the pedestrian experience
- Reinforce the urban character along Lane Ave
- Sustainability

Student Academic Services Building

- 1,250 sq ft building
- 6 stories
- 1st floor for public use
- West end cantilever – main entrance

Lane Avenue Parking Garage

- 1,400 spaces
- 9 stories
- Valet parking for Blackwell

SAS Central Utilities

- Support future development north of ROTC Building and along Lane Avenue.
- Lower energy costs
- Capacity and reliability concerns
- Economy of

Infrastructure Projects

1. North Campus Chilled Waterline and Tunnel – \$5.4 million
2. Steam & Condensate Distribution System Upgrade Phase I - \$1.5 million
3. High Voltage Electric – ½ million

Phased construction over 18 months (conceptual)

- Avoid sewers
- Minimize impact to students, surroundings and university
- Add flexibility and redundancy to SAS and Lane Ave Garage, as well as future projects
- Timing and sequencing is critical
- Plan construction during summer when there is less disruption to students.
- Open trench vs. boring –
 - boring is less disruptive, but it is also 3 times more expensive
 - restoration of grounds after open trench

How will the utility piece affect the SAS building schedule?

- Utilities won't be in place when the SAS building construction is finished. A temporary chiller and boiler will be utilized until the connection to the power plant is complete.

Can the building and garage be supported by the chiller and boiler and not have the utility work done?

- NO

Purchase power from City of Columbus in short term?

- Outside vs. central
- AEP not in a position to support the building
- Gas life cycle cost is more expensive

Issues

- Financial impact on Fisher College of Business
- Cost of utilities going up in the future
- Impact on parking
- Pedestrian traffic
- Construction sensitive to OSU student schedule
- Emergency vehicle access
- Academic calendar
- Can the garage be built and occupied before St. John parking is disrupted
- Original budget didn't include boring or temporary chiller & boiler
- Identify existing utilities
- Groundwater

Option #1 Concerns

ROTC Plaza

Public perception of tearing up something that has just been constructed

Blackwell access

Tuttle access

Option #2 Concerns

Student pathway

Longer tunnel required (100,000 ft @ \$2-3K per foot)

Shut down Woodruff

Impact on large sewers

Less impact on athletics

Next Steps

Stakeholders will need to know all the options and associated costs to make any decisions and evaluate next steps.

- Associates have been contacted to obtain information and it should be available in 3-4 months

Monthly updates to stakeholders will include”

- Target schedule
- Pros
- Cons
- Costs
- New information

Copy of slides will be shared with stakeholders.