

Meeting Summary
East Side Space Management Committee
May 7, 2009

Participants: B. Ast, B. Bottoms, L. Casey, M. Donovan, S. Dyer, J. Foerster, F. Goldberg, J. Hiltcher, F. Howell, S. Jones, J. Lambrecht, M. Landek, J. Lockwood, D. Majumdar, D. McCauley, P. McDonald, J. Mueller, J. Patzin, K. Russell, C. Snow, D. Taeyaerts

Distribution: Committee Members

Introductions: The committee members introduced themselves and Dibyen Majumdar informed the group he would be replacing Steve Jones on the committee.

- 1. Review of Meeting Summary** – No corrections were suggested at the meeting.
- 2. South Campus Office Space Availability** – J. Foerster mentioned that the Energy Resources Center had previously been contemplating relinquishing some of its space on South Campus. There have not been any updates and F. Goldberg stated that this remains an open issue. Office space on the South Campus is fully occupied with a majority of the tenants paying their own rent. Faculty Human Resources and the Office of Development are tenants whose rent is subsidized by the campus. F. Goldberg mentioned it's the hope that one day Development will be in a position to pay for its space.
- 3. Innovation Center/Institute for Patient Safety Space Sharing Agreement** – F. Goldberg described the Innovation Center as a good example of how space should be allocated on campus. In this example, units are located on the basis of complimentary interests and activities, rather than just on the basis of available vacant space.

The Innovation Center is a joint venture of the Colleges of Engineering, Business Administration, and Architecture and the Arts. It has been in place for approximately a year and has begun to take shape both in a physical sense and as an organization. The Innovation Center has been seeking various corporate partners in addition to the Motorola Corporation and has recently entered into a space partnership with the Institute for Patient Safety Excellence (IPSE).

IPSE represents a West Side collaborative effort between the Medical Center and the Colleges of Medicine, Nursing, Pharmacy, and Dentistry with a common goal of improving quality of patient care and patient safety. IPSE is working with external partners that the Innovation Center also engages and common interest led IPSE to request the use of space in the Innovation Center. The Innovation Center is more than happy to share its resources so long as the space is available. The Innovation Center

and IPSE reached a space-sharing agreement and the campus codified the agreement with an MOU.

A significant amount of undeveloped space remains in the old Jewel space. LSRI has expressed continued interest in this space and LAS has requested a refreshed estimate for the renovation work associated with LSRI's project. The Office of Capital Programs is refreshing the estimate and timing of the project is dependent on funding, BOT approval, and repair work to the parking and membrane on the roof. Repair work on the roof should be completed by the summer of 2010 with LSRI being able to move in after that. F. Goldberg mentioned that this move would result in a very good synergy between the activities in this facility.

S. Jones asked if the work on the parking deck/roof has to be completed before the interior renovations associated with LSRI's project can begin or if both jobs can occur at the same time. M. Donovan mentioned that ideally both projects would occur simultaneously. S. Jones asked how the estimate for the LSRI renovation project would be affected if the work was going to occur a year after the estimate is completed. M. Donovan mentioned that the estimate will have inflation costs built in. F. Goldberg mentioned that in a best case scenario with funding available, LSRI could move in to the Jewel space by the fall of 2010.

4. **Douglas Hall Relocations** – J. Foerster stated that the effort to relocate occupants of Douglas Hall in anticipation of the building's renovation is a work in progress.
 - a. Marketing and Communications has been shown vacant space in University Hall and will be given a tour of vacant space in the Administrative Office Building (AOB) following this meeting. More space is available in AOB than in UH, and this could prove an important factor. Proximity to Warren Chapman's office in UH is also important. M. Donovan stated that some vacant office space is available in the basement of the Physical Plant Building and that it should be considered an option for filling some space needs. F. Goldberg discussed the challenges involved in trying to meet all of the criteria associated with units' space needs on campus.
 - b. The A/V function operated by ACCC represents a challenge due to the amount of space it occupies and its need to be located near the core of the campus. Although the office stores a lot of antiquated and unused equipment, it also stores useful equipment and provides faculty with keys to equipment rooms. Therefore, the A/V function needs to be located in a convenient location that does not impede instructional functions. F. Goldberg mentioned that the Laflin Warehouse will need to be considered for the storage of unused equipment. In general, campus units will have to consider using the warehouse for some of their storage needs. Since space in the warehouse has a rental cost associated with it, units will need to

decide whether to rent storage space to house old equipment or remove the equipment from their inventory.

- c. The International Teaching Assistant Program provides services primarily to graduate teaching assistants in the science and engineering disciplines. This function will ideally be located in the core of the campus or in SES/SEL, but an availability of space in these areas has not yet been identified. The function requires less than 300 sf of space.
- d. The Instructional Media Planning function requires approximately 200 sf of space and would benefit from a location near the core of the campus due to its close interaction with faculty concerning A/V equipment in classrooms. A location for this function has not yet been identified. J. Foerster suggested that there may be very small pie-shaped rooms in BSB that could fill this function. P. McDonald stated that people generally do not wish to use these tiny rooms anyway.
- e. The course evaluation function has a small room with a full-time storage function that is occasionally used as a workshop for processing course evaluation.
- f. Space for the Timetable Office is being considered in SSB, but this option is also a work in progress.

5. Space Economy Status – F. Goldberg mentioned that the space economy will begin as a paper exercise in 2010. It will utilize a triple net concept building upon a base equity value of space by including charges for O&M and utility components. In the absence of accurate building metering data, the initial model would divide the total utility budget by the amount of space on campus and parse out the costs to campus units on a square footage basis. This would represent a shadow pricing system for the paper exercise to illustrate how the space economy model would work.

M. Donovan mentioned that it would take the campus approximately 6 to 9 months after receiving funds to reach a point where 80% of buildings are metered. This would of course be contingent upon the availability of funds.

F. Goldberg was hopeful that by the beginning of FY 2011 the campus would be in a position to have building metering data available for most of the space on campus. Building energy costs would still have to be parsed out to units within that building on a square footage basis, since more detailed metering data would not be available. The campus would then begin to address variations in energy use between different types of space in buildings based on the existence of laboratory equipment such as fume hoods. The hope is to implement an energy allocation model similar to what is used at UIUC.

6. **Report of the Small Building Group** – D. Taeyaerts reported that the Lincoln Hall renovation project is proceeding on schedule according to Greg Quinn from Capital Programs. The work on the exterior of the building is predominantly finished and the contractors are now focusing on the interior build-out. The technology procurement plan is being presented at the May BOT meeting. The selection of the A/E team for the Lecture Center F renovation project will also be presented at the May BOT meeting.

Bill Hutchings is preparing for EPASW plaza work and BSB exterior work to be performed this summer.

S. Jones asked if the campus could work with the Alumni Association to sell engraved pavers to raise funds for BSB renovations. M. Donovan mentioned that this has been done before and that it's typically handled through the Alumni Association. S. Jones mentioned he would discuss the issue with Arlene Norsym.

D. Taeyaerts stated that efforts associated with a campus energy performance contract are proceeding. M. Donovan mentioned that the list of contractors has been reduced to eight and that the proposal is going forward to a subcommittee of the BOT before proposals are analyzed by the campus.

D. Taeyaerts stated that the June 11th Small Building Group meeting will focus on which AFMFA project should be addressed by the university after the completion of the Douglas Hall project. The planning and pre-design process takes a very long time, so the campus needs to proceed now to ensure there isn't a delay in the use of AFMFA funds. F. Goldberg mentioned that discussion of the issue would begin with the Strategic Facilities Planning Group to develop overarching guidelines before it proceeds to the Small Buildings Group and the East and West Side Space Committees. The selected project would be reviewed by the Provost and Chancellor and would also be analyzed by the audit proceeding on use of AFMFA funds. F. Goldberg mentioned that the campus has adhered strictly to AFMFA guidelines associated with addressing deferred maintenance elements and not programmatic issues. The campus has undertaken a number of projects where additional sources of funds have been leveraged with AFMFA funds to ensure complete building renovations. The Grant, Lincoln, and Douglas Hall renovation projects represent examples of this effort.

7. **Classroom Renovation Project Status**

- a. **Summer Projects:** D. Taeyaerts reported that OCLE is involved in 39 classrooms renovation projects this summer. Of these, 25 are located in Lincoln Hall and include three classrooms that accommodate 40 – 48 students, twenty-one that seat 24 students, and one seminar room that seats 15 students. In addition, nine classrooms in BSB, two classrooms in Stevenson Hall, and two classrooms in Burnham Hall are being considered for varying levels of renovation, with a final decision contingent upon

price negotiations with contractors. M. Donovan mentioned that rooms 140 and 145 in BSB will be completed.

b. Lincoln Hall – See #6 above.

c. Douglas Hall – K. Russell stated that architect approval for the renovation of Douglas Hall is scheduled for the May BOT meeting. J. Hiltcher mentioned that the project will proceed once approval has been received. The renovation of the interior of Douglas Hall involves a high level of creativity that will require much interaction between the project architects and the building users. K. Russell mentioned that CBA is working closely with donors to secure more private funding. The base program for the building is basically unchanged. It will support classrooms and informal learning spaces to encourage student collaboration and will feature a board room and trading floor to offer realistic business environments. Classrooms are being designed in close consultation with OCLE and the overall design is centered on graduate students, though undergraduate students will also benefit from the renovations. The Liautaud Graduate School of Business offices will be accommodated on the first floor, and CBA will ensure the building is fully utilized in an effort to reduce CBA's footprint on the rest of the campus. M. Donovan mentioned that Douglas Hall will also include some new amenities such as family restrooms that will help provide more modern services to the campus. This should be replicated throughout the campus as new large projects are undertaken.

8. Pending Space Requests - J. Foerster reported that discussions were being held between the English Department and the Office of Women's Affairs that would allow OWA to use one of the English Department's offices. B. Bottoms requested that a meeting take place between English, OWA, and Facility and Space Planning. J. Foerster mentioned the internal adjustments would be beneficial to both parties and thanked LAS for its cooperation in helping OWA meet its space need.

J. Foerster also discussed underutilized RRC space on the first floor of SES that is being used as storage space for VCR. This is a strange two-story space that is not ideal but could be considered if space needs emerge in this area. The remaining space requests are still open issues.

9. FY2010 Capital Budget Prospects and Development of FY2011 Request – F. Goldberg mentioned that the FY2010 budget is still alive and that the campus portion of the budget is relatively modest. It would include some R&R funding as well as funding for COM Rockford and Dentistry Modernization. There has been renewed activity related to the ACTB.

M. Donovan mentioned that the Chancellor has a strong desire to seek the additional funding needed to build the ACTB. Estimates are being refreshed and LAS is still

comfortable with the building program. The project is becoming a higher priority for not just the campus, but the university as well.

S. Jones asked if the ACTB is being discussed as a plausible project for ARRA funding. F. Goldberg mentioned that though the project does not fit any current Federal proposal guidelines, the campus will be watchful for new proposals where the project would fit. F. Goldberg mentioned the project has been submitted through a variety of channels, including DCEO and the Governor's office.

B. Bottoms asked if the campus is pursuing the same level of funding as the original plan proposed. M. Donovan said that we're pursuing full funding for the same project that was programmed originally. This level of funding will include cost escalations.

D. Taeyaerts asked if the campus would have the drawings and designs for the ACTB updated before construction bids were received for the project. M. Donovan mentioned that we would, but not before the project was funded. The campus would have to execute the project quickly if it came through as a "shovel-ready" project. M. Donovan invited D. Taeyaerts to review the drawings for the building in their current state.

10. Additional Comments - M. Landek stated that South Campus continues to be a challenge, though some tenants are expanding amidst the collapse of others. A Verizon store and eye care facility will be opening in addition to a Michael Jordan 23 store on the corner of Maxwell and Halsted. The Image Arts framing store has closed. Overall, the area is doing well with approximately 85% of the retail space now leased. Work on the Forum plaza is continuing and landscaping will hopefully be completed by mid July. The forum will be hosting World Weightlifting and USA Judo competitions.

The Student Recreation Facility is highly successful with use exceeding expectations by 20 to 30%.

The Paul Mitchell School has achieved 70% attendance and is expecting to receive some state financial aid support. With this aid, it expects to be fully subscribed.

PLEASE E-MAIL ANY CORRECTIONS OR ADDITIONS TO JOELLYN MIGAS (migas@uic.edu).