

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

Minutes of the Meeting of December 13, 2001

The Boulder Campus Planning Commission met on Thursday, December 13, 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, Bill Deno, Bill Herbstreit, Steve Jones, Terry Kleeman, Michael Lightner, Jeff Lipton, Lisa Lucio, Mary Ann Myer, Robin Newsome-Suits, Joyce Nielsen, Steve Thweatt, and William Arndt.

Members absent were: Edo Cohen, Bill Kaempfer, Jessica Lorentz, Uriel Nauenberg, and Tara Turner.

Guests present were: Andy Barnard, Sink Combs Dethlefs Architects; Jon Burianek, Intercollegiate Athletics; Paul Caldara, FM Utilities; David Cook, Parking and Transit; Jack DeBell, Recycling Services; Jeff Dodge, *Silver & Gold Record*; Steve Hecht, Facilities Planning; Rob Kohrman, Central Administration; Rudy Landin, Wardenburg; Pam Lingenfelter, Arts and Sciences; Phil Simpson, Facilities Planning; and Michele Van Pelt, Financial and Business Services.

1. **MINUTES** -- The minutes of the meeting of October 11, 2001, were unanimously approved. There was no meeting in November. Bartlett noted that the discussion of the ATLAS project in the October minutes referred to the demolition of the Hunter Science Building. He proposed a motion that John Andrew Hunter (1868 - 1939), long-time professor of Engineering for whom the building was named, be honored in some fashion in the replacement facilities. Similar recommendations had been added to the program plans for the Visual Arts Center (for Muriel Sibell Wolle) and for the Wolf Law Building (for John Fleming). The motion was seconded by Lipton and unanimously approved.
2. **NOMINATING COMMITTEE REPORT** -- Carson said that the committee's recommendation for new BCPC chair was Bill Kaempfer, but that Kaempfer was not a voting member as required by the By-Laws. He therefore moved that the By-Laws be revised to allow Kaempfer to be a voting member. Lucio seconded. There was a discussion of the BCPC membership structure and existing vacancies. Carson then proposed a substitute motion, to which Lucio agreed, that the By-Laws be changed to allow any member of the Commission to be elected as chair or vice chair. Privileges of the chair (i.e., voting to break a tie) would accrue to that position. The motion was approved unanimously on first reading. A second reading will be held at the January meeting, followed by the nomination and election of new officers.

It was moved by Bartlett, seconded by Lucio, that a subcommittee be formed to look at possible changes to the By-Laws. The motion was unanimously approved. Lightner asked Herbstreit to chair the committee, assisted by Jones, Deno, and Bernard-Walker.

3. **UTILITIES MASTER PLAN: INFORMATIONAL PRESENTATION** -- Lipton said that this presentation was for information only; a resolution will be offered for approval in January. He said that a consultant had been working for the past year to study the existing conditions and future needs of the campus heating, cooling, and power utilities. This *Utilities Master Plan* is

coordinated with the recently completed *Campus Master Plan*. The current Power House was built in 1909. It first used coal, then oil, and now natural gas. In 1992 it was renovated to provide the cogeneration of electricity along with steam heat, chilled water, and compressed air. The main campus is served by a series of tunnels, which also contain various other utilities including telecommunications wires. The central location of the plant, however, has negative impacts, including noise and vibration to its surrounding neighbors. The site will not allow much expansion.

Lucio asked if the ATLAS Center would cause excessive demands on the utilities system. Lipton said no, because it will be a new structure using higher energy conservation standards. The retrofit of older buildings and maintenance of the tunnels are bigger problems. Repairing the exiting distribution system alone could cost more than \$41 million.

Lipton said that there are four options for the system: (1) build a new plant and phase out the existing one, (2) build a new plant and immediately abandon the existing one, (3) renovate the existing plant and add a new remote chilled water plant, and (4) renovate the existing plant and build new individual building chillers. Kleeman asked about new technologies which would not require such extensive facilities. Lipton said that those new technologies were not ready yet, and the need was too great to wait for them. Myer asked about upgrading the tunnel system. Lipton said that State funds are requested every year, but it is clear that other sources of funding must be found. Costs for the four options could range from \$294 to \$325 million.

Lipton turned over the presentation to Baily, who spoke about the physical reality of finding a site for new or auxiliary power plant. He said that it was difficult to find a three- to five-acre site on the main campus. One possible site is on the hilltop between the Coors Events/Conference Center and the CDSS Building -- if the loss of parking, visual aesthetics, and other impacts on neighboring programs could be addressed. Because of the topography, part of the structure could be cut into the hill. Crittenden asked if it could be east of Coors; Baily said no, as the hillside consists of unstable fill from the excavation for Coors. The site is not large enough, and it is too visually prominent from U.S. 36 (28th Street). Also, the planned future expansion of Coors is to the north or east. Bernard-Walker said that one of the possible sites to relocate the Intermediate Processing Facility (IPF -- the recycling operation) is near the Environmental Health and Safety Building. Would this project preclude that? Lipton said no, it would not.

4. **FACILITIES MANAGEMENT CENTER FEASIBILITY STUDY** -- Lipton said that although Facilities Management offices have recently moved to the RL-2 building, the shops are still in the same space that they've occupied since 1956, when Folsom Stadium was expanded. He showed slides of some of the existing conditions, which are crowded and potentially unsafe. Simpson explained that it has long been planned to move support functions like Facilities Management to the East Campus, north of Boulder Creek. This feasibility study outlines some of the options. It could be implemented in phases, as funding is available. East Campus construction is also less expensive, as the stone and tile main campus standards do not have to be followed here.

Cummings asked how the proposed costs relate to similar facilities in the private sector. Simpson said they were in the same range for this type of facility. Nielsen asked about the impact on the Nuclear Physics Laboratory. Simpson said that potential expansion onto the NPL site would be

far in the future, by which time the academic functions in that facility may have moved to more appropriate sites. Herbstreit noted that the new facility would supplant an existing parking lot. That lot, however, currently houses the bus fleet from the Transportation Center, and any replacement parking would have to take into account the special requirements of these larger vehicles. Bartlett asked about the inclusion of the Distribution Center warehouse into this project. Simpson said that the floor footage would be smaller than the current space (in Flatirons Industrial Park), but that a new facility could be built with higher ceilings, as much as 40 feet, providing an increase in cubic footage. DeBell noted that one of the potential relocation sites for the IPF was adjacent to this project. Lipton said that this site could accommodate the Grounds/Recycling Facility if an East Campus site was chosen. Simpson emphasized the flexibility of this sort of construction. Hecht said that two of the possible relocation sites for the IPF are in conjunction with this complex. Herbstreit noted that the existing lease for the Distribution Center expires in 2005.

It was moved by Bartlett, seconded by Lucio, to approve the Feasibility Study per the staff recommendation, with the following provisions:

- (1) That if any cash funding is utilized, that a complete financial analysis be undertaken to examine the implications to debt capacity and fundraising.
- (2) That the words "viewed as adequate" be removed from the section discussing the reduction in size of the proposed square footage of the warehouse facility.
- (3) That the urgency of the expiration of the current warehouse lease in 2005 be noted.
- (4) That as planning progresses, the needs of programs in the Nuclear Physics Laboratory be carefully taken into account.
- (5) That planning for these facilities not preclude the possibility of the IPF relocation to this area.

With these provisions the Feasibility Study was unanimously approved to be forwarded to the CEC for consideration.

5. **TENNIS COURTS SITING AT CU-BOULDER SOUTH** -- Hecht noted that the relocation of the Kittredge Tennis Courts to CU-Boulder South was approved previously in the Program Plan. At this time approval of a specific site on the property is requested. Hecht said that the decision has been made that these courts should be installed in a "buildable site" (i.e., one that is out of the flood plain), so that there would be little possibility of damage should a flood occur. He further noted that this is consistent with the Intercollegiate Athletics Facilities Master Plan, and the program plan for relocation of the Tennis Courts.

Hecht pointed out the site on a map, and said that minimal re-grading would be required here. Lucio asked if the road pattern shown on the maps was firmly set. Lipton said no; access to the tennis courts, at least in the short run, would be by a continuation of the existing gravel road. Lightner asked if there was an urgency in this project given the delay in funding for the new Law School building. Lipton said it would be advisable to proceed now so that there would be no impediments to the Law School project if funding is restored.

It was moved by Lucio, seconded by Crittenden, to approve the siting for the relocation of the tennis courts. The motion was unanimously approved.

6. **OTHER ITEMS FROM MEMBERS** -- Lightner suggested postponing the next two items (discussion of campus ATM machines and the Quarterly Report of Planning Projects) until January, due to the late hour.

Hecht announced that a design-build team had been selected for the Folsom Stadium expansion project. Sink Combs Dethlefs Architects will work with a joint venture of two construction firms: Turner and Shaw. Planning will begin immediately.

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