

UNIVERSITY SPACE AND FACILITIES COMMITTEE

MINUTES #1 January 8, 2008

The meeting of the University Space and Facilities Committee was held on Monday, January 8, 2008, in Nelson Hall East Room 106 at 11:00 a.m.

MEMBERS PRESENT: Carl Coffey, Gary Krietsch, Joan Tyson, Mark Larson, Burt Nordstrom, Robert Gunsalus, Jena Burges, Martha Johnson, T.K. Koesterer, Scott Burgess, Stephen Wieland, Carol Terry, Anna Kircher, Tim Moxon

OTHERS PRESENT:

CALL TO ORDER

The meeting convened at 11:05 a.m.

APPROVAL OF MEETING MINUTES

The minutes for Meeting #4 (June 18, 2007) were approved.

NATURAL HISTORY MUSEUM

Gary presented the request from the Natural History Museum for a mural to be painted on the north side of the museum building. A scale drawing was provided to the committee for reference. The mural is a selection of animals that when painted will show the animals relative sizes to human sizes. The mural will be done in a monotone silhouette. Scott Burgess asked about the parking on the north side of the building, whether it was directly against the museum or against the fence. Tim said the parking is against the fence. Stephen Wieland asked if an artist had been decided upon for the project. Gary said that a student had been lined up, and that there will be no direct cost to the University. Robert Gunsalus made the motion to approve the mural on the north side of the Natural History Museum. The motion was seconded and carried unanimously.

DRAFT FIVE-YEAR CAPITAL OUTLAY PLAN

Gary provided a brief background for two new items added to the Five-Year Capital Outlay Plan. The Seismic Upgrades for both the Library and Van Duzer Theatre were added as a result of code changes, as mandated by the CSU. Jena Burges asked about a former project that had been on the list, the Performing Arts Center, and wanted to know why it had been removed. Carl said that in order to receive state funding for a Performing Arts Center, the University must come up with a 50% donor match, which at this point would be anywhere from \$30-50 million dollars. The ability to do that is years away so it was removed from the list. Jena asked whether upgrades could be made to the building if a Performing Arts Center was not possible in the near future. Carl said he could talk about it with Bob Snyder and Jena, and they could decide whether it was a high enough priority to put back on the list. Carl mentioned that it makes little sense to renovate an old building that will be

torn down. Stephen Wieland suggested that the Seismic Upgrade money be used to help with upgrades to the Theatre Arts building and raised the concern that with the increased projected enrollment, the building could become overcrowded. Carl mentioned that without a donor, there is no chance of getting funding for the Performing Arts Center project. Gary explained that the money for the Seismic Upgrade projects can only be used for specific life-safety issues and upgrades, associated with seismic stability. Stephen asked about the air filtration system in the Library and said he was concerned about what could happen in the event of the earthquake, as he felt there were issues with mold and dust. Tim responded that \$1 million had been spent on upgrading the air filter system within the last few years. Tim explained the air filter system had been upgraded in the Library with two important changes: 1. Carbon filters were added, and 2. the outside air intake was moved from the ground floor to the roof to decrease the amount of car emissions and other components from entering the building.

Jena asked about the process of reprioritizing items on the list. Carl said it can be done through this committee or through the Executive Committee. He also mentioned that other projects could be delayed or receive no funding if it was decided to reprioritize. A question was raised about the Science & Lab Replacement Building moving up on the list. The CSU has made science buildings a high priority on their funding list, which is why it was moved up on the priority list. Carl said they try to match priority funding with campus needs as much as possible. Science A will be the first to be demolished when this project begins.

A question was raised about the Learning Commons project. This will be included in the Capital Renewal program and will be located in the Library. The project cannot begin until the seismic issues have been addressed. Stephen asked about the current use of the basement space. Jena responded that it is being used as surge space, temporary quarters for units that are in transition. Stephen asked about obtaining an itemized list of the Capital Renewal projects. Carl replied that all Capital Renewal projects are provided to and approved by this committee. There have been three projects utilizing this money to date, including Science B, Harry Griffith Hall and Nelson Hall. Some future uses include replacing the heating and flooring in the West Gym and East Gym. Because the Chancellor's Office approved our request to keep the West Gym, there is a great deal of deferred maintenance that must be done. Some programs that could not be accommodated in the new facility will be housed in the West Gym.

Stephen asked about the Educational Services Building and its purpose. Carl responded that it will be similar in concept to the Student Business Services Building as a one-stop shop for students. After the new building is constructed, SBS will be used for academic purposes, including faculty offices. Stephen commented on the University Annex in relation to the Property Acquisitions project. The project is currently scheduled for 2011/12 and he wanted to know if the money reserved for that year could be used now

**HARPST & B
STREET
INTERSECTION**

to purchase the Annex, as it is currently on the market. Carl noted that an offer had been made to purchase the Annex using Foundation money, with the idea that the University would buy it back with state funds when the money came in with the Property Acquisitions project. The question was raised about whether the University had committed to keeping the campus boundary north of 14th Street and whether there had been a community response regarding the potential purchase of the Annex. Carl replied that the community had responded when there was discussion about placing faculty housing south of 14th Street. This idea was presented during the Master Plan update process and was dropped. There are no objections that Carl is aware of to purchasing the Annex. Carl also said he was unaware of any commitment the University made to keep the campus boundary north of the 14th Street. The Master Plan, which shows the future boundaries of the campus extending beyond 14th Street, was approved by the Board of Trustees.

A question was raised by Stephen on access to itemized costs of the projects. Gary responded that the project figures are calculated using CSU formulas and when the time comes, the amount the campus receives is whatever the CSU decides to give out. A cost sheet is filled out for each project and all of the information is public and audited.

Jena asked about having a conversation with the Executive Committee regarding the Performing Arts Center. Robert Gunsalus said that Advancement is aware of the desire for this center, but no donors have been found. The question of reconsidering the size of the center was raised but Carl said it would not be enough to reduce the overall basic cost of the building. Stephen said he would like to see other renovation/accommodation plans pursued for the Theatre Arts building. Carl said there is the possibility that if a donor is found, the project could begin while waiting for the state money to come through. The Performing Arts Center project discussion will be deferred to the next Executive Meeting.

Gary asked that the committee approve the draft as it is, with the provision that after further discussion with the Executive Committee, the Performing Arts Center, if deemed necessary, can be added to the Final Five-Year Capital Outlay Plan. Robert Gunsalus made the motion to approve the Draft Five-Year Capital Outlay Plan, and it was seconded. The motion carried unanimously.

This information item is being presented in terms of its effects upon the Harry Griffith Hall project. Tim provided a brief summary on the work going on in Harry Griffith Hall. The total project cost is around \$3 million, with \$2.3 million from Major Capital Renewal money and another portion from Minor Capital money. The major contractor will begin work in two weeks. Plant Operations staff has been doing work ahead of the contractor, completing in-house painting and modifications. Carl pointed out the board showing the finishes and building plan for the project. New ADA-compliant bathrooms will be

constructed, as well as new handicapped parking. The paving will be changed between buildings to improve the sidewalks and building approaches. The intersection at B and Harpst Streets will be paved with bricks to outline the pedestrian crosswalks. Carl mentioned they have discussed this issue with University Police Chief Tom Dewey, who has also been struggling with how to deal with traffic at this intersection and is supportive of the idea. Once the plan is refined, it will go to the Parking & Transportation Committee for their recommendation. The parking spaces along that intersection will be removed. An additional stop sign will be added at the intersection of B Street and Harpst Street. Stephen pointed out that there are only about two car spaces between the suggested stop sign location and the current B Street stop sign, and this could potentially cause more traffic. There had been discussion about taking the stop sign out on B Street & 17th Street, but visibility is too poor to do that. This intersection causes mass confusion for both pedestrians and cars. Scott Burgess suggested adding signage with yield messages warning vehicles of both oncoming traffic and pedestrians. Barriers will be added to show where the crosswalks are and to aid in keeping pedestrians from jaywalking. Stephen asked about whether the landscaping for this project and intersection would include native plants. Carl replied that there will be native elements included in the landscaping. This has been discussed with the Campus Master Plan Landscape Architect. Trees will be added along Harpst Street, including along the section for the New & Replacement Student Housing. Carl also mentioned the wall at 17th and B Streets will be knocked out to allow for better visibility. Stephen asked about the type of seating that will be in Harry Griffith Hall and whether it would be stationary. Carl said that there will not be any tiered seating added as there was in Science B, and that the seating will be primarily tablet arm. T.K. mentioned the Master Plan shows the interior of the campus being free of vehicular traffic and wanted to know if this intersection would be affected. Carl said it will be affected but the main allowed traffic will be service vehicles. Harry Griffith Hall will be completed this summer.

CAMPUS PROJECTS UPDATE

Tim provided a brief update on the Behavioral & Social Sciences Building. The building is now occupied. There are still a few issues that are being worked out with the contractor (Danco-Swinerton), including the floors and the Forum doors. Tim said the University had been waiting for a response from the contractor but had not received any. The University then contacted Danco-Swinerton's bonding company, which captured the contractor's attention. Danco-Swinerton filed a \$7 million dollar claim against the University, citing contract changes and weather disruptions. Carl believes that this claim will not stand up; however, it still has to go through the legal process. The parking lot used as the staging area for the BSS contractors will remain in use through the rest of the semester for the PE contractors.

Tim also reported on the new Physical Education Building. This project will cost \$44.5 million and looks to be within the budget. The schedule has slipped and the building will not be completed until late May or June. The Construction Management department has a good working relationship with

the contractor, Kiewit Construction. The building shell is up and work continues on the interior. The Natatorium will be torn down after graduation. The building will be ready to occupy next year.

The Nelson Hall project will cost about \$2 million and is in progress. Currently work is being done to construct new ADA-compliant bathrooms. The asbestos and lead abatement is near completion. Next month new windows will be installed for all rooms except Goodwin Forum, which recently had its windows replaced. The rooms will remain usable throughout the project, less a one-day closure for each room that the contractor will need to install the windows.

T.K. commented that the new Physical Education building is nice and the process seems to be going well. He wanted to remind the committee members that there is no longer a Physical Education department; it is now called Kinesiology. He wanted to be sure the new building would not be named as the Physical Education building. Gary replied that a great effort is made not to name any buildings after academic departments; the building is usually named after a donor. The reason it is still referred to as the P.E. Project is because that was the name given at the inception of the project. To change it would cause a major hassle with paperwork and confusion. The project is also referred to as the Forbes Complex Renovation.

ADJOURNMENT

The meeting adjourned at 12pm.