

University of Washington
Faculty Council on University Facilities and Services
Tuesday, February 24, 2009
36 Gerberding Hall

Chair Bill Rorabaugh called the meeting to order at 10:05 a.m.

Meeting Synopsis:

1. Approval of the minutes of 13 January 2009
2. UW Club elevator issue (30 min.)
 - Mark Miller, Capital Projects; Alexandra Chordas, UW Club; Nicki McCraw, Human Resources
3. Light timers as energy savers (30 min.)
 - John Chapman/Rick Cheney, Facilities Services; Bruce Balick, Senate Vice Chair
4. Ethnic Cultural Center pre-design (30 min.)
 - John Wetzel, Capital Projects
5. New Business
6. Adjournment

1. Approval of the January 13, 2009 FCUFS meeting minutes.

The minutes of the January 13, 2009 FCUFS meeting were approved as amended.

2. UW Club Elevator Issue by Mark Miller, Alexandra Chordas and Nicki McCraw

Mark Miller of the Capital Projects Office began the presentation by telling the Council about the University's previous cost study to install an elevator in the UW Club. He stated that in May 2008 a design group was tasked with planning for the installation of a new three-stop elevator connecting the upper and lower levels of the club with the parking level. His office met with architects to discuss historical preservation of the building. At that time the cost to install the elevator at the UW Club was estimated to be approximately \$635,000.00. He informed the Council that he reviewed the estimate a few weeks ago and was able to confirm this estimate to still be valid. Miller pointed out that although the building is not on a historical register at this point embarking on this project could trigger a historical review at the state level.

Alexandra Chordas, Director of the UW Club, added that she agrees that there is a need for an elevator because of heavy use by a large number of retirees who are handicapped and could benefit from it. She noted, however, that there is no funding available through the UW Club to pursue the project. Additionally she pointed out that there are other facility needs at the Club, including the expansion of the kitchen to accommodate demand, and catering revenues are the largest part of the Club's revenues. Chordas informed the Council that her office has formed a UW Club Facility Committee to identify the needs and long term goals of the Club. She also pointed out that recently the University did pay for a "lift" to be installed in order to alleviate some of the accessibility issues.

Colleen Pike, Director of Capital and Space Planning, asked Chordas if she could give the Council an idea of the total cost for all necessary improvements to the UW Club. Chordas said there was a design cost study done of the kitchen area a couple of years ago and that estimate came in at \$3 million. She also noted that while typically memberships remain fairly consistent, in the last year there has been a slight decline. Current retiree memberships are at 340 of approximately 1600 members.

There was discussion among Council members around the subject of retiree usage of the Club. Members generally felt that if retiree usage declines simply due to lack of accessibility the addition of the elevator could be considered a revenue enhancer.

Nicki McCraw, ADA Coordinator for UW Campus, informed the FCUFS that her role is to ensure that UW facilities are ADA compliant and if not, her office can provide funding to the facility to make it handicapped accessible. She identified some minor accessibility issues with the UW Club, however her office has evaluated the situation and it does meet the minimum accessibility requirement. McCraw stated that in light of meeting the minimum requirements, UW central funds would not be available to the Club for the elevator. She noted that if the Club went through a major overhaul then the situation could be re-evaluated and funds could then come from the UW central funds.

There was some discussion among Council members and Albrecht pointed out that many elevator studies have been done throughout the years and the price for the addition is climbing. He feels that if the Club could increase the price of meals by just 3% there would be a source of revenue to pay for the elevator. Charles Kennedy suggested that one way to move the project forward would be for the UW Club to set up a meeting with UW Treasury and put together a proposal to see if the UW could borrow money for the Club for all of the projects it needs. The Treasury will analyze revenues and costs to see if it's feasible. Treser noted the broader concern is accessibility to the club. He feels parking is limited and encouraged the UW Club to look at the whole issue including the access from the parking lot, the kitchen expansion and the elevator. Chizeck suggested implementing a targeted revenue fund through the retirement association or elsewhere to ask for donations.

3. Light timers as energy savers by John Chapman and Rick Cheney

John Chapman began his presentation with a discussion on the UW's energy conservation by Facilities Services to date. Facilities Services has been involved in lighting conservation for some time. Given the status of the UW budget, Chapman's office is looking for ways to apply energy conservation with less than a two year payback. He noted that the campus used to be primarily lit with old-style fluorescent bulbs and now lighting is much more energy efficient. The entire campus has been retrofitted for the new bulbs. The University has received some rebates from Seattle City Light and is currently saving about \$3 million and 60 million kwph annually. Chapman identified a bulb exchange program through his office targeting incandescent light. Students are doing the work and Seattle City Light will pay for the new bulbs.

With regard to the addition of occupancy sensors, Chapman identified some issues. In new construction the problem is addressed in planning stages as the energy code must be applied to the buildings so occupancy sensors are installed. In older buildings the issue is cost and

the payback period is in the four to seven year range. He advised the FCUFS members to be mindful of turning off the lights if they know the room will be empty for more than fifteen minutes. Chapman pointed out that his office is looking into the issue carefully to examine the cost of installation, location, sensitivity gauges, and types of sensors that would make the most sense for the UW to change.

Chizeck asked if LED lighting has been taken into consideration. Chapman acknowledged a pilot program in place at the UW. He also noted a form of hybrid lighting system available; however, his office has received some pushback with regard to security. Facilities Services did a lighting analysis of the campus and took out fixtures where they could. LED lighting could have some promising uses in that regard.

Albrecht asked what the cost savings would be to go from the current lighting plan to an “ideal” situation. Chapman feels there could be another one million dollars in annual savings; however it would take about seven years to start recouping the savings. Balick asked about lighting in laboratory spaces. Chapman felt finding alternative lighting options in lab spaces would be an easy change to facilitate.

Balick pointed out that Puget Sound Energy (PSE) is sending all of its green power to California. Seattle City Light probably will not follow. He believes the savings could grow quickly with mandates in place. Moore suggested asking UW engineering students to come up with ways the UW could harness free energy. Charles Kennedy briefly discussed the Climate Action Plan (CAP). He pointed out that the UW will have the opportunity to make a commitment to a sustainable future. Under the plan, alternatives will be explored to secure a green power future for the UW.

Balick noted that the Administration generated a ten page list to look at energy alternatives. Additionally there is an academic component to CAP. He would like to explore the CAP more in depth and offered to report his findings to the FCUFS in a future meeting. He would like the UW to be able to provide students with opportunities to engage the CAP. ASUW representative Jason Padvorac stated that he has a lot of contact with student groups and would like to meet with Balick to discuss any opportunities with regard to CAP.

4. Ethnic Cultural Center Pre-design by John Wetzel

John Wetzel of the Capital Projects Office informed the Council that his office is in the Pre-design phase for the renovation of the Ethnic Cultural Center (ECC). The Center currently sits on site 38W which was built in the early 1970’s and remodeled in 2001. In moving to the next phase of schematic design his office was asked to consider two sites – 38W, where the Center currently resides and 34W which is just north of the College Inn Pub. His office supports building at either location and would like some input from the Council. Plans call for a two or three story building with 23000 to 23500 square feet of useable space. He added that this particular project is to be completely funded with student fees and donor money so it would not take from the state-funded projects in any way.

ASUW Representative Padvorac acknowledged strong student support in favor of building at the 34W site. He cited no relocation during construction and the new building being located closer to campus as reasons. Wetzel also pointed that there are some nice murals at the ECC which will be able to be preserved if the site is moved to the 34W space; building on the

38W site will not allow for retaining them because the building will have to be completely torn down.

Chair Rorabaugh noted that the scarcest commodity on campus is space and wondered if some additional floors could be added for other occupants. Pike said this prospect would be discussed at a later meeting today and felt that funding the additional space would be the main issue. Treser suggested planning for five or six stories now and having the footings in place to support the additional floors which could be added later when the budget allows for it. Chizeck asked if the UW has the legal ability to build mixed use buildings – can the UW combine rented space and UW space? Pike acknowledged that the UW does have the ability however there is sometimes a limit using tax-free public funds when commercial space is present. Balick identified a great need for clinics for Psychology. He noted that with this type of space student research opportunities would open up. Pike agreed that there are lots of potential uses.

Chizeck suggested this could be seen as an opportunity to keeping in line with the green initiative. Wetzel confirmed that this project was designed to meet “silver standards” even though it’s not mandated for student fee based projects. His office plans to maximize green space projects that are cost effective. Bichindaritz inquired about parking and accessibility. Wetzel confirmed the 34W space to be a better choice for accessibility. Moore made a motion for FCUFS to express a preference for site 34W. There was no second. There was discussion among members that the Council felt it would defer their support to the professionals planning the project. Padvorac expressed student support in favor of the 34W site.

4. New Business

There was no new business.

* * * * *

The meeting was adjourned at 11:17 a.m.

Minutes by Kelly Baker, Council Support Specialist, kcbaker@u.washington.edu

Present: Faculty members: Rorabaugh, Chair; Bichindaritz, Chizeck, Moore, Taylor, Treser
President’s Designee: Kennedy
Provost’s representative: Pike
Other ex officio members: Albrecht, Padvorac, Vannatta, Walker, Zuchowski
Guests: Chordas, McCraw, Miller, Chapman, Wetzel
Absent: Faculty members: Gates, Little, Ozubko