

## **Facilities Advisory Committee (OFSAC) Meeting Notes – May 26, 2011**

**Members Present:** Larry Baker, Chair, Elizabeth Bird, Sheila Bonnard, Heidi Gagnon, Tom Morrison, Richard Smith, Melanie Stocks, Sandy Sward, Kevin Thane

**Members Absent:** Kevin Barre, Alan George, Rick Hixson, Chris Jenkins

**Others Present:** Jeff Butler, Chris Catlett, E.J. Hook, Robert V. Lashaway, Dan Stevenson, Patti Yasbek

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1. **Approval of Minutes – 3/24/11**

Bonnard moved to approve Minutes of the meeting held on March 24, 2011; Sward Seconded the Motion. Minutes were unanimously approved with no additions or corrections.

2. **Summer Schedule**

Butler proposed cancelling summer meetings, with the caveat that members hold the dates on their calendars in the event that there is a need for a meeting. Baker recommended holding a June meeting at the normal time due to pending issues before the Committee. Members agreed with this proposal and recommendation.

3. **Linfield Roof Recommendation**

Butler provided Committee members with a copy of the bid tab from the bid to re-roof Linfield Hall. Several alternatives for the re-roof due to damage from the 2010 hailstorm were outlined and discussed. Alternate #1 would replace the roof as it exists, with asphalt shingles. Facilities proposes going with alternatives #2, #3 and #4, which would correct skylight issues, add a safety railing for workers, and replace dormer cedar shingles with a more historically accurate plank siding. Alternate #5 would upgrade from the current asphalt shingle to a shingle similar to that on Montana Hall. This option is more in line with Campus Heritage Property Guidelines for historical buildings and is considered to have a 50-year life versus 20–25 year life of an asphalt roof. The insurance company would pay for the base bid and the State A&E office has offered to contribute \$50,000 for the upgrades. Since this is the opportune time to complete these upgrades, Facilities is proposing to capture the funds from either this fiscal year or next year's major maintenance budget. The cost for the proposed upgrades, after the insurance and A&E contributions, would be approximately \$70,000.

Stocks moved that the Committee recommend upgrading to the composite slate with the appropriate accompanying alternatives, with an impact of approximately \$70,000 to the budget. Bird Seconded the Motion and it was unanimously approved by the Committee.

4. **Campus Irrigation**

For the past several years, Facilities has been planning and saving for an expansion of the irrigation reservoir (originally built in 1983). Due to silting in the reservoir and expansion of the campus irrigation system, the existing reservoir was no longer adequate. As the contractor was beginning work this spring, three barrels of (at the time) unknown substance were unearthed. The department

of Safety and Risk Management was notified and the site was immediately shut down. The results of tests on the substance revealed that it is a non-hazardous cleaning solvent. It is not known when the barrels were buried. At this time, Facilities is waiting for the Department of Environmental Quality (DEQ) to advise what steps need to be taken. After approval from the DEQ to proceed, it will take approximately 3 – 4 weeks of construction before the pond can be filled. In the interim, Facilities has charged the sprinkler lines with City water in order to proceed with testing and repairs. In the event that the approval process stretches beyond the spring rains, Facilities is seeking recommendation on a plan of action.

- The first option would be to allow the campus to go brown. The disadvantage to this option is that any areas used during this time would be damaged and require re-seeding.
- A second option would be to tie into the City water system. This option would cost approximately \$10,000 installation (for a backflow preventer and meter). Although the City would not be able to provide enough water for the entire campus, it could allow irrigation of the intramural fields for summer soccer use. The fields would need to be irrigated once a week at a cost of \$3,600 each time. There is no long term advantage to the city tie-in since Facilities is currently in the permitting process for the Marsh well which, once permitted, would provide plenty of water for a backup system. The City has not yet been contacted and may not agree to this option.
- A third option may be to construct a wet vault (mini-reservoir), which could be fed by water normally sent to the reservoir. The cost would be approximately \$10,000, however there would be no charge for the water. Hook advised that they need to ensure the engineering works. This alternative would also allow for limited irrigation of the intramural fields but not include any other portion of campus.

Stocks advised that Sports Facilities would be a good partner in the process and will work with Facilities for the best solution. It may be that the summer soccer use of the intramural fields might need to be cancelled, although this could have political consequences. Committee members agreed that support for activities (e.g. soccer, football) is important with aesthetics a lesser consideration. An explanation for the non-irrigation will also need to be communicated to the campus community.

Morrison moved that the Committee recommend proceeding with the vault proposal, pending a successful engineering analysis. Thane Seconded the Motion. After further discussion, the Motion was amended to include pursuing the vault proposal until the end of the following week, at which time, if it becomes apparent that the vault will not work, pursue City water. The Motion will also reflect the priority of providing water to the fields in support of summer activities, with watering the remainder of campus having a lesser consideration. Morrison agreed to the amendment to the Motion and Thane's Second remained in effect. The Motion was unanimously approved by the Committee.

**5. Facilities Annual Report**

This Agenda item will be discussed at the June meeting.

The meeting was adjourned at 12:04 pm.

Respectfully submitted,  
Sharon Morrison  
Facilities Services