

## **FACILITIES ADMINISTRATION**

### **Mission**

Facilities Administration provides superior construction and maintenance services to the Tulsa campuses of OSU.

### **Vision**

Facilities Administration will:

- Be recognized as a premier provider of construction, maintenance and physical plant services with a positive attitude, unparalleled speed and uncommon efficiency;
- Facilitate the achievement of goals by the units we serve by modifying facilities when needed and providing the most aesthetic environment possible; and
- Capitalize on new technologies and service applications to meet the evolving facilities needs of our customers.

### **Core Values**

**Excellence** – We seek excellence in all our endeavors, and we are committed to continuous improvement.

**Integrity** – We are committed to the principles of truth and honesty, and we will be equitable, ethical, and professional.

**Service** – We believe that serving others is a noble and worthy endeavor.

**Intellectual Freedom** – We believe in ethical and scholarly questioning in an environment that respects the rights of all to freely pursue knowledge.

**Diversity** – We respect others and value diversity of opinion, freedom of expression, and other ethnic and cultural backgrounds.

**Stewardship of Resources** – We are dedicated to the efficient and effective use of resources. We accept the responsibility of the public's trust and are accountable for our actions.

## **Strategic Goals, Critical Success Factors, Objectives, and Strategies**

**Goal One. Enhance the image of OSU in Tulsa by improving the aesthetic beauty of the OSU-Tulsa and OSU-CHS campuses.**

### **Critical Success Factors:**

- Greenbelt and landscaped square footage will increase by 50%.
- Campus Signage will be added to the Detroit Avenue hillside.
- A comprehensive landscape plan will be developed for the CHS campus.
- Establishment of a visible presence for CHS at the teaching hospital as well as the clinic sites.

### **Objectives:**

**Objective 1.1:** By leveraging contractual resources between the Tulsa campuses, we will revitalize the landscape and grounds of the OSU-Tulsa and OSU-CHS campuses.

#### Strategies:

- We will collaborate with the existing contractor for OSU-Tulsa and OSU-CHS to create an aesthetic image for OSU in Tulsa.
- A phased plan will be developed for the enhancement of the landscaping including budget and timelines.

**Objective 1.2:** Campus signage will be revised and restructured.

#### Strategies:

- A consistent signage message will be created for new facilities added at the OSU-Tulsa and OSU-CHS campuses.
- Signage standards will be developed to guide future designs and placements.
- We will create a visible presence for OSU-Tulsa on the hillside between Detroit and Cincinnati.
- We will create a visible presence for OSU-CHS from Highway 75.
- We will collaborate with Langston University on signage issues directing traffic to their new facilities.

**Objective 1.3:** In partnership with the City of Tulsa, we will design and implement a plan to restructure ingress and egress from the campus.

#### Strategies:

- We will meet with internal staff and upper management to determine future capital improvements and their effect on traffic patterns.

- In cooperation with the City of Tulsa, we will identify the optimal traffic flow patterns for the campus.
- Utilities or other obstructions for relocation will be identified.
- A new parking structure will be designed to accommodate 1000 new parking spaces.

**Goal Two. Expand and improve the physical infrastructure at OSU-Tulsa and OSU-CHS to enhance the image of the institution and increase research activity.**

**Critical Success Factors:**

- Advanced Technology Research Center construction will be complete by July 2006.
- Research space on the CHS campus will be increased by 100%.
- Electronic locking systems will be present in all campus buildings.
- A new clinic will be constructed to house the OSU Physicians Practice.
- Capital funding for infrastructure improvements for CHS will increase by 75%.

**Objectives:**

**Objective 2.1:** We will supervise the construction of the new \$40 million Advanced Technology Research Center (ATRC).

Strategies:

- A daily monitoring and communication process will be established with the contractor to identify problems, priorities and schedule modifications.
- We will create an internal office structure where delegation of activities and problem solving is encouraged.

**Objective 2.2:** Research activity will be increased through the rehabilitation and conversion of the Health Care Center to a research lab facility.

Strategies:

- We will collaborate with faculty utilizing the new lab facility to determine construction needs.
- We will develop an architectural design for the modification of the facility.
- Establish a building modification schedule will be established for the completion of the facility.

**Objective 2.3:** Existing campus building lock system will be converted to a newer technology.

Strategies:

- We will identify the number of locks to be converted, the type of hardware and software necessary to affect the change and the requisite budget for the conversion.
- Vendors capable of performing the conversion will be identified.
- Purchasing process will be implemented to complete the project in phases.

**Objective 2.4:** A more secure environment will be provided through the use of new technology.

Strategies:

- We will collaborate with housing contractor to conduct market survey to determine optimal size and pricing of units in the downtown area.
- Ground lease will be negotiated between the contractor and the UCT Authority.
- We will seek and obtain approval from the Tulsa Development Authority.
- Construction communication process will be established to set priorities and resolve issues.

**Objective 2.5:** Implement a systematic preventive maintenance program will be implemented for campus facilities, including buildings, building systems and parking.

Strategies:

- Key areas on the Tulsa campuses will be identified where deferred maintenance has created financial risk and prioritize those sites.
- Vendors specializing in preventive maintenance programs will be contacted to assist in the development of a campus-wide program.
- Timelines and budget will be established for specific projects on the OSU-Tulsa and OSU-CHS campuses.

**Objective 2.6:** A design for the student union/classroom facility will be developed through a collaborative effort with campus constituencies.

Strategies:

- Funding mechanisms will be identified for the project.
- A working task force from campus constituencies will be established to program the building.
- We will initiate architectural selection process to begin programming and design phase.
- We will establish design and begin contractor selection.