

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.

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

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.

Diversity - We respect others and value diversity of opinions, freedom of expression, and other ethnic and cultural backgrounds.

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

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.