

UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION

Minutes of the Meeting of September 13, 2007

The Boulder Campus Planning Commission (BCPC) met on Thursday, September 13, 2007, in Regent 302.

Members present: Maren Additon, Carlo Caballero for Steve Bruns, Noel Cummings, Larry Hill, Bill Kaempfer, Michael Lightner, Gregg Lundgren, Steve McNally, Robin Newsome-Suitts, Phil Simpson, Moe Tabrizi, Cindy White for Mel Cundiff, and Karen Lorimer. Members absent: Andy Aitchison, Deb Coffin, Steve Jones, Gary Gaile, Chris Green, Amy Harris, Evan Litvin, Keith Maskus, Russ Moore, and Richard Wobbekind.

Guests present: Rob Davis, Aerospace Engineering; Kim Glasscock, *Silver & Gold Record*; Scott Seaman, Library; Jim Williams, Library; and Melissa Yates, Parking Services.

1. **MINUTES** – Kaempfer presided and asked for a motion to approve the minutes of May 10. McNally asked for clarification about a statement on page four referring to Deb Coffin's answer to Lightner's question about freshman rates and rules. Simpson said that it refers to Coffin stating that they are aware of the issues and will address them as they arise. Coffin's statement was changed to – Coffin said that we have less than five of six thousand students asking to stay over break. Staffing is inadequate and costs excessive to keep all buildings open during break for this small number of students. Bear Creek is open during all breaks. We will continue to assess demand, particularly in buildings where many students may have research projects over winter break and determine if we can staff some facilities where demand is higher. With this change, the minutes were approved.
2. **CHAIR'S REPORT** – Kaempfer welcomed the new members, Larry Hill and Gregg Lundgren, both Staff Council representatives. Cindy White is replacing Mel Cundiff but is not official yet. He also mentioned that Steve Bruns from the College of Music would have Carlo Caballero representing him at the meeting.
3. **AMERICAN MUSIC RESEARCH CENTER & UNIVERSITY LIBRARIES ARCHIVES & SPECIAL COLLECTIONS (FLEMING RE-USE) FEASIBILITY STUDY** – Kaempfer introduced Simpson, the Planning Phase Manager for the project who then introduced the Libraries group, Jim Williams, Scott Seaman and Carlo Caballero. Williams said that he would like to introduce a unique program and make the case for using the Fleming Law Library as library space. Williams secured a \$425,000 gift loan to bring resources of value to campus. There is a \$3.2M gift from New York waiting to be donated to CU Boulder. Restoring Fleming to library and renovating it with state-of-the-art temperature and humidity controls will create space and a permanent home for rare materials. The project will combine the American Music Research Center (AMRC), currently considered one of just a handful of significant American Music archives in the country, and the University Libraries Special Collections Department, also one of the major collections of its kind in the Western United States. Tom Reese from the College of Music added that this is a unique opportunity with a very good fit for the programs. Being able to house potential unique collections goes way beyond CU and the College of Music – the greater Denver community would benefit.

Simpson presented the Feasibility Study for the American Music Research Center and University Libraries Archives and Special Collections. This project provides a permanent home for rare research materials in music, rare books, manuscripts and special subject collections. Special Collections house 80,000 volumes and several hundred feet of manuscripts. Special Collections is scattered among several rooms in Norlin Library. New acquisitions must be offset by withdrawn materials. AMRC is devoted to the discovery of new information about American music and disseminating that information to the wider community. Existing AMRC space is maximized. There is no room for new collections. This project will give the collections space to grow with proper climate control and more stringent security. Currently security of materials is not up to accreditation standards.

The renovation will provide a total of 40,202 ASF. AMRC and Special Collections will be located in distinct areas, which will allow for their own identities while sharing resources, and also will enable phasing if donations are received at different times. This renovation will address infrastructure issues. Climate control is absolutely necessary and new air handling systems will be required. A new chilled water connection to the new plant is planned. Hazardous materials are present so asbestos abatement along with demolition of temporary Fine Arts improvements will be required.

The estimated cost for this project is \$10.7M – 11.7M – 60% Library and 40% AMRC. It is assumed that the project will be privately funded; phasing might be necessary. Tabrizi asked if rare books and collections will be brought to the planned new space. Seaman said that they will move all of the rare collections from Norlin and Music to climate controlled areas in the new Fleming building. Cummings asked if there are structural integrity concerns. Simpson answered that it is not a question of structural integrity but more of a “floor loading” issue due to too high a density. Shelving for collections will have to be spread out to remedy this. Cummings asked to what degree does this space have capacity for surge space and will the project minimize space and allow for growth. Williams said the new building would allow for a lot of new growth of the library. Seaman said there will be more public space. Lightner wanted to know about future growth and noted that if there is more space it would probably attract more collections. Williams answered that our collections are very specialized, especially the Music collections, which will limit the amount we attract. Lightner asked if the Program Plan would study whether the new building could support growth for the next five to ten years. Lightner also wanted to know about phasing. Simpson said that it is possible that the systems that handle climates and the infrastructure could be split. Kaempfer asked what the cost savings would be for the development of the rest of Fleming if infrastructure is improved now. Simpson said he would have to look at this in the Program Plan. Cummings asked if we will house programs in Hellems and Guggenheim. Simpson said that no one has requested permanent space. Kaempfer stated that this Commission agrees with the Feasibility Study for land use and asked that the issues about the back fill for Macky and other spaces is considered in the Program Plan.

Lightner moved to approve the Feasibility Study for Fleming Re-use. Tabrizi seconded the motion and it was unanimously approved.

4. **SPACE SYSTEMS SCIENCE & ENGINEERING (S³E) (AEROSPACE ENGINEERING)**
Simpson introduced Rob Davis, the Dean of Aerospace Engineering. Davis said that there are two components to this plan, Space Science Systems and Energy System and Sustainability. There are seventeen alumni astronauts. Aerospace Engineering has received \$47M in funding from NASA, the largest grant ever. They rank third after California and Texas in NASA funding, making this project very important for Colorado. They need space for the replacement of retiring and new

faculty. The Energy Systems and Sustainability department plays a major role in sustainable solar wind and bio fuel; storage of energy is important.

Simpson presented the Feasibility Study. He said that there are many programs involved with a total ASF of 27,635 needed for Space Science Systems and 7,000ASF for Energy Systems. The site is proposed as an addition to the Discovery Learning Center (DLC). The site, planned as an expansion site for Engineering, has a bridge connection, and appears in the *Campus Master Plan*. It is important to fully utilize the site now because future additions are unlikely. The proposed site addition to the DLC has a site area of approximately 18,000 SF with a proposed building footprint of approximately 15,000 SF per floor. One basement and three above grade levels yields 60,000 GSF carrying capacity of the site. S³E expansion is only enough for 45,000 GSF which underbuilds the site. Another 7,000 ASF is needed to bring the square footage up to 58,000 GSF; Energy Systems and Sustainability is a good candidate for the additional space.

Parking dislocation is a concern. Forty spaces will be removed, and the new building will increase demand. Thirty-two spaces will be lost; six spaces will be retained for services, and two spaces for loading. Tabrizi asked if the Center for Community spaces that will be added will make up for the spaces lost here. Simpson said that the Center for Community spaces will help in the redistribution of spaces on campus. Kaempfer asked if they had been planned as temporary spaces. Simpson said that they were permanent but with the recognition that someday, like all surface parking spaces, we would need the land.

The project will be one third state funded; cash funds, primarily donations, are estimated at \$19.2M. The total cost of the project is estimated to be between \$28.3M and \$31.2M. State capital construction funds are estimated at \$9.65 M.

White asked if laboratory spaces are allocated; Simpson said they are. Kaempfer asked if there is enough work to support the lab spaces or whether some of need should be handled by LASP. Simpson said that LASP spaces need to be utilized for professional projects while this will be more educational. Lightner sees the need for high bay laboratory space; students need to be close to labs due to the nature of the work. He supports educational component – it needs to be more student focused. Kaempfer said that high bay labs and student focus should be addressed in the Program Plan. Tabrizi asked if the space has been fully studied. Davis said that two thirds to three fourths will be labs and teaching and the rest will be classrooms. Lightner said that faculty is excited about energy issues and that faculty from various departments are working on pieces. They need to find a place to be together to foster interaction. The building has to have enough space to have the opportunity to create a place to view work and create dialogue. Kaempfer commented that Aerospace is underutilized and asked if the project will help bring more graduate students. Davis said they anticipate that it will help attract more graduate students. Kaempfer asked if the project will require any activity with the City, Street, or neighbors because it will be located on the edge. Simpson said they will address this with all parties during program planning. There will be some service access disruption during at least some of the construction. Further refinement of the plan will occur during programming once the distribution of space is finalized.

Simpson recommended that BCPC recommends approval of the Space Systems Science and Engineering Feasibility Study subject to the following conditions:

- That the Program Plan examine the best programmatic fit to ensure that the site is fully utilized to its maximum carrying potential.
- That a mitigation plan be developed to ensure service access is maintained for the programs that utilize the north loading dock area (e.g. DLC, Aerospace wing, Electrical Engineering wing, Mechanical Engineering wing).

Lightner moved to approve the S³E Feasibility Study, Hill seconded the motion, and it was unanimously approved.

5. **SURGE SCHEDULE** – Kaempfer introduced Noel Cummings who would give an overview of what is going on with space allocation on Campus. Cummings gave a brief summary with supporting documentation and a graph of the five year Capital Improvement projects. He outlined the future opportunities, rented space, and space available and pointed out that there are not a lot of options. Simpson said that student enrollment suggests a historic modest growth which could put more pressure on the surge plan. Kaempfer asked about the status of the Stadium space where Imaging Services vacated. Cummings said there are no plans yet and that this space has good potential to be relocated because of its central Campus location. Additon asked if the University Club is available. Cummings said that the space allocation has been made so the University Club is not available. Additon asked what the funding threshold is and if it requires a Program Plan. Simpson said it is \$500,000. Hill commented that there are other things going on that are initiated by the Chancellor. Simpson said departments are coming to him with projects that will be under \$500,000. Kaempfer added that at this time, we are not aware that a Program Plan will be necessary. Lightner asked why we cannot use surge space in RL2 and RL6 and why tenants have to pay for it. Kaempfer answered that it is owned by Research Property Services which is an enterprise of the University. The Research Property Services board consists of Vice Chancellors. Their job is to build new research buildings that are funded by rent. Simpson pointed out that Kittredge Commons has 21,000 feet available after the Center for Community is finished. Additon inquired about the renovation of Willard. Simpson answered that it is beyond the five year horizon but will be renovated after the Center for Community is finished. Kaempfer noted that there would be no construction the rest of this year; Lightner commented that it is a relief to see.

Kaempfer postponed BCPC 101 and asked for a motion to adjourn. Tabrizi moved to adjourn the meeting, Lightner seconded the motion and it was unanimously approved.

There being no further business, the meeting was adjourned. Minutes submitted by Karen Lorimer.