

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

Minutes of the Meeting of October 13, 2005

The Boulder Campus Planning Commission met on Thursday, October 13, 2005, in the Chancellor's Conference Room, Regent 302.

Members present were: Maren Additon, Deb Coffin, Noel Cummings, Jud Hurd, Bill Kaempfer, Michael Lightner, Jeff Lipton, Lisa Lucio, Mary Ann Myer, Robin Newsome-Suitts, Joyce Nielsen, Phil Simpson, Steve Thweatt, Richard Wobbekind, and William Arndt. Members absent were: Barbara Bintliff, David DiLaura, Robert DuRay, Kate Flanagan, Gary Gaile, Steve Jones, Brad Long, and Suzanne Tegen.

Guests present were: Shannon Evins, UMC Food Services; Carlos Garcia, UMC Administration; Curt Huetsen, Housing; Kristin Hessen, Consultant; Jeremy Jimenez, UCSU; Karen Lorimer, Facilities Planning; and Ann Mullins, Facilities Planning.

1. **MINUTES** – The minutes of the meeting of September 8, 2005 were unanimously approved as written.
2. **CHAIR'S REPORT** – Coffin explained that Kaempfer would be attending late, so she chaired the meeting. Coffin requested that everyone introduce themselves.
3. **NOMINATING COMMITTEE** – Coffin asked if anyone wanted to serve on the nominating committee to select nominees for Chair, Vice Chair, and Secretary. Lipton suggested that the officers remain the same. Arndt noted that he was only part time and that Karen Lorimer was full time in the Planning office. Lipton amended his nomination to nominate Karen Lorimer as Secretary. This was unanimously approved. Coffin asked Lipton if the people he had re-nominated agreed. Lipton said no he had not checked with Kaempfer. Coffin told Lipton to check and then let her know if there was a problem.
4. **RESIDENTIAL CAMPUS 2020** – Coffin talked about renovating the residence halls and dining centers and creating a new residential life model. Vice Chancellor Stump and Arts and Sciences Dean Gleeson are co-chairs of a committee investigating the residential life model. Their proposal is to create a living environment to engage students in academics, having amenities that would be appealing. Right now, 95% of the students in the residence halls are first year students. There is a perception that this plan would require all CU sophomores to live on campus. Housing would like to appeal to 25% of upper classmen to live on campus. According to their research, this could impact the quality of life, behavior problems, and the retention rate. The culture could be improved with interactive experiences and social events. In similar situations at other universities, students tend to get better grades in such an environment.

Lightner asked if the other schools in the research group were peer institutions, public or private, and what the demographic implications were. Coffin answered that she would explore these questions with the study groups.

Cummings asked if the units would be apartment style. Coffin replied that they would not. They will have several different styles, but the plan is for roommate style living with community baths with a lesser number of students sharing the bath, suite style, and

kitchenettes. Coffin also added that some of the existing rooms already have the infrastructure. Additon asked what it will do to the room rates. Coffin replied that the cost impact will be minimal – a 3% increase per year for 5 years. Wobbekind applauded the efforts of Coffin and her study groups. Arndt asked how many students are in the current Residential Academic Programs (RAPs). Coffin said that they range from 100 to 500 people. Lightner interjected that Housing would have to do something to maintain a competitive advantage.

Nielsen noted that it is often difficult to get tenure-track faculty into the RAPs. Coffin responded that the faculty on the study group has expressed a desire to provide quality tenured faculty, which they think is important to make the program work.

Newsome-Suitts stated that when she was in college, she lived in a large house similar to a fraternity house with a large class room and faculty in residence. She said it worked well and was wonderful for the students and teachers. Coffin said that Cornell has this model with houses around the perimeter of the campus.

Coffin closed by asking that everyone let her, Gleeson, or Stump know if they have any more comments. She thanked everyone for their feedback.

5. **UMC FOOD SERVICE FEASIBILITY STUDY** – Simpson introduced Carlos Garcia, the Director of UMC, who gave an overview. Simpson also introduced Jeremy Jimenez, one of the UCSU Tri Executives.

Garcia gave some history on the UMC food service facilities. He said the last time they had been renovated was in 1985. Some of the kitchen equipment is the original equipment from the 1950s. The current kitchen does not meet the demands of what they have to prepare now – they serve about 5,000 people per day and the space is too small. The Kiosk model does not work in the present day and the satellite facilities also need a considerable amount of work. He noted that the current servery is dark, dingy, and uninviting, according to the students who use it. Students also think the quality of food isn't good and the prices are too high.

Jimenez noted that there are a lot of student groups housed in the UMC and that the facility sees a great deal of student traffic. Many students only eat there because it is convenient. Jimenez also noted that the students do not want to pay higher prices for food. He said that the students feel that it is 1980's style and does not meet today's needs. The UCSU therefore supports a renovation of this area and has funded a study by professional food services consultants to determine the market demand.

Simpson presented an overview of the project. He said that the goals were to modernize, renovate, and enhance, the food service areas, and to upgrade the Glenn Miller Ballroom (including backstage and banquet support areas). Improvements would also be made to the service and loading dock areas since the loading dock area is congested and impacts the nearby street and parking structure.

On the lower level, the entire concept of food distribution would be reconsidered. The current "scramble" arrangement is outdated, and the kitchen area has old equipment and is congested. The seating area would probably remain essentially the same, but would be

improved with new furniture and other upgrades. The goal is to maintain at least the current number of seats.

The project cost is estimated to be from \$12.9 to \$14.3 million with the largest part of the budget for new equipment. Funding would be from student fees, which will be \$50 a year. Simpson said the schedule is aggressive: the program plan should be done by April 2006; completion is expected by August of 2008. Because of the nature of renovations, a LEED silver rating is desired; gold may be possible.

Lipton asked if the bonds had been retired from the 1985 renovation. Garcia said yes and noted that the student fee of \$13 a year from the earlier renovation had expired. So the new \$50 fee would amount to a net increase of only \$37. It has not been decided when the fee would start – probably when the project was complete.

Lipton recommended using as much of the facility as they already have in place – including the current infrastructure – and spend more on the core. He also recommended opening doors to the outdoor fountain court to use as seating.

Garcia responded that the needs go beyond the kitchen. They need flexibility to keep up with the trends. They would like to build pockets of communities with smaller tables. Currently, one or two students will monopolize a table for eight, spreading out papers to study.

Lightner asked if this project had an economic mandate, and if there were existing performance data. Garcia said it was hard to look at recent data because two years of construction impacted the food services. Currently, the Alferd Packer Grill does about \$1.4 million per year in business. He said that expenses are continually going up. The goal is not to make money, but to provide better service. Lightner asked why the Glenn Miller Ballroom and the food service areas were lumped together in this project. Garcia said that the ballroom is the largest room of its size in the community, and there is a constant demand for its use. UMC Food Services caters it, which brings in \$1.5 million a year. Simpson said that the improvements to the ballroom and its support areas account for about \$2 million of the total project.

Lightner stressed that he would like to see a business plan. Lucio commented that Staff Council uses the ballroom quite a bit and she endorses the improvements to the ballroom.

Lightner asked how CU's student fees compared to other peer institutions. Garcia said that food service gets very little money to help offset the fees. Lightner asked if the satellite operations could handle increased business while the UMC was being renovated. Garcia said yes, and that the satellites will also be improved. Myer said that students are complaining about the cost of the food. Garcia said that product and ambiance is not valued – if we upgrade, quality will be perceived as better because services will be delivered better. Coffin interjected that the students want something like Panera where things are cooked fresh in front of customers.

Arndt noted that the current food service is essentially a breakfast and lunch operation. He asked if the UMC food service would try to attract customers on campus for evening events

like plays, musical performances, movies, etc. Garcia said they would like to attract people in other ways.

Wobbekind said that CU is in financial distress, and that a good business plan is important. Lipton asked that other financing models be studied in the program plan.

On a motion by Wobbekind, seconded by Lucio, the Feasibility Study for the University Memorial Center Food Service Renovation was unanimously approved.

6. **VISUAL ARTS COMPLEX PROGRAM PLAN AMENDMENT UPDATE** – Coffin introduced Thweatt to comment on the amendment to the Visual Arts Complex Program Plan. He said the project is the number one priority on the current state capital construction request list. The current program plan was approved in 2000. The new program plan budget has been modified to reflect the increase in costs due to inflation. They are looking at ways to phase the project but how it is specifically phased will depend on the final funding profile. They would like to include as part of the project a pedestrian mall to Ketchum. There is a 29% increase in cost from the 2001 plan. Hurd clarified that 17.6% net from the student capital construction fee was set aside for the distribution of funding.

Wobbekind asked about the implications for state funding if Referendums C and D were not approved in the November election. Thweatt said it could severely impact the project. Lightner asked that the planners contextualize the cost of the building and its use in relation to the number of students and student hours in the facility, and the relation to tuition revenue.

Lipton asked if the new facility would provide more access to non art majors. Thweatt said yes. Thweatt noted that a major component of this project is a new art museum.

Lightner argued that research should be based on what goes on in the building. He stated that there are multiple standards used on campus. Lucio asked if we were going to do anything about the problem of having to update the buildings. Thweatt said it would be taken into account. Cummings asked what was driving the cost of the buildings. Kaempfer asked where Art and Art History would go during the renovation. Thweatt said that Fleming is a possibility.

7. **OTHER BUSINESS FROM MEMBERS** – Kaempfer asked that the BCPC recognize Jeff Lipton's long-time service as a member of the Commission and the Executive Committee. Lipton will be leaving his job as Executive Director of Facilities Management at the end of the month. Kaempfer wished Lipton well and told him it had been a pleasure to work with him and he appreciated all that he had done.

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