Draft Minutes of the Facilities Committee of The Council on Postsecondary Education

Wednesday, December 17, 2014, 5:30 p.m.
Room 500
80 Washington Street
Providence, Rhode Island 02903

The Facilities Committee of the Council on Postsecondary Education met on Wednesday, December 17, 2014 in the RIDE Board Room located in Room 500, 80 Washington Street, Providence, RI. At 5:35 p.m. Chair Duffy welcomed everyone. He then took roll call and noted the following:

Present: Michael Bernstein, Dennis Duffy, John J. Smith, and Dr. Jeffery Williams with Board Chair Eva-Marie Mancuso joining the meeting at 5:45.

Absent: None.

1. ACCEPTANCE OF THE AGENDA

Chair Duffy entertained a motion to accept the agenda. On a motion duly made by Mr. Smith and seconded by Dr. Williams, it was

VOTED: That The Facilities Committee of the Council on Postsecondary Education accepts the agenda for the meeting of December 17, 2014 as revised and posted

Vote: 5 members voted in the affirmative and 0 members voted in the negative as follows:

YEAS: Michael Bernstein, Dennis Duffy, John J. Smith Jr., Eva-Marie Mancuso, and Dr. Jeffery Williams

NAYS: 0

2. CHARGE OF THE COMMITTEE

Chair Duffy indicated to the committee members that the Facilities Committee for the prior Board of Governors had had the following charge:

Review and recommendation for approval to the Board of Governors:

- *The higher education asset protection plan to maintain the physical facilities of our institutions;*
- *The coordination of a comprehensive facility master plan;*
- *The real estate transactions including property sales and purchases, real estate exchanges and leases to or by an institution;*
- *The system-wide capital improvement and capital development including planning, issuance of revenue and/or general obligation bonds; and general supervision of capital projects.*

However, it is important to determine the charge for this new committee.

Mr. Duffy indicated that it was his understanding that the committee should be focused on the oversight of the capital improvement plan as it developed through the course of this fiscal year in anticipation of its review and approval by the Council on Postsecondary Education next July. Chair Duffy wishes for the committee to be involved in the drafting of these various plans and he directed Dr. LaPanne to determine a timeframe in order to establish agendas for the upcoming meetings.

Chair Duffy said that the frequency of the committee meetings needs to be held for future discussion pending clarification about appropriate agenda items leading to the capital improvement plan development.

The committee agreed that the location for the upcoming meetings should be at 80 Washington St., Providence. Dr. LaPanne asked whether all facilities matters that come to the attention of the Council on Postsecondary Education should go directly to the Council unless they are either controversial or long-term in nature. The chairman and the committee members agreed that that was the best course of action since this committee will not be meeting monthly in anticipation of each Council meeting as its predecessor had.

3. REPORTS FROM THE INSTITUTIONS

Chair Duffy introduced the overview of the current capital project activity across all three institutions. Representatives from each campuses provided the summaries am committee members asked for more detail on many items:

3a. University of Rhode Island.

The University of Rhode Island's presentation includes recently completed projects, projects currently under construction, projects currently in process although not under

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construction at this time, and projects currently in the planning process. The University had provided a profile of its physical plant as follows:

- Four Campuses on 4,100 acres of land
- Over 325 buildings totaling 4.7 million square feet
- Self-maintained utility infrastructure
- Extensive roadway, parking, and landscaped grounds
- 73% of campus space is over 25 years old
- Taft Hall – 1889 (first building built on campus)
- Deferred Maintenance = approximately $550M

Recently completed projects include the fitness and wellness center, the student athletic development center, and the College of Pharmacy. Those projects currently under construction include the new Chemistry Building, the Butterfield Dining Hall expansion which is expected to open in September 2015, and the LGBTQ Center.

Those projects that are in process, though not currently under construction, include the Nursing Education Center in the Knowledge District of Providence. This is the building that will house both the University of Rhode Island's and the Rhode Island College's schools of nursing. Occupancy is anticipated in September 2016. Dr. LaPanne reminded the committee members that this was the groundbreaking ceremony that occurred just this week.

When Dr. LaPanne reported that White Hall which is the current College of Nursing on the URI Kingston campus was about to embark on a $3.5 million project, Dr. Williams asked whether this College of Nursing building is redundant to the Nursing Education Center in the Knowledge District of Providence. Dr. LaPanne explained that this current facility is not redundant to the Providence building as the University is anticipating that students spend the first two years completing their general education requirements. Nursing students will continue to take their foundational courses in this facility and on the Kingston campus. The renovations for this building do not include an increase of square footage. The project is for renovations only including new heating, ventilation, air-conditioning distribution, dehumidification controls, fixtures, and finishes only.

There was significant conversation related to the Upper College Road-Multiuse Development Center which is categorized as a project currently in the planning process. Mr. Vern Wyman of the University reported that Rev Parr Associates had developed a feasibility study related to this project and had just delivered the results this past week to the President's Council.

Council Chair Mike Bernstein asked for copies of the feasibility study to be reviewed by this committee. Dr. Williams asked University representatives if the effect on the

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neighborhood had been included in this feasibility study. Mr. Wyman indicated that it had.

Chair Mancuso requested that all committee members as well as University representatives be sure to indicate that this project will not be using <u>any</u> public money for either the feasibility study or the building project itself.

Chair Bernstein indicated that he had significant concerns related to hotel facilities that are attached to university campuses and stated that he was very interested in reviewing the feasibility study. Mr. Smith asked if it might be possible for the committee members to have a physical tour of the site at some future date. Mr. Wyman indicated that he would be happy to arrange it at their convenience.

Chair Bernstein emphasized that the paramount question is what risk will be University ultimately have with any investment in this particular project - even if there is no financial contribution per se. His concern extends to a future date if the hotel itself was unsuccessful and what the outcome for the building owned by a third party investor might entail.

The next project to be discussed was the Gateway to URI which is the New Welcome Center. Dr. LaPanne reminded the committee members that this project had originally been contemplated as a portion of the square footage of the Upper College Road Multiuse Development Center, originally referred to as the University Inn.

As the plan developed it became clear to University representatives that it was imperative to have this Welcome Center located near the front gate of the University campus where the current Visitors Kiosk exists. This is a $7.3 million project to be undertaken using University general funds, auxiliary funds, and enterprise support. It will be a 12,500 ft.^{2} building and will be used to facilitate and enhance campus visitor experiences as well as student recruitment efforts.

A solicitation is currently underway for an architectural and engineering design. Mr. Wyman reported that 43 firms have responded to the bid request.

Chair Mancuso asked the University representatives about the potential for International Sports Institute building to serve as a site for this function in place of a new $7 million building. Dr. DeHayes of the University reported that URI as well as the consultant had considered that possibility. However, there is inadequate parking facilities for such admissions events such as open houses and welcome days where significant parking requirements. He emphasized that all of the analysis done related to this facility had produced a positive ROI as a well-orchestrated admissions experience is imperative to attracting out-of-state students.

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3b) Rhode Island College

Dr. LaPanne introduced the overview of capital projects that are currently underway at Rhode Island College. She provided an institutional physical profile for Rhode Island College as follows:

- Single campus
- 180 acres located in the Mount Pleasant section of Providence
- 30 buildings
- Most buildings were built in the 1960-1970s timeframe.
- In the 2009 study done by Saratoga Associates, 38% of the existing building inventory was evaluated to be in "poor" condition.

The presentation highlighted the completed project at Rhode Island College, the Alex and Ani Center, which had enjoyed a ribbon cutting ceremony on September 23, 2014.

Continuing projects at Rhode Island College include infrastructure modernization projects that entail renovations such as electrical substation and feeder replacements as well as sewer improvements. The College is about to embark on its first energy performance contract in January 2015.

In addition the alternative entrance master plan improvement project is continuing with campus signage and parking lot upgrades in the near future. RIC's capital projects team included slides that presented renderings of the Fogarty Life Science proposed addition, the modernization and renovation to Gaige Hall, and the renovations anticipated for Craig Lee Hall.

The 2015 projects at RIC include advanced planning for various projects with Vice President Teall reporting that all of these items are on track for this current fiscal year.

3c) Community College of Rhode Island

Upon the introduction of the overview of capital projects at the Community College of Rhode Island, President DiPasquale introduced the members of his capital projects team. He also wanted to be sure that the committee members were aware that, in his nine-year tenure, capital projects continually been moved further into the out-years. He indicated that the college has tremendous needs that are getting worse while the funding continues to move further out into the future. Because of the level of deferred maintenance on all of the campuses, every project seems to entail more renovation than is anticipated.

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President DiPasquale also reported that he found that Governor-elect Raimondo was amenable to discussing our system-wide concerns related to procurement. He provided some background on this continuing issue to the committee members.

Dr. LaPanne provided an institutional profile of CCRI as follows:

- 4 main campuses:
  - Knight Campus (Warwick): 205-acre campus
  - Flanagan (Lincoln): 300-acre campus
  - Liston (Providence): 7-acre campus
  - Newport County campus
- 2 satellite campuses:
  - Shepard Building
  - Westerly High School

The CCRI capital projects team organized their presentation by linking their facility strategy to the capital projects currently underway or in their planning phase:

Facility Strategy	Capital Project
Enhance student experience (asset utilization)	• Knight Campus Renewal • Flanagan Campus Addition
Modernize teaching facilities	• Knight Campus Biology & Chemistry Lab Renovations • Flanagan Campus Lab Renovations
Functional Upgrades	• Flanagan Campus Locker Room Upgrade • Knight Campus Door Replacement • Newport Campus Terrace Renovation
Utilities & Infrastructure	• Knight Campus Substation Upgrade • Liston Campus Infrastructure Improvements

A number of the photographs supplied by CCRI show the current conditions of the sites for these upcoming projects. The committee members were struck at the poor conditions of these facilities and the enormity of the deferred maintenance.

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Chair Duffy thanked the Office and the institutions for all of the work done to produce this overview of the capital project activities around the system. He and the committee members agreed that there was much work to be done.

Chair Duffy will contact committee members related to the time, place, and agenda for the next Facilities Committee meeting.

7. ADJOURNMENT

On a motion duly made by Mr. Smith and seconded by Dr. Williams, it was:

VOTED:	**THAT**	The Facilities Committee of the Council on Postsecondary Education adjourns its meeting.
	Vote	4 members voted in the affirmative and 0 members voted in the negative as follows:
	YEAS:	Dennis Duffy, Eva-Marie Mancuso, John Smith Jr., and Dr. Jeffery Williams
	NAYS:	0

The meeting adjourned at 7:14 p.m.

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