

Physical Environment Committee Minutes

May 14, 2014
8:15am – 9:15am
Lincoln Building Conference Room

MEETING CALLED BY	Ted Curtis & Harvey Sterns – Co-Conveners
TYPE OF MEETING	UC Committee
FACILITATORS	Ted Curtis
NOTES SUBMITTED BY:	Shelly Keller
ABSENT	Chuck Kunsman Harvey Sterns – Co-Convener USG – Vacant Position
ATTENDEES	Ted Curtis – Co-Convener Garrett Dowd Mark Dvorak Ann Hassenpflug – Vice Chair Julie Hykes Shelly Keller - Secretary Denise Montanari Elizabeth Reilly Shawn Stevens William Thelin
INVITED GUESTS	Tom Baker Jim Haskell Ralph Morrone Stephen Myers

Agenda topics

NEXT PROPOSED MEETING

DISCUSSION	Discussed meeting once a month during the summer. Jim Haskell will try to start tours for us in June.
CONCLUSIONS	The summer meeting dates are from 8:15am – 9:15am in the Lincoln Building Third Floor Conference Room on the following dates: <ul style="list-style-type: none"> • June 11, 2013 • July 9, 2013 • Aug 13, 2013 Calendar invites were already sent to committee members.

MINUTE APPROVAL

DISCUSSION	Approval of the 4/9/13 minutes was requested.
CONCLUSIONS	Julie made a motion to accept the minutes as presented. Ralph seconded the motion and all were in favor.

MEETING ITEMS

General Discussion

- The committee and presenters went around the room and introduced themselves.
- Ted advised the committee that today's presentation is on the Zook Hall Renovation and the members of his Capital Planning team are here to present.
- Ted started by advising that Zook Hall is a solid building, in a good location. The front entrance is on academic way. This project is receiving 16 million dollars from the State of Ohio. UA has been working on this project for a very long time.
- Ted further added that Ralph Morrone is looking into performance based contracting. This would allow us to use low interest monies. Federal money administered by the State of Ohio. 4-5 mil of that money we could use for other capital projects.

Tom Baker, Jim Haskell & Stephen Myers Capital Planning and Facilities Management Zook Hall Renovation Presentation

- See attachment – Zook Hall Presentation 2013-5
- Zook Hall is very similar to Leigh Hall.
- Leigh Hall Renovations – The renovations addressed the envelope of the building, new windows were added and roof details completed. The goal is to be more energy efficient by taking care of interior issues, being ADA compliant, modernizing the classrooms and will increase space in corridors.
- Zook Hall – HVAC system is worst on campus. Large part of this project, you won't see it but it can fall into the performance contracting area. Ted added that by FY 2014 we are mandated by State of Ohio to reduce our energy costs. Right now we are at about 11-12% of the 20% reduction in energy needed. We feel we might even go beyond. Less money spent for energy equals more for education.
- We have currently done a band aid repair for the roof.
- Windows and masonry repairs - Trying to retain the heating and cooling inside the building. This should save tons of money in operating costs with windows, HVAC, roof and masonry repairs.
- Academic way of Zook - Hoping to make that side ADA compliant. We would make many of the spaces in Zook ADA compliant. Trying to make the north façade, the front door of the bldg. Only ADA entrance is the south side. Ted noted that Zook currently meets ADA law but it is not practical. We would like to go beyond.
- Zook has dated chairs and furniture. These would be updated.
- Installing a new store front on Zook from academic way. This would be done following Sasaki's plan by creating transparency with glass.
- Adding 3rd and 4th floor to the side addition that currently only has 2 floors on Zook. Good space, and needed space, not sure yet if will be classroom or office space.
- Hoping the budget dollars will allow for extensions on the side of where the new glass façade will be.
- Complete gut of the bldg. Zook will not have old and new areas. All of Zook will be new. Structure will remain. New roof, new windows, gutting down to skeleton of structure.
- Leigh Hall was completed 2004.
- Jim Haskell – Dec 2010 ended programming phase. The department wants for this building are not far apart from what will be built.
- Ted advised they are approaching this bldg. just like any other in the past. Now we have this Physical Environment Committee so we present to you. Performance based contracting will allow us to use energy dollars to other projects.
- Ann Hassenpflug questioned what is timeline? Will education be back in this building? Yes to education. Timeline – clock will tick once program is approved. 24 months from approval date.
- Garrett Dowd asked if similar renovations are being considered for Crouse, yes someday. Ted advised it is based on state dollars.
- Ann had further questions regarding the offices for faculty and what size will they be? Ted stated they are based on state standards. Jim added that generally speaking they will be 120 sq ft. or 10 x 12 per person. Furniture will

be able to be moved around. Jim added it will be multipurpose furniture. Ted advised they try to create a flexible atmosphere. Mtg and conference rooms? Jim added the program includes those and will be priority based. Addition will allow for flexibility for more mtg space.

- Ann inquired about when they will get to see the plans for the renovation. Dean or interim dean will be advised. Stanteck is the architect; name has changed, but still Burt Hill. Original architects we met in 2010. Same management team.
- Ann asked how much of the 16 mil goes to the architect. 7% to architect about 80% is construction costs. These figures fall in guideline with the State of Ohio.
- Ann further questioned what the flooring will be for Zook. Some carpet some hard surfaces.
- Distance learning not in program.
- Elevator? Yes
- Jim went on to assure that Zook will be totally accessible throughout the building.
- Ann asked how colors are chosen. Dean and this committee will be involved. Ted explained process.
- What are plans for Central Hower? Swing space for Zook. Ann questioned when they would move to Central Hower? Working on that now. Jim advised they are working on that and the space now. Not everyone will get an office. Some will have cubicles. Ted added we will have appropriate learning space. Those being relocated should not be in Central Hower a full two yrs. A little over a yr in your swing space. Shouldn't move there before January. Sometimes programming takes longer than the construction.
- Ted added, we do have design concepts for the Law Building as well.
- Ted mentioned that one of Sasaki's strong points is that they select the best parts of your campus and highlight/exploit it.
- Ann questioned, what is green about the renovation at Zook? Everyone added the following features: energy, windows, heating and cooling. The entire operating nature of the building. Electrical, occupancy sensors, water efficiency. Reusing the shell of the building is green and we get credit for doing that. Materials selected also play a part. Adhesives on roofs and carpets etc. Light bulbs.
- Heating will come off of master system. Ralph Morrone added that we prefer it to be on the campus wide system. When you isolate buildings, you lose the efficiency. Keeps it a green system.
- Ted added this is a very exciting project. Next will be Ayer, then Crouse, and we'll move down the line.

Wrap Up:

- Jim Haskell will continue with building tours in June, he and Shelly will make a schedule. Ann asked for no Monday or Wednesday tours for the month of June.
- Scheduled the summer meetings. (See dates above)
- Summer meeting ideas are:
 - Jim Tressel – Student Engagement
 - Andy Henry – Recycling Program
 - Capital Planning Department Presentation.
- Ted made a motion to adjourn and Bill Thelin seconded the motion.