

July 6, 2026

MEMORANDUM FOR THE RECORD

From: Joe Barger
NEPA Coordinator

Subject: Categorical Exclusion
Record of Environmental Consideration

Project Title: Power House Research Center

Location: Wright State University
Nutter Center Annex
3640 Colonel Glenn Highway
Dayton, Ohio 45435

The National Environmental Policy Act (NEPA) and associated implementing regulations (40 CFR Parts 1500-1508) require that all major actions by federal agencies be reviewed with respect to the environmental consequences on the human environment. The National Institute of Standards and Technology (NIST) is providing a congressionally directed funding grant for the Power House Research Center at Wright State University. Consequently, NEPA and the associated implementing regulations apply to this project.

This memorandum provides a Record of Environmental Consideration and summarizes the determination that the Power House Research Center at Wright State University has been found to be categorically excluded from any further environmental review under NEPA.

Description of the Action

The intent of this project is to renovate and repurpose space at the Nutter Center Annex Building located on the campus of Wright State University in Dayton, Ohio. The Nutter Center Annex will be reconfigured and reequipped to accommodate the Power House Research Center, a human performance optimization center.

The Nutter Center Annex was built in 2011. Approximately 12,000 square feet on the first floor of this building will be renovated; however, there will be no change to the exterior of the building. All renovation and subsequent operations will be accommodated within the existing footprint and utilities serving the building.

At the renovated and appropriately equipped Power House Research Center, researchers and trainers will test the extent of human physical factors and facilitate the assessment, improvement, and optimization of human performance. The new facility is expected to:

- Provide space for human performance and recovery laboratories and associated equipment,
- Enhance local workforce development efforts by testing and researching human physical performance,
- Provide a center at which workforce development consultants can work with clients,
- Deepen pre-existing partnerships with the U.S. Department of Defense, Wright-Patterson Air Force Base, and local athletics programs, and
- Provide positive economic change by creating jobs in the local community,

This project will be accomplished in accordance with all applicable state and federal environmental and safety regulations. All applicable regulatory permitting will be obtained.

Specific Considerations of this Action and any Extraordinary Circumstances

- Existing Site

The Nutter Center Annex Building is located on real property owned and controlled by Wright State University in Dayton, Ohio. The facility is located adjacent to the Rinzler Student Sports Complex and in close proximity to on-campus practice and competition venues for Wright State athletic programs. This project will be limited to interior work only within the Nutter Center Annex.

- Endangered Species and Critical Habitats

This project will solely impact the interior of Nutter Center Annex Building. No endangered species or critical habitats will be impacted.

- Wetlands, Flooding Potential and Resilience

The site is located outside of any 100- and 500-year flood hazard areas (FEMA).

- **Stormwater**

This project will solely impact the interior of the Nutter Center Annex Building. No impacts to stormwater are expected.

- **Building Staffing/Utilities**

Staffing and student populations are not expected to increase significantly due to the planned renovations. Utility use (i.e., electricity, natural gas, water, sewer) is not expected to change significantly due to the renovations planned.

Local roadways have capacity for a temporary increase in traffic during construction.

- **Air Quality/Greenhouse Gas Emissions**

Greenhouse Gas emissions are not expected to change significantly due to the renovations planned.

- **Hazardous Materials**

Hazardous materials use and hazardous waste generation are expected to be similar to current operations at Nutter Center Annex Building and will be managed in accordance with Wright State University standard procedures.

Asbestos and lead based paint are not expected to be encountered at the Nutter Center Annex due to the age of the building. If these materials are discovered during construction, they will be properly handled and disposed in compliance with State and Federal regulations.

- **Historic/Cultural Significance**

This project will only impact the interior of the Nutter Center Annex Building. No adverse impacts to historic properties are expected. The Ohio State Historic Preservation Office concurred with the finding of no effect on historic properties (Attachment A).

- **Environmental Justice**

Due to the scope and nature of the project, no disproportionate adverse human health or environmental impacts to overburdened or underserved communities, including minority, Tribal, or low-income populations, are expected.

Effects of the Action

No significant adverse impacts to the environment are expected from this action.

Categorical Exclusion

The activities associated with this project fall within the criteria of the following Department of Commerce Categorical Exclusion (CATEX):

A-1 Minor renovations and additions to buildings, roads, airfields, grounds, equipment, and other facilities that do not result in a change in the functional use of the real property (e.g. realigning interior spaces of an existing building, adding a small storage shed to an existing building, retrofitting for energy conservation, or installing a small antenna on an already existing antenna tower that does not cause the total height to exceed 200 feet and where the FCC would not require an environmental assessment or environmental impact statement for the installation). This CE does not apply in instances where the project must be submitted to the National Capital Planning Commission (NCPC) for review and NCPC determines that it does not have an applicable Categorical Exclusion.

This project is considered a minor renovation of a building that does not change the functional use of the real property. The project does not require review by the NCPC.

The proposed activity: Power House Research Center at Wright State University is categorically excluded from the need for further environmental review under NEPA. Any changes to the above project will require additional NEPA review.

7/2/26

Joe Barger
NIST NEPA Coordinator

Date

Andrew Wright
NIST Chief Facilities Management Officer

Date

Attachment A, State Historic Preservation Office Correspondence



In reply, please refer to:
2026-MOT-68653

June 30, 2026

George Tehan
National Institute of Standards and Technology
Office of Facilities & Property Management
Facilities Modernization Group
100 Bureau Dr
Gaithersburg, MD 20899

RE: Power House Research Center | Wright State University | Nutter Center Annex
725 University Blvd, Fairborn, Montgomery County, OH 45324

Dear Mr. Tehan:

This letter is in response to correspondence received on June 18, 2026. The comments of the Ohio State Historic Preservation Office (SHPO) are made in accordance with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 306108 [36 CFR 800]).

The National Institute of Standards and Technology is providing a congressionally directed funding grant for the Power House Research Center at Wright State University. The proposed undertaking consists of the interior renovation and installation of equipment within approximately 12,000 square feet on the first floor of the Nutter Center Annex, a building constructed in 2011. You have requested the comments of SHPO regarding the effects of the proposed undertaking on historic properties.

A check of our records indicates that this property is not listed in the National Register of Historic Places or included in the Ohio Historic Inventory. Based on the information provided, our office has determined that the property does not meet the minimum criteria for inclusion in the National Register of Historic Places. Therefore, it is the opinion of the SHPO that the proposed project will have no effect on historic properties. No further coordination with this office is necessary unless the project changes.

If you have any questions, please contact me at gdoty@ohiohistory.org or (614) 298-2040. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink that reads "Gabrielle Doty".

Gabrielle Doty, Project Reviews Manager for
Resource Protection and Review
State Historic Preservation Office

RPR Serial No: 1114510