

MINUTES

October 20, 2021

University of Nebraska – Lincoln Academic Planning Committee

Members Present: Ankerson, Bloom, Buan, Clarke, Collier (ASUN), Doll, Hachtmann, Hebets, Latta Konecky, Moriyama, Rodene, Spiller, Theiss-Morse, Tschetter, Vuran, Wilhelm, Zeleny

Members Absent: Boehm, Heng-Moss

Guests: Brooke Hay, Director, Capital Construction; Sergio Ruiz, Director, Glenn Korff School of Music; Dean Chuck O'Connor

Note: These are not verbatim minutes. They are a summary of the discussions at the Academic Planning Committee meeting as corrected by those participating.

1.0 Call

Hachtmann called the meeting to order at 3:01 p.m.

2.0 Approval of October 6, 2021 Minutes

Hachtmann asked if there were any revisions for the minutes. Hearing none, Wilhelm moved to approve the minutes. Motion seconded by Tschetter and approved by the APC.

3.0 Westbrook Music Building PIR (Clarke, Latta Konecky, Zeleny)

Zeleny noted that the program statement for replacement of the Westbrook Music building was being presented for approval by the APC. He stated that funding for the project would come from the deferred maintenance fund approved by the Legislature in LB 384.

Latta Konecky reported that the new building would address acoustic isolation needs, provide more space for both faculty and classes, and would include a student commons area. She noted that the project would move the new building slightly to the southwest corner of the campus and there would be green space, but the acquisition of the Student Center for the Church of Jesus Christ of Latter-Day Saints (LDS student center) and removal of 139 surface parking spaces needs to be addressed.

Clarke stated that the proposal clearly indicates the need for a new building and improved space to make a more efficient facility. She pointed out that the proposal needs to be clear when presented that there is actually more usable space in the new building. Hay noted that a redlined version of the proposal clarifies the use of the building and pointed out that functionality has been a major focus when space was considered.

Latta Konecky moved for approval of the PIR. Motion seconded by Zeleny.

Buan stated that the request seems like a modest proposal given how the building is actively used. Hay reported that it will be a full replacement of the building and none of the existing building is expected to be used. She stated that the \$75 million for the project is the largest allocation from LB 384 and the new building could cost twice as much but the University prides itself on using our resources well. She noted that this will be a great facility once it is completed.

O'Connor stated that new building will provide more instructional space and more rehearsal halls which will provide 40% more space for teaching because the acoustics will be better and will allow more usability of available classrooms. He noted that thickness of the walls and flooring does not take away from the instructional space but instead provides more quality for instruction.

Bloom questioned what happens if the LDS Center cannot be acquired and how much of the project depends on having access to this piece of land. He also noted that more parking spaces need to be found to replace the ones that will be removed. Zeleny stated that he believes the University will be successful in acquiring the LDS Center space. Hay stated that if the LDS Center is not acquired by the University, the building could still be constructed but it would be more vertical than the original plan being proposed.

Bloom pointed out that there would be more additional operating costs, roughly \$212,000 a year for a building that is roughly the same size as the current building. He asked what the current operating costs are and whether the new building's efficiency would reduce operational costs. Hay pointed out that a lot of the older buildings on campus didn't have an operational and maintenance budget set up, so she does not know what these costs are currently for Westbrook. She stated that the \$212,000 creates an operational budget and noted that utility costs would decrease because of various efficiency efforts such as LED lighting and a new HVAC system, but now these costs will be accurately accounted for in the new budget model.

Bloom noted that there will be a 2% depreciation charge to every building that is funded through LB 384. He asked if this charge will be funded by the unit, or whether the charge will be covered by another source. Zeleny stated that he thinks there is a commitment from the University to cover the depreciation costs and noted that these costs will be active each year.

Spiller stated that she believed this was a great project and that the functionality improvements will be substantial. She stated that the building is transformational for the School of Music and the College and it will also enhance the south and west entrances to the campus. She asked what the vision is for the landscaping around this sector of the campus. Hay stated that the landscaping design has not started yet, and this will impact the aesthetics around the new building. She pointed out that another project which will be occurring and is related to this area of campus is the installation of the columns that were previously located by the parking loop near the stadium. She stated that the idea is to have features on the southwest area of campus that would clearly identify that you have arrived on campus.

Vuran stated that he thinks there needs to be a concrete plan about the loss of so many parking spaces and he is concerned about the risk of increased construction costs due to the current supply chain issue. He asked what would happen if the projects cost more. He also asked if

there are plans to improve the ventilation system, particularly to deal with the Covid protocols. Zeleny stated that the University would bear the risk of higher costs whether it is through fundraising or the use of private funds. He pointed out that the actual design of the building has not started yet and noted that the APC is just considering the project statement. Hay reported that the HVAC system can have a lot of variations and the plan is to include more ventilation. She noted that there will be continued evaluation of the ventilation system to see if adjustments need to be made as the humidification for the instruments is a major concern.

Ruiz pointed out that prior to the Covid inflation, the cost per square foot for a music building was \$350-\$400 which included the extra wide halls, needed to accommodate equipment, and sound proofing, but now the costs are \$600-\$650 per square foot. He stated that there had to be some adjustments made to the building in terms of total square footage.

Ankerson stated that she is very excited about these plans as it will define the southwest side of campus and act as a gateway to the University rather than being the somewhat backdoor entrance it currently is. She noted that the relationship of the landscape and hardscape to the streets and buildings of downtown is critical, and she is excited to see the next step in the process.

Rodene asked what will happen to the music students during the interim while the new building is being constructed. Hay pointed out that the unique needs of the music school was definitely taken into consideration and is the reason for the new building being developed the way it is being proposed. She noted that the Westbrook building will remain and be in use while the new building is constructed. She stated that this may cause some inconveniences at times, but it will still allow the school to function as it normally does.

Rodene asked if any elements of the existing Westbrook building will be a part of the new facility. Hay stated that the only things that might be retained is the existing connection to Kimball and a decision needs to be made on whether to renovate the small underground connection. Rodene asked where the LDS Center would be relocated to. Hay stated that the Office of Business and Finance is working on this, and the hope is that it will continue to be successful. Rodene asked if there would be anyway to save the trees that exist around the building. Hay stated that there has not been a full evaluation of the landscape, but if it is possible to save the trees they will be protected. She noted that it will become clearer as the design process develops.

The APC approved the PIR.

4.0 Report from VC Wilhelm

Wilhelm reported that the University is carefully watching the Covid vaccine federal mandate because there are some University employees who are contracted with the federal government. He stated that Central Administration and General Counsel is looking into the issue because there are employees at UNL, UNK, and UNMC that the mandate would impact. He reported that more information may be available in the next week or two and there will be more concrete guidance from General Counsel. He noted that the vaccine mandate would probably be handled on a per person basis.

5.0 Other Business

Zeleny reported that with the funds available from LB 384, the APC will be reviewing more project initiation requests. He noted that renovations to Bessie Hall, Morrill Hall, and Architecture Hall are all being planned. He stated that \$216 million worth of projects will be moving forward at UNL.

The meeting adjourned at 3:43 p.m. The next meeting of the APC will be on Wednesday, November 3, 2021 at 3:00 in the City Campus Union, Chimney Rock Room. The minutes are respectfully submitted by Karen Griffin, Coordinator.