

**UNIVERSITY OF COLORADO AT BOULDER
BOULDER CAMPUS PLANNING COMMISSION**

Minutes of the Meeting of March 8, 2001

The Boulder Campus Planning Commission met on Thursday, March 8, 2001, in the Chancellor's Conference Room, Regent 302.

Members present were: Jim Baily, Al Bartlett, Carina Bernard-Walker, Tom Carson, John Crittenden, Noel Cummings, Larry Drees, Bill Herbstreit, Steve Jones, Bill Kaempfer, Terry Kleeman, Michael Lightner, Jessica Lorentz, Steve Thweatt

Members absent were: William Arndt, Archie Demarest, Bill Deno, Kate Fowler, Jeff Lipton, Uriel Nauenberg, Robin Newsome-Suits, Joyce Nielsen, and Dan Pabon.

Guests present were: John Bruning, Facilities Management; David Cook, Parking Services; Tom Cowing, Facilities Management; Marya Hillesland, UCSU; Rob Kohrman, CU System Administration; Ray Kramer, Winter, Kramer & Jessup, LLC; Ghita Levenstein, UCSU Environmental Center; Tamara Lewis-Thompson, Winter, Kramer & Jessup, LLC; Pam Lingenfelter, College of Arts and Sciences; Joe Roy, Parking Services; Lynda Smith, Facilities Management; Will Toor, Environmental Center; Pieter van der Mersch, Facilities Management; Michele Van Pelt, Financial and Business Services; and Kent Zimmerman, Alumni Association.

Smith took minutes in the absence of Arndt.

1. **MINUTES** -- The minutes of the meeting of February 8, 2001 were approved with one correction: Michael Lightner's name was misspelled at the end of Item 4 on page 3.
2. **CHAIR'S REPORT** -- Lightner reported that prioritization for the Capital Construction Request List for FY 2002-03 will occur at the April meeting. As happened last year, this prioritization will take place in one meeting rather than two, as per the new By-Laws. All continuing and new projects, both state and cash funded, will be considered. Carson noted that members would like to see the information well in advance to review and prepare for the meeting. He suggested that a draft be distributed electronically. Thweatt said that this is a good idea, and will discuss the possibility with Lightner.

Lightner noted that the April meeting could have a long agenda, including a possible Williams Village update. He also noted that there may be a need to meet two of the three summer months since there are so many active capital projects. He asked members to check their calendars for the second Thursday of June, July, and August.

Lightner offered some personal comments. He noted that there is a long standing history of difficult, and at times contentious, issues which come before the commission. He said that some of his comments and use of language concerning the Williams Village program plan at the last meeting were inappropriate. He apologized to the commission as well as to Phil Simpson and Derrick Watson, primary writers of the program plan. Lightner said he would try to assure that future meetings would be held to more appropriate levels of discussion. Baily concurred with Lightner's comments and apologized as well.

3. **CCHE ACTION ON CAMPUS MASTER PLAN** -- Baily announced that the CCHE officially approved the *Campus Master Plan* on March 1, 2001. There are several key con-

ditions noted in their approval -- i.e., the staff report encourages using the East Campus Research Park to accommodate some growth; further classroom and laboratory utilization review is requested; development of CU-South is limited to athletic and recreation field use with no structures built during the planning period; and development of Williams Village housing is to include up to 1,900 beds.

Cummings noted there has been no direction from CCHE on how to conduct the classroom and lab utilization study, but he will meet with others on campus to decide how to package this prior to the June deadline. Kleeman and Cummings discussed the different needs of various classrooms. Lightner said he would like to have a discussion at the next meeting regarding the basis on which the study will be formed. There are some sensitive issues on many factors associated with such a study, such as how to do the study and answer the CCHE questions while developing a tool for campus implementation.

Thweatt noted that most issues at the CCHE meeting centered on Williams Village and CU-Boulder South. In regard to Williams Village, the CCHE Chair is a supporter of the concept of privatization and wants the build out completed as soon as possible. There are no more specifics available than that. A Request for Qualifications (RFQ) and a Request for Proposal (RFP) for the project will be issued within the next few months. Thweatt will keep the BCPC updated.

In further discussion regarding CCHE's encouragement to do more housing earlier, Carson mentioned the need to plan for parking (surface or structured) with the Williams Village development. It is more cost effective to build structures from the start from a financing point of view. He noted that it is important for the Commission to understand that phasing the project makes the financing easier. Lightner said that he would appreciate periodic updates as decisions are made on the project. Presentations should then be made for discussion and the Commission is then able to respond to the advantages and amenities that are proposed. Lightner noted that the University must be careful not to out price itself from the housing market. Herbstreit asked if the RFP would address long term parking needs? Thweatt responded positively but Herbstreit noted that it's not in the consultants' summary for the full build out. Roy interjected that the costs for replacement parking are grossly underrepresented in this project. Timing will be an issue as well. Clarification was provided in that an RFQ only qualifies firms that might be interested in designing and building the project and that the RFQ is almost ready to go out now. It will be several months before an RFP will be ready to be sent out.

4. **PROGRAM PLAN FOR AN ADDITION TO THE ALUMNI CENTER --** Alumni Director Kent Zimmerman presented a summary of needs for an addition to the Koenig Alumni Center. The high volume use presents strain on the existing facility. There is also an unmet need on campus for elegant accommodations for events such as retirement parties, dinners, receptions, etc., with groups up to 200 people. The proposed project would construct a new building to the south of the existing one, with a connection. Issues considered include construction staging, access, and fire and life safety.

Zimmerman noted that there is a donor interested in making a significant contribution but that this project will require additional funding. It will be necessary to keep the new facility at a marketable price, which will not happen unless more contributions are made.

Bartlett suggested a full versus a partial basement to maximize land use. Future vertical construction is already anticipated.

It was moved by Bartlett, seconded by Carson, to amend the program plan for the addition to the Koenig Alumni Center to include a recommendation that a full basement, finished or unfinished, be considered to be built under all parts of the new addition. The amendment was approved. Jones then moved, seconded by Carson, to approve the program plan as amended, including the staff recommendations. The motion passed unanimously.

5. **REPORT ON CURRENT RESOURCE CONSERVATION EFFORTS** -- Thweatt introduced Tom Cowing and Pieter van der Mersch of the Facilities Management Planning, Design and Construction Division. They reported on historical and current resource conservation efforts on campus. They offered to forward an electronic copy of the presentation to anyone interested. They can be contacted at “cowing@facman.colorado.edu” or “mersch@spot.colorado.edu.”

Members offered various thoughts about the energy resource conservation efforts from making sure to turn off lights, to negotiating the production of electricity. Lightner suggested the commission present a motion to the Chancellor to re-establish the Energy Committee. It was so moved by Bartlett, seconded by Jones. The motion carried.

Bernard-Walker provided a handout to be presented at the UCSU meeting, a resolution to be presented to the Chancellor and a call for campus adoption. After much discussion and debate on wording, Crittenden moved that the BCPC applauds and strongly supports the Energy Use and Conservation Resolution. Jones seconded and the motion was unanimously approved.

Lightner thanked the students and requested that Thweatt provide an annual update to the BCPC on resource conservation efforts.

There being no further business, the meeting was adjourned. Minutes submitted by William Arndt and Lynda Smith.