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## **Building and Grounds Committee Meeting Minutes, October 17, 2008**

Building and Grounds Committee

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## UNIVERSITY BUILDING AND GROUNDS COMMITTEE

### MEETING MINUTES

October 7, 2008

#### Attendance:

Matt Rizki, CECS  
Gordana Gataric, SOM  
Jim Amon, COSM  
Linda Ramey, CEHS  
Jonathan Winkler, COLA  
Jeanie Bochenek, CONH  
Dan DeStephen, CTL  
Vicky Davidson, Facilities Planning Department  
Marian Hogue, Registrar  
Mary Holland, Assoc. Registrar  
Rob Kretzer, Parking and Transportation  
Dave Bukovinsky, Parking Advisory Committee Chair  
Matt Filipic, VP-Business & Fiscal Affairs Admin  
Members of the Physical Plant Department

#### **Call to Order**

Matt Rizki welcomed everyone and thanked them for coming. The meeting commenced at 9:00 AM.

#### **Reports and Discussion**

##### **1. Energy Saving**

Dr. Filipic and several members of the Physical Plant Department presented a report on energy usage on main campus. This report noted that House Bill 251 mandates a 20% reduction in energy consumption per square foot of space on campus by 2014 (2004 → 2014), creation of a 15 year Energy Master Plan by December 2008, a 10% improvement in energy efficiency for all new construction and requires the university to report its energy consumption / carbon footprint to the state. The report also detailed the rising cost of energy usage on campus (~\$4M in 2004 to ~6M in 2008). About half of this cost is for electricity. Currently the cost of power from Dayton Power and Light is limited to 3% increase per year for the next two years and then it is a free market. The report also described a number of investments in equipment and procedures that have already been implemented to reduce energy consumption and lower costs and went on to list a number of potential changes that could result in additional savings.

The issues to address include:

1. How do we reduce energy consumption to meet the State mandate?
2. What level of cost savings can be achieved?
3. In the process of reducing energy consumption, how do we maintain a comfortable work environment for students, faculty and staff?

The BGC discussed these issues and raised the following questions:

1. Are there government guidelines regarding acceptable temperature in classrooms and offices?
2. Is there data or a study that describes the lower and upper bounds for a “comfortable” working environment with respect to temperature, humidity, etc.?
3. What types of controls are currently available in buildings on campus to adjust temperature and what type of monitoring is available?
4. Can classes be scheduled in certain areas of building or selected building during the summer or intersession so building temperatures can be adjusted?
5. Can increased use of new technology (e.g. green roofs, solar panels) to help solve this problem?

BGC noted that any adjustment to the environmental conditions will affect students, faculty and staff and will involve some level of inconvenience. The ultimate question is how to balance energy savings (and cost savings) with the need to maintain a comfortable working environment. The Physical Plant personnel explained some of the difficulties associated with micro-managing heating and cooling across campus. For example, the university uses more efficient water evaporators for cooling. These units can be damaged if they freeze so they must be drained and shutdown when the temperature drops below a certain level. Unfortunately the change over from heating to cooling or vice versa is a multi-day process so it is not possible to simply switch turn-up the heat or turn-down the air conditioning if there is dramatic change in outdoor temperature. The BGC believes that if the university community fully understands the problem, there will be an increased tolerance to reasonable levels of variation in temperature. The BGC’s first step is to understand what types of variations are required to achieve the energy saving / cost saving goals, what level of inconvenience is acceptable for each type of area and what type of educational process can be developed for the community.

## 2. Dining Facilities

There is no table service dining facilities on main campus. A survey of other universities across the State suggests that the majority of campuses have such facilities (see table below). The BGC asked Dr. Filipic if the university tracks how much funding is spent on catering service and in off-campus restaurants for various functions that could be done in an on-campus facility. Dr. Filipic said he could provide total figures, but was not sure it is possible to obtain the cost estimates broken down into specific categories as requested by the BGC. He suggested the BGC coordinate with the Dining Services Committee.

University	Table Service	Restaurant Name
University of Akron	Yes	The Grill Room
Bowling Green State University	Yes	The Bowling Greenery
Central State University	No	<b>Sodexo Operation</b>
University of Cincinnati	Yes	Faculty Club -- join for a fee
Cleveland State University	Yes	Elements Restaurant
Kent State University	Yes	Schwebel Garden Room
Miami University	Yes	1809 Room
Ohio State University	Yes	Bistro 2110 and Viewpoint
Ohio University	Yes	Latitude 39
Shawnee State University	No	<b>Sodexo Operation</b>
University of Toledo	Yes	Phoenicia Cuisine

Wright State University	No	<i>Sodexo Operation</i>
Youngstown State University	No	<i>Sodexo Operation</i>

### 3. Furniture Replacement Policy

The committee asked Dr. Filipic to explain the University’s policy for replacing furniture in common areas. Dr. Filipic indicated that the university uses a system of decentralized finances which allows the colleges to set their own priorities for furniture replacement. The university’s responsibility for oversight of the replacement of furniture across campus does not appear to be well established. The BGC noted that while finances and responsibility can be decentralized, the university must still provide guidance so common areas controlled by colleges and departments are maintained at the same level as those managed by the university. BGC asked Dr. Filipic to work towards developing a university policy that sets guidelines and recommended time tables be created for scheduled replacement of furniture in common areas regardless of what unit controls the facilities.

### 4. Classroom Survey

Marian Hogue presented the classroom utilization data. The report shows that the average daytime classroom occupancy ranges from low of 63% on Friday to a high 89% on Tuesdays. This data suggests that with projected growth in enrollment, there will be a severe classroom shortage in fall 2009. It was also noted that some adjust to classroom scheduling might cope with the projected increase in enrollment (i.e. moving classes to the 8:30 AM time slot), but Marian Hogue noted that ultimately there is a need for more classrooms on campus. This can be achieved by either building new space or converting existing space. Vicky Davidson and Marian Hogue are preparing a recommendation for the Provost on the number and size of classrooms that need to be built.

All of these figures suggest that the University must begin construction of classrooms as soon as possible. The BGC also noted that these figures do not include any measure of the quality of the classrooms. The real measure of classroom availability should measure how many courses are assigned to appropriately designed classrooms based on styles of instruction. If rooms are categorized as suitable for lectures, recitations, group discussions etc., then assigning a lecture course to a room designed for a group discussion is not acceptable. Under this scenario the classroom shortage is more severe than indicated in this report.

The committee discussed developing an online survey that can be used to monitor the status of every class/classroom on campus on an ongoing basis. The idea is to create a database that can be used to identify classrooms that have problems and correct these problems or avoid scheduling certain types of classes in these rooms.

### Future Meetings

Monday, October 27<sup>th</sup> at 9 AM in 499 Joshi

Monday, November 10<sup>th</sup> at 9 AM in 499 Joshi

Adjourn