

CAMPUS PHYSICAL PLANNING COMMITTEE (CPPC)
DECEMBER 7, 2006

Present:	Jack Ahern	Tara Lindros
	Jim Cahill	Ernie May
	Pat Daly	Ed Mientka
	Bob Francis	Cliff Resnick
	Nancy Garrabrants	Roger Rideout
	Steve Goodwin	Bernie Schliemann
	Bryan Harvey	Rod Warnick
	Bob Levin	Dianna Williams

1. Ernie May called the meeting to order at 2:30 pm.

Steve Goodwin was the last elected chair. He is unable to serve as his time is being consumed as Associate Dean for NRE.

2. Ernie passed out a handout outlining the charge and membership of CPPC

Section 2: Campus Physical Planning Committee shall:

a. Recommend policies related to the development of campus facilities, infrastructure and grounds.

- The construction of buildings does not have to be approved by the faculty; however they can write a report of disapproval. If administration does not agree, the faculty can take the position of “no consequence.”

b. Act in concert with other appropriate University committees, offices, and individuals to recommend priorities for new buildings and structures.

- Input from faculty is important, but faculty must defer to administrators.

c. Review conceptual designs for new buildings and infrastructure.

d. Recommend policies concerning the scheduling and utilization of University academic space.

3. Ernie May proposed to elect a new Chair.

- Nomination opened & closed with no volunteers.
- Ernie May will continue as Acting Chair.

4. Update: Sightlines Report by Bob Francis. (see *Sightlines* Presentation Handout)

The following comments were noteworthy during Bob Francis’s presentation:

Questions *from* committee:

- Robert Levin wants to know about \$ volume. If we have millions of dollars, what is the ratio to the annual budget to this campus compared to other UMass campuses? If ratio is out of balance, Amherst is getting shortchanged.

➤ Action Item: Ernie will get figures from Joyce.

Committee Feedback:

- Ernie May: UMass 250 Plan has had a dramatic impact on the campus. \$6.5M deemed available, however \$4M has been allocated to Facilities repairs supporting new faculty hiring.
- 10% of funds are from the state. Remainder is from campus cash.
- We are financing heavily from our own sources.
- We are spending less state money to support capital plan with each passing year.

Sightlines: Links facilities operating strategy & financial capacity by measuring, monitoring and benchmarking the facilities management function with data provided by our campus and nearly 100 other campuses. These comparisons were based on physical comparisons.

Created an extensive Deferred Maintenance database updating **VFA** study from 11 years ago.

- Database recorded all deficiencies.
- Placed \$ value on corrections.
- Identified code issues in each building.
- Our reported backlog is higher than any other institution in comparison.

Measuring Financial Ability to Address Need:

- Joyce's report converted \$DM into debt burden.

When we are done with current construction, Deferred Maintenance is still a problem that needs to be addressed.

5. Questions from Committee:

Bob Levin: The federal government put up money for Polymer and Chenoweth in the 60's. Are there any federal funding opportunities?

Jim Cahill: Yes. ISB is a \$90M project. 1.7M is from federal money. U.S. Department of Health & Human Services, Health Resources & Service Administration (HRSA) and Department of Energy (DOE) contribute a small amount of money.

Bob Francis: Chenoweth was built in a time when HVAC systems were unsophisticated. Cost of upgrading the HVAC systems with modern fume hood installations make it financially difficult to make the buildings support current needs.

Bob Levin: UMass is experiencing a deficit of 250 faculty members.

- He sees a dramatic change in the way the system has worked.
- The state has never changed. Rutgers privatized their campus. Have we ever thought of giving the state an ultimatum? Create a Berkley of the East.

Ernie May: *Sightlines* is telling us there is a crisis. Committee should look at 40 of the most urgent projects.

Bob Levin: What is the magnitude of the problem of buildings being built on the lowest cost bids?

Jim Cahill: It is difficult to determine but recent construction is being done through a different process that is not strictly lowest bid. Bidders need to be certified by the state.

You could find anecdotal issues associated to low bids in the past. 60's corruption, corners cut, design flaws, construction problems. The process has improved.

Jack Ahern:

- What will this committee do with this information?
- What questions do we address?

Ernie May:

- Should CPPC be more of a strategic planning tool?
- Library is 36 years old. Almost fully depreciated. \$40 0 \$50M to keep library open for the next 10 years.
- He questions whether we should put money into that project.
- What is the best use of the building?
- Currently being used as a storage space for books.
- Recommends we move research space off campus.
- Research foundations should build space and pay for it. Quality of buildings would not have to be the same as if built on campus.
- Build dorms outside of campus.
- State buildings on state line, most expensive way to do it. Feels it is a conspiracy of many factors.
- Recommends we change the way of doing business.

Bryan Harvey: A lot of people do not know all the facts concerning the above problems. Decisions are made and there will be trade offs. \$4M to A250 is going to Deferred Maintenance. Part of the tradeoff.

Ernie May:

- What buildings do we retire and when. He feels that the conversation takes place continually and we have been stiffed by the state.
- We could compete with UConn – it may loosen up money.
- Steve Tocco – BoT – “Choosing to Compete” – would like us to be within the 10 top systems. (Ernie feels this is a joke)
- The demographics' of the state is in migration.
- We need to think outside the box.
- Advocacy with state legislature is beyond this group.

Roger Rideout: Spoke to the issue of Joyce's presentation to the Board of Trustees.

Bob Francis: Presentation was revised, do not want folks to lose confidence in the campus. Roll it out gently until issues have some traction.

Board of Trustees is committed to rebuilding this campus.

Bryan Harvey:

- Reminded group that we have new construction.
- Employees are not retiring from regular offices.
- We need to continually perform spot renovations.

6. Discussion of Topics to be Reviewed in the Spring 2007 Semester

- Distribution of DM modernization is not equally distributed around campus. Strategic planning.
- What academic programs are in danger of closing if their facilities fail?

- What percentage of space has been designated for instructional space?
 - What can committee do?
 - Email Ernie if you have further thoughts.
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- *Action Item:* Bob Francis: We will present color coded map by the age of the building.
 - *Action Item:* Present a Physical Plan for the campus.
 - *Action Item:* Speak to the issue of North Pleasant Street.
 - *Action Item:* Campus tour: Housing, Recreation Building, Learning Commons, etc.
 - *Action Item:* Provide & examine facility infrastructure – landscaping.

Submitted by:
Mary Muratore