

**CAMPUS MASTER PLAN**  
**OF**  
**CAPITAL IMPROVEMENT PROJECTS**



**The University of Oklahoma Health Sciences Center**  
**Oklahoma City Campus**

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Compiled by Facilities Management and Capital Planning  
Oklahoma City

CAMPUS MASTER PLAN OF CAPITAL IMPROVEMENT PROJECTS  
FOR THE OKLAHOMA CITY CAMPUS

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

<u>Priority Number</u>	<u>Project Name</u>	<u>New State Funds Requested</u>	<u>Previous State Funding</u>	<u>Other Funds</u>	<u>Estimated Total Cost</u>
1	Biomedical Sciences Building and Library Fire Sprinkler Systems	\$ 1,800,000			\$ 1,800,000
2	Academic and Administrative Construction/Renovations	13,894,000			13,894,000
3	Academic and Administrative Equipment	4,150,000			4,150,000
4	Campus ADA Improvements	872,000			872,000

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

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
5	Harold Hamm Oklahoma Diabetes Center Renovation	\$ 4,000,000
6	OU Cancer Institute	120,000,000
7	College of Allied Health (including Speech and Hearing Facility)	26,623,000
8	Medical Student Education Facilities	8,600,000
9	Dental Faculty Practice Facility	6,850,000
10	Service Center Renovations and Equipment	5,576,000
11	Comparative Medicine Research Resource Building	5,560,000
12	Parking Structure Repairs	750,000
13	Campus Network/Telecommunications Infrastructure Upgrades	4,000,000
14	Asset Preservation Improvements	7,196,000
<b>15</b>	<b>Enterprise T2 Data Center</b>	<b>10,000,000</b>

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

<u>Number</u>	<u>Project Name</u>	<u>Estimated Total Cost</u>
<b>16</b>	<b>Parking Structure Repairs</b>	<b>\$ 3,500,000</b>
17	Academic Office Building	29,000,000
18	Clinical and Translational Research Center	60,000,000
19	Pediatrics Academic Office Space – OU Children’s Physicians Medical Office Building	1,000,000
20	Physician Assistant Classroom Addition	1,000,000
<b>21</b>	<b>Public Health Auditorium Renovation</b>	<b>1,588,000</b>
<b>22</b>	<b>OU Physicians IT Software and Equipment</b>	<b>2,500,000</b>
23	Operations Center	6,200,000
24	East Parking Structure	10,900,000
25	Asbestos Containment and Removal	643,000
26	Hazardous Materials Storage Facility	600,000
27	Administrative Services Building	17,100,000
<b>28</b>	<b>Clinical Skills and Simulation Center</b>	<b>3,500,000</b>
<b>29</b>	<b>EMR GE Centricity System</b>	<b>10,000,000</b>

## PROJECT DESCRIPTIONS, OKLAHOMA CITY CAMPUS:

The following pages contain additional information about each of the capital projects contained in the preceding Campus Master Plan of Capital Improvements Projects for the Oklahoma City Campus.

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

- 1 Biomedical Sciences Building and Library Fire Sprinkler Systems: This project involves the installation of a fire sprinkler system at the Biomedical Sciences Building and Library. At the time of their completion, these buildings were not required by code to have full fire protection systems. The project includes the design and installation of fire sprinkler systems and upgrades to fire pumps as necessary. The estimated total project cost is \$1,800,000, with funding proposed from new State or bond funds.
- 2 Academic and Administrative Construction/Renovations: This project involves academic and administrative construction and renovation projects campus wide. Projects include renovation/cosmetic updates to the College of Health Building, expansion of East and West Lecture Halls in the Basic Sciences Education Building, carpeting/flooring for the College of Nursing and Pharmacy buildings, expansion of College of Pharmacy academic and faculty space and renovation to student facilities, classrooms, support facilities, and laboratories in various campus building. The estimated total project cost is \$13,894,000, with funding proposed from new State, grant, departmental and/or institutional funds.
- 3 Academic and Administrative Equipment: This project involves the purchase of academic and administrative equipment, including instructional, research and clinical equipment as well as moveable interior furnishings. The equipment is necessary to support the teaching, research and service missions of the Health Sciences Center. Equipment will be purchased for the Colleges of Allied Health, Public Health, Dentistry, Medicine, and Nursing, and the College of Pharmacy Vivarium facilities. The estimated total project cost is \$4,150,000 with funding proposed from State, grant, Section 13 and New College Funds, and/or department or institutional funds.
- 4 Campus ADA Improvements: This project involves the completion of Americans with Disabilities Act improvements. The priorities established under Phases VI-VIII will be completed and include parking and building access, interior pathways, signage, and other improvements. This will involve all campus facilities. The estimated total project cost is \$872,000, with funding proposed from new State or Section 13 and New College Funds.

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

- 5 Harold Hamm Oklahoma Diabetes Center Renovation: This project involves renovation of the Harold Hamm Oklahoma Diabetes Center. The building was purchased in 2008 and is in need of renovation to accommodate the Harold Hamm Oklahoma Diabetes Center clinics. Phase I has been completed renovating 3,400 square feet of clinical space on the first floor. Phase II is estimated to be completed in 2009 renovating 6,000 square feet on the 2<sup>nd</sup> floor. Future phases will be planned in coordination with the needs of the Harold Hamm Oklahoma Diabetes Center clinics. The estimated total project cost is \$4,000,000 with funding from State and/or other funds.

- 6 OU Cancer Institute: This project involves the construction of University of Oklahoma Cancer Institute facilities for children and for adults. The seven-story OU Cancer Institute facility for adults includes the construction of approximately 213,000 gross square feet at an estimated total cost of \$120,000,000 including a new Proton Therapy Center, two shelled floors of 28,000 gross square feet each, a 1,000 space parking structure, and the purchase of furnishings, fixtures, and equipment. Some diagnostic and therapeutic equipment will be relocated to the building. The facility will house multi-disciplinary clinics, infusion center, space for clinical trials, Radiation Oncology including the Proton Therapy Center with two vaults (one will be shelled), imaging and related ancillary diagnostic and treatment services, patient education space, conference rooms, and building support spaces. The pediatric cancer facility will include the construction of an additional floor at the OU Pediatric Physicians Building at a cost of \$3,000,000 for 24,600 gross square feet of shell space. The cost to build-out the floor is estimated at \$2,500,000. Current planning for the OU Cancer Institute envisions a \$120,000,000 project, with funding from bond proceeds supported by the State Tobacco Tax, State appropriations, 2005 OCIA Bond Issue and from private, University and/or other sources. The separately funded pediatric facility involves the use of \$3,000,000 in State appropriated funds and \$2,500,000 in departmental or other funds.
- 7 College of Allied Health (including Speech and Hearing Facility): This project involves the construction of a three story College of Allied Health and Speech and Hearing facility with 114,650 gross square feet. Under this project, the College and a Speech and Hearing Center will be relocated to a state-of-the-art Allied Health facility with a Speech and Hearing Center. The facility will be stressed for a one story addition. The building will house classrooms and class laboratories, distance education and computer facilities, clinical and research space, children's hearing impaired daycare center, faculty, staff, and student offices and building support spaces. The project will include drives, surface parking, and fixed and moveable equipment. The current estimated total project cost is \$26,623,000 with a funding plan that includes \$12,845,534 in FY 2005 State Bond proceeds, \$909,181 in Regents funds, \$1,000,000 in institutional funds, \$2,300,128 in Section 13 and New College Funds, \$2,000,000 from the sale of the Speech and Hearing Center, \$983,928 in federal funds, and \$6,584,229 in other funds.
- 8 Medical Student Education Facilities: This project involves the renovation of approximately 54,000 gross square feet in the Basic Sciences Education Building. The building is out-dated and there is a critical need for renovation in order to meet the academic needs of the College of Medicine and its medical and physician associate students. Renovation will include upgrades to the medical student modules, classrooms, and class laboratories, seminar rooms, the Willed Body Program, hallways with asbestos containing floor tiles, and the installation of a building fire sprinkler system. The project also includes the purchase of academic equipment and furnishings, servers, an uninterrupted power source, and a wireless infrastructure. The estimated total project cost is \$8,600,000, with \$6,024,872 funded under the Master Lease-Purchase Program administered by the Oklahoma State Regents for Higher Education and \$2,575,128 from new State, grant, College and/or other funds.
- 9 Dental Faculty Practice Facility: This project involves the construction of a new freestanding Dental Faculty Practice Facility at the corner of NE 8<sup>th</sup> Street and Stonewall Avenue. The 21,000 gross square feet building will be stressed for expansion and include a first floor dental clinic and shelled space on a second floor for future expansion. The project will include surface parking and equipment. The estimated total project cost is \$6,850,000 funded under the Master Lease-Purchase Program administered by the Oklahoma State Regents for Higher Education.

- 10 Service Center Renovations and Equipment: This project involves the renovation of up to 136,000 gross square feet at the Service Center Building and the acquisition of necessary furnishings and equipment. Remodeling of the old Service Center Building is necessary for Information Technology, Human Resources, and Financial Services to create more effective and modern office suites. Also, hallways and restrooms will be renovated, and a building fire sprinkler system will be installed. The estimated total project cost is \$5,576,000, with new State and/or institutional funds.
- 11 Comparative Medicine Research Resource Building: This project involves the construction of additional laboratory research support facilities on the Oklahoma City campus. The project involves the construction of approximately 18,500 gross square feet including enclosures, holding spaces, and support spaces including offices, locker rooms, and building support spaces. The project also includes a steam and chilled water utility extension to the building. The estimated total project cost is \$5,560,000, with funding from an existing NIH grant award of \$3,700,000, institutional funds of \$350,000, and Animal Resource Program funds and/or other funds of \$1,510,000.
- 12 Parking Structure Repairs: This project involves parking structure maintenance and repairs to the Williams Pavilion garage and other parking areas funds permitting. The estimated total project cost is \$750,000 which will be funded with OU Parking and Transportation parking reserves.
- 13 Campus Network/Telecommunications Infrastructure Upgrades: This project involves the continued development and expansion of the campus network and telecommunications infrastructure. This is critical to meet current and future system demands. A multi-year initiative will upgrade and expand the infrastructure. This will include new cable, network equipment, secure equipment closets with uninterruptible power supplies, next generation network devices, and switched-gigabit to support future growth of electronic medical records, radiological images, voice and video, wireless, and for convergence of voice and data through IP Telephony. The estimated total project cost is \$4,000,000. This will be supported, in part, through a new campus network charge. The funding plan includes the use of State funds, Information Technologies reserve and operating funds, and institutional funding.
- 14 Asset Preservation Improvements: This project involves deferred maintenance and facility infrastructure improvements to protect the substantial capital assets of the Health Sciences Center. The project involves capital renewal in all major campus facilities, including building envelope protection at the Biomedical Sciences Building, roof replacement at the College of Nursing Building, subsystem repairs and replacements, upgrades to and/or replacement of existing elevators and air handlers, up-grade of fire alarm systems, concrete repairs, and replacement of the floor in the Biomedical Research Center North BSL3 lab. The estimated total cost is \$7,196,000, with funding proposed from new State, bond, Section 13 and New College Funds, and/or institutional funds. A five year plan is being implemented to address high priority building improvements with Section 13 and New College Funds and institutional funds. This includes the use of \$507,000 in FY 2008 and \$750,000 in FY 2009 Section 13 and New College Funds.
- 15 **Enterprise Tier 2 Data Center: This important project includes the construction of an Enterprise Tier 2 Data Center with approximately 15,000 square feet total facility space in an existing campus location to be determined. Site and system studies are underway by IT. Data Center, Telecommunications and Network Operations centers located in the Rogers and Service Center Buildings have critical limitations and will be consolidated into this new data center. The new Data Center will be a foundation to the continued deployment of new mission-critical**

technologies that support the campus mission for the next one to two decades. The facility will allow redesign of the fiber and phone architecture, upgrade of ten year old campus fiber, elimination of resource constraints creating single-point-of-failure risks, while providing Tier 2 level redundancy. The estimated total project cost for construction and equipment is \$10,000,000 with a funding plan that includes \$966,948 in Section 13 and New College Funds and \$9,033,052 from new State, bond, and/or institutional funds.

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

- 16 **Stonewall Parking Structure Repairs:** This project involves parking structure repairs to the 5-Story parking garage located on Stonewall Avenue. The estimated total project cost is \$3,500,000.
- 17 Academic Office Building: This project involves the construction of an academic office building with 100,000 gross square feet to accommodate the critical space needs of the College of Medicine. The project includes a 500 space parking structure. The facility will allow for critical program growth in departments and sections of the College of Medicine and provide space for new faculty. The estimated total project cost is \$29,000,000.
- 18 Clinical and Translational Research Center: This project involves the construction of approximately 150,000 gross square feet for the third phase of the Biomedical Research Center. The building will be dedicated to biomedical research, cancer, and genetics research. The facility will house research laboratories, and research and building support spaces. The estimated total project cost is \$60,000,000.
- 19 Pediatrics Academic Office Space – OU Children’s Physicians Medical Office Building: This project involves the build-out of 42,000 gross square feet of shelled academic office space on two floors of the OU Children’s Physicians Medical Office Building. This project will house academic offices which are needed for faculty that are being relocated from the former Children’s Hospital. The estimated total project cost is \$1,000,000.
- 20 Physician Assistant Classroom Addition: This project involves the construction of a 2,700 gross square feet classroom addition to the Family Medicine Center. This single story addition includes flexible classroom seating for up to 82 students, and study lounge, storage, and equipment. The classroom will be used by Physician’s Assistant and Department of Family Medicine students. The estimated total project cost is \$1,000,000.
- 21 **Public Health Auditorium Renovation:** This project involves the renovation of 4,024 square feet of auditorium space in the College of Health Building. The 365 seat auditorium will provide state-of-the art distance education and audiovisual technical capability to support symposia and town hall meetings as the largest auditorium on the University of Oklahoma Health Sciences Center campus. Renovation will include seating, carpeting and fixtures. The estimated total project cost is \$1,588,000.
- 22 **OU Physicians IT Software and Equipment:** This project involves the purchase of software and equipment for OU Physicians Information Technology. Work will include upgrading software systems, work stations, servers and support equipment required to support current and future operations for OU Physicians. The estimated total project cost is \$2,500,000.

- 23 **Operations Center:** This project involves the construction of a 42,100 gross square feet facility. The facility will house OU Operations, Site Support and related shops, Motor Pool, and other offices. These departments will be relocated from the old Service Center Building. The estimated total project cost is \$6,200,000.
- 24 **East Parking Structure:** This project involves the construction of a 750 space parking structure on the east side of the campus. The parking garage is necessary given new construction and growth of the campus. The estimated total project cost is \$10,900,000.
- 25 **Asbestos Containment and Removal:** This project involves the removal or containment of asbestos. Asbestos removal or abatement is necessary in the Basic Sciences Education Building, College of Health Building, Steam and Chilled Water Plant and Service Center Building. The asbestos work involves pipes, walls, and ceilings. The estimated total project cost is \$643,000.
- 26 **Hazardous Materials Storage Facility:** This project involves the construction of a 2,600 gross square feet Hazardous Materials Storage Facility. The project includes fixed and limited moveable equipment and parking with good lighting and security. Additional storage for radioactive materials may be necessary in the future. The estimated total project cost is \$600,000.
- 27 **Administrative Services Building:** This project involves the construction of an Administrative Services Building with 62,000 gross square feet to accommodate administrative support units that may be relocated from the Service Center Building. The building will house Health Sciences Center central administration units, including Administration and Finance, Information Technology, Human Resources, A&E Services, and other offices. The estimated total project cost is \$17,100,000.
- 28 **Clinical Skills and Simulation Center:** **This project involves the renovation of space on the 6<sup>th</sup> floor of Garrison Tower to house a state-of-the-art clinical skills evaluation and simulation center for undergraduate, graduate, and continuing medical education applications across multiple specialties and disciplines. Current USMLE licensure procedures require all medical students to pass a clinical skills examination. Preparation for this test will transpire by the development of the Clinical Skills and Simulation Center. The estimated total project cost is \$3,500,000.**
- 29 **EMR GE Centricity System:** **This project involves the purchase of a comprehensive electronic health record system to provide high quality patient care services. Equipment includes software, servers, data storage, work stations, and support equipment for all outpatient clinical services provided through OU Physicians in the OU Physicians Building and other locations across the campus. The estimated total project cost is \$10,000,000.**