Minutes of Capital Review Committee Meeting
Tuesday, January 28, 2003
Room 123 Jesse Hall

Attending: Brady Deaton (Chair), Larry Edwards, David Housh, Jackie Jones, Mike Nolan, Cathy Scroggs, Joey Riley and Gary Smith

Absent: Sam Babalola, Chris Koukola, Mike Middleton, Benyamin Schwarz, Scott Shader and Bruce Walker

The meeting began at 1:30 p.m. and the following items were discussed.

1. Special Presentation - Custodial Services and Landscape Services

Custodial Services
Custodial & Special Services includes two operation units – Custodial Operations and Special Services. Custodial Operations provides routine and periodic cleaning services to academic and research buildings on the MU Campus and is supported by G.O. funds. Custodial Operations is a two – shift operation which provides cleaning services to classrooms, laboratories, offices, restrooms, public areas and other academic facilities at MU. Custodial Services provides services for over 5.3 million gross square feet in over 124 building and 2.5 million gross square feet in 6 campus parking structures. Each custodian is responsible for cleaning, on average, 34,000 square feet per day. Office areas are cleaned weekly. Public usage area such as lobbies, restrooms and corridors are cleaned on a daily basis. Classrooms are cleaned every other day and stairwells and external entrances are cleaned twice a week.

Landscape Services
Landscape Services provides landscape and grounds maintenance on 296 acres of developed landscape, 27.5 miles of sidewalk, and 7 miles of private road and drives on the main campus. Activities such as turf maintenance, annual and perennial flower planting, tree and shrub management and integrated pest management account for 45% of the annual budget. The remainder of the budget is spent on grounds maintenance activities including snow removal, litter collection, equipment replacement, equipment repair, repair of site amenities, and administration. Landscape services are also provided to recharge units through annual contracts.

2. College Avenue Pedestrian Bridge/New Bingham Housing Site

Larry Edwards presented to the Committee the design concept from the architectural firm, International Architects Atelier for the pedestrian bridge that will link the Bingham group on the east side of College Avenue with the new Virginia Avenue Dining Hall and points west. The architectural concept (a drawing of the most recent concept was attached to the hand out) indicates a re-designed drop-off point on College Avenue just west of Schurz Hall. The relocation of the drive will allow for the construction of the new residence hall and will make College Avenue less dangerous to both vehicular and pedestrian traffic (MODOT has indicated that they would support removing the service drive from College Avenue). When the residence hall is constructed, it will help to direct pedestrians to cross the bridge or at the Rollins Street intersection.

Recommendation: CRC gave its approval for the investigation of the relocation of the drive servicing Bingham Group and the planning for a College Avenue Pedestrian Bridge.
3. **College Avenue Pedestrian Median**

This project will construct a landscaped pedestrian median along College Avenue between Hospital Drive and Rollins Street. The current design provides for an eight inch high concrete pedestrian island, interspersed with a landscape median. The islands would serve as a safety refuge for students crossing College Avenue from the adjacent residence halls. Funding is available in the amount of $103,000 through MODOT. These funds are available from the federal government as part of a special appropriation for improvements to pedestrian or bike route in district 5. A project to develop medians along College Avenue has been in the planning stages for several years. This project was approved by CRC in August 1999, and campus funding identified. Since that time, inflation, requirements by MODOT to provide sub-terrain drainage for landscaping, and under estimating have increased the cost estimates.

**Recommendation:** CRC approved to proceed with the project as originally proposed in 1999, with no landscaping as requested by the City of Columbia, subject to MODOT approval. No additional funding required. Jackie Jones stated that she would contact Ray Beck about getting funding from the City of Columbia for landscaping and the sub-terrain drainage required.

4. **Biocontainment Facility – Grant Proposal**

Planning Design & Construction received a Project Request Form (PRF) in early December 2002 to develop a Program and Planning Study (PPS) to construct a Biocontainment (Biosafety Level 3 Laboratory) Facility for the College of Veterinary (CVM). A Biosafety Level 3 facility has extremely strict design and construction standards in order to either contain or keep safe an environment from highly contagious pathogens. The PRF indicated that the PPS will be utilized to seek support and funding from federal sources. In mid-December 2002 CVM indicated their desire to pursue a special NIH Grant opportunity with a February 10, 2003 due date and accelerate the study effort. (The facilities portion of the proposal is due in the Grants Office no later than February 3, 2003.) This particular grant program contains a 1:3 match provision. CVM indicated that the target budget for the facility should be no more than $8.0M. In subsequent working sessions, however, it has been determined that meeting this budget is not feasible and still maintains minimum space assignments outlined by CVM. Larry Edwards presented a draft site and floor plan of the facility prepared by the Clark Eimers Partners architects. The proposed building site is Parking Lot AV-3, directly east of the Veterinary Medical Diagnostic Laboratory. The facility as proposed consists of a 13,200 GSF Main Floor, a 7,660 GSF Mechanical Penthouse level, and a full stand-up crawl space below the Main Floor to access and inspect all below plumbing systems.

**Recommendation:** CRC approved the proposed building site for the new Biocontainment Facility, however voiced concerns for the displaced parking spaces (47 parking spaces). The estimated cost for replacing these spaces at another location on campus is estimated at $120,000.
5. **Comparative Medicine Center – Program and Planning Study**

Planning Design & Construction received a Project Request Form (PRF) in mid-December 2002 to develop a Program and Planning Study (PPS) for the construction of a Comparative Medicine Center (CMC) for the College of Veterinary Medicine (CVM). The PRF indicated that the PPS will be utilized to place this major project on the Capital Request and also serve concurrent and alternative funding opportunities. The CMC will fulfill space need shortages identified in the Space Study being completed by the Office of Space Planning and Management. It our understanding that the Space Study is to be completed and formally released in February 2003. Concurrently, CVM submitted a separate PRF to prepare a concept rendering of the CMC for a donor presentation scheduled for early January 2003 and indicated that this was an urgency. An orientation meeting has been scheduled with the CVM to begin the process of selecting and hiring a consultant to develop the PPS. A target date of August 30, 2003 has been identified for completion of the PPS. The site for this project is parking lot AV-15 – south of Veterinary Medicine Building, north of Clydesdale Hall, and west of the Veterinary Medical Diagnostic Building. The total estimated cost for this project is $45,000,000 - $50,000,000. The proposed project funding is yet to be determined and identified. The current funding is $150,000 from CVM for the PPS only.

**Recommendation:** CRC approved the proposed building site for the new Comparative Medicine Center which is on the Campus Master Plan map but again voiced concerns for the displaced parking spaces.

The committee also suggested that the following agenda items be part of the next meeting.

- Surplus Property
  - What to do with stuff that Surplus does not want, who pays, etc.

The meeting ended at 3:30 PM.