Meeting Minutes

Project No.: 09-0090
Project: UNMHSC Master Plan Update Meeting
Date: 1-21-2010
Place: UNM-HSC HSSB Conference Room 316

Attending: Betsy VanLeit UNM-HSC IE bvanleit@salud.unm.edu
Carolyn Voss UNM-HSC Clinical cvoss@salud.unm.edu
Holly Buchanan UNM-HSLIC hbuchanon@salud.unm.edu
Jeffrey Griffith UNM-SOM jkgriffith@salud.unm.edu
Jeff Wiggins UNM-HSC Compliance jawiggins@salud.unm.edu
John Trotter UNM-HSC jtrotter@salud.unm.edu
John A. Pieper UNM-COP jpieper@salud.unm.edu
Margaret Montoya UNM-EVP Montoya@law.unm.edu
Mary Vosevich UNM-PPD Lobo Energy mvosevich@unm.edu
Mary Kenney UNM-Planning & CD mkenney@salud.unm.edu
Moira Gerety UNM-ITS mcgerety@unm.edu
Nancy Ridenour UNM-CON nridenour@salud.unm.edu
Patrice Martin UNM-HSC pamartin@salud.unm.edu
Paul Roth UNM-HSC EVP proth@salud.unm.edu
Pug Burge UNM-HSC Admin pburge@salud.unm.edu
Richard Larson UNM-HSC TR rlarson@salud.unm.edu
Scott Sauder, Esq. UNM-University Council ssauder@salud.unm.edu
Steven Beffort UNM-ISS beffort@unm.edu
Steve McKernan UNMH smckernan@salud.unm.edu
Tabia Murray UNM Planning & CD tabia1@unm.edu
Valerie Romero-Leggoit UNM-HSC Diversity vromero@salud.unm.edu

Bill Sabatini DPS bills@dpsdesign.org
John Driscoll DPS johnd@dpsdesign.org
Tobias Flatow DPS tobiads@dpsdesign.org

Clint Compton TIG clint.compton@theinnovagroup.com
Peter Trice TIG peter.trice@theinnovagroup.com

Sue Brawley Brawley & Co. sue@brawleyandcompany.com

By: John Driscoll

Copies To: Attendees, David Derr (Ellerbe/Becket)

Issue Date: 1.26.10
Discussion Items:

Introduction by Paul Roth. DPS and UNMH-HSC agree that the intent of the meeting is to discuss programming efforts, facilitate HSC input to the Master Plan and take steps to fill information holes.

DPS presents the Meeting Agenda:

I. Review of the Master Planning process (The Roadmap) and what could be accomplished in the coming months.

II. Summary of the Strategic Documents and subsequent information with focus on special needs to fulfill UNMHSC facility goals.

III. Identify Issues and Discuss Planning Precepts

IV. Next Steps

V. Summary of accomplishments and closing statements.

1. DPS reviewed the Master Planning Process (The Roadmap) with the committee:

   ![Diagram](image)

2. Sue Brawley provided a summary of the Strategic Documents and subsequent information with focus on special needs to fulfill UNMHSC facility goals.
   
   a. Cross-cutting themes
      
      1. Create Flexible, Adaptable Space that can be used in a variety of ways.
         
         Examples include:
         
         1. Integrated lab/teaching/clinical space
         2. Space for problem-based tutorials
         3. Venues to stimulate formal and informal communication across disciplines
         4. “Virtual offices” for telecommuters” to use when they are on campus.
      
      2. Develop “Life Enhancing/Heart” Space for the HSC Academic Community
         
         Space where students, staff and faculty can:
         
         1. Learn
         2. Teach
         3. Conduct scholarship
         
         ...in an unstructured, spontaneous social environment that allows them to socialize, eat, work out, and obtain personal services (such as banking and dry cleaning). These facilities would be a tool for recruitment, retention, and advancement of diversity.
      
      3. Integrate Technology Infrastructure throughout the HSC Campus
Examples include:

1. Integrated lab/teaching/clinical space
2. Space for problem-based tutorials
3. Venues to stimulate formal and informal communication across disciplines
4. “Virtual offices” for telecommuters” to use when they are on campus.

4. Significantly Improve Campus Access and Parking

The UNM master plan should include a North Campus Transportation Component designed to increase:

1. Regional public transit
2. Campus shuttle buses
3. Bicycles
4. Foot Traffic

...the facilities should include ample visitor and patient parking as well as exterior lighting and other physical security measures and services.

3. The design team presented issues and resulting Planning Precepts for the committee’s verification.

a. Administration

Ensure an environment that supports our mission and that is consistent with our values and leadership role as the state’s only academic health center. (Strategic Plan May 2008)

Precepts:

i. Greater parking capacity
ii. Transit will have shorter headways and greater reliability
iii. Physical environment will be aesthetically pleasing
iv. Central Administration growth:

1. Increased administrative support for the offices of the three college deans
2. Finance will increase its capacity
3. Marketing will increase its capacity
4. Legal will be more robust
5. Administration and finance may be located in a single building, with the programs and faculty distributed
6. Administrative support will be provided for additional programs like Poison Control and Autism

b. Education

Address health professional workforce needs in New Mexico by enhancing the size and array of educational programs at the Health Sciences Center. (Strategic Plan May 2008)

Precepts derived from the Education Focus Group Meetings:

1. Immediate need for Domenici Center Phase 3a/3b
2. Need for additional Classrooms and Labs
3. What are the identity Buildings for SOM, CON and COP
4. How will Faculty Offices be allocated throughout the HSC
5. Growth of campus “Life Enhancing Spaces/Heart”
6. Location of the EMS Academy
7. Future HSSB use
8. Parking remains critical
c. **Library Informatics and Tech Services**
   Precepts:
   1. Collection will remain at 90% electronic
   2. Increased storage space
   3. Increase in distributed knowledge management
   4. Increase in electronic classroom space
   5. Additional faculty offices will be needed

Subsequent Information:
   1. The majority of HSLIC expansion should occur in the current building, which will require Poison Center, SOM Assessment, and SOM Admissions to be relocated.
d. **Research**
   Meet expected growth in the research enterprise and, by doing so, have a greater relevance and impact on the health and healthcare of NM unique populations. *(Strategic Plan May 2008)*
   Precepts:
   1. 60 – 70 % increase in wet lab space
   2. Expanded and improved animal facilities
   3. 100% increase in space for clinical trials
   4. Significant growth in dry lab space for population-based research, epidemiology and community based research.

Information from Research Focus Group Meetings
   1. Estimated expansion does not include the new CRTC
   2. CRT will become the CTSA
   3. Wet /Dry-lab integrated expansion in the “M” lot area
   4. BMSB evolves into a research building
   5. Dry-lab and clinical trials in the East sector
   6. Centralize animal facilities
   7. New research buildings will be multi-disciplinary
   8. CDD should move out of leased space to decrease research leased space
   9. Parking is a critical component
e. **Infrastructure**
   Services Include:
   1. IT
   2. Physical Plant
   3. Water – domestic & fire
   4. Steam and Chilled Water
   5. Electrical Power
   6. Landscape Maintenance
Program Scope Precepts:

1. Central Utility Buildings for chilled water and steam
2. Lands West and North Campus
3. Water well improvements and tank for fire water
4. IT consolidation and expansion totaling 90,000 sf
5. IT hubs throughout HSC campus
6. Electrical feed from a second source to existing yard
7. Service corridors from North Campus to Lands West
8. Yards, OCP and Planning and Campus Development

Innova presented a draft of the projected 10 year growth analysis for the HSC and UNMH. The planning team noted there will have to be further investigation conducted to properly allocate spaces that are shared, redundant, or not yet identified. However the approximate campus growth totals will remain relatively unchanged from the presented information:

<table>
<thead>
<tr>
<th>Department</th>
<th>Existing BGSF</th>
<th>Growth BGSF</th>
<th>Future BGSF</th>
<th>Growth Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>HSC/SOM Spaces</td>
<td>850,583</td>
<td>791,157</td>
<td>1,641,740</td>
<td>93%</td>
</tr>
<tr>
<td>UNM HSC Related Spaces</td>
<td>268,798</td>
<td>---</td>
<td>268,798</td>
<td>0%</td>
</tr>
<tr>
<td>UNMH Spaces</td>
<td>1,441,504</td>
<td>1,073,497</td>
<td>2,515,000</td>
<td>74%</td>
</tr>
<tr>
<td>Totals</td>
<td>2,560,885</td>
<td>1,864,654</td>
<td>4,425,539</td>
<td>73%</td>
</tr>
</tbody>
</table>

DPS showed the method the team uses to determine facility conditions and the resulting need for updating or work.
Open Discussion:

Q (UNM-HSC): In the Growth Analysis Chart, why is there only 8,000 SF listed as the total space for HSC classrooms?
A (TIG): Some spaces are already listed within other categories and departments, that represents the total non-affiliated classroom space.

Q (UNM-HSC): In the Growth Analysis Chart, what does the category “UNM HSC Related Spaces” include?
A (TIG): Soft, non-primary, or shared spaces such as: Infrastructure, Lobby, Circulation.

Q (UNM-HSC): In the Growth Analysis Chart, does “Existing” include Leased Space?
A (TIG): No

Q (UNM-HSC): In the Growth Analysis Chart, why is there no value noted at UNM Administration?
A (TIG): We have not yet to analyzed, or IDd those spaces. Currently, they represent gaps in information.

Q (UNM-HSC): What is the Growth Analysis spreadsheet going to be used for?
A (Mary Kenney): A start. The first draft to having a 10 yr growth projection.

Q (UNM-HSC): How was the growth projection developed?
A (TIG): Through Pug Burge and the Department of Research

Q (Mary Kenney): How do we deal with the Town/Gown aspects of this planning, coordinating with the neighborhood, City Council, etc..?
A (Paul Roth): That is an issue that needs to be handled through Pres. Schmidly’s office.

Q (John Trotter): How do we provide department information to the master planning team?
A (Paul Roth): (Refer to the Action Items)

*Point of Emphasis from the Master Plan Team:

Peter Trice noted that although the growth projection is for 1.8 million sf, the necessary parking to accommodate would also be close to 1.8 million sf. UNM doesn’t have the land to continue to build in a way that doesn’t allow for higher density building solutions and structured parking solutions.
Action Items

The meeting concluded with a plan of action to address the items presented by the Master Plan Team. Steve McKernan was asked if UNMH needed to provide any input on the following items, Steve McKernan confirmed that they did not. Need to contribute information. So the timing will not interfere with the development of the UNMH Master Plan Phase II, and the information pulled can be used in his own report, Steve McKernan proposed to extend the deadline for submitting the UNMH Master plan Phase II 4-6 weeks.

It was agreed that the committee will reconvene at the end of February and the end of March to provide information to the Master Plan for those items. Paul Roth requested that UNMHSC be provided a draft of the UNMH Master Plan Phase II.

The resulting Action Items are as follows:

**Action Item 1: Validate the General Strategic Concepts**

To be reviewed and confirmed by the committee.

**Action Item 2: Develop correct department space inventory SF**

To be further developed by the Master Plan Team (TIG)

**Action Item 3: Define the process to reconcile HSC and School/College Administration space.**

Paul Roth: This item will be coordinated by Pug Burge.

**Action Item 4: Discuss the challenges to align facility planning with concepts of integration.**

- Clinical Space/Faculty Offices
- Clinical Space/Research

Paul Roth: This item will be coordinated by Mary Kenney,

The full committee needs to provide the information to complete this action item. The committee will create a list of question within the individual departments, and then filter as a group before presenting it to the Master Planning Team. The committee will assume, as a rule, that faculty office have to be located adjacent to their operable function, with one office per faculty member (not including shared offices).

Peter Trice: TIG will create a vision of the future for faculty offices in terms of distribution and bundling. HSC can test it to align with their own needs prior to creating internal department lists.

Richard Larson: UNM should look at Duke University 30 yrs ago vs. now. This is a comparable case study to where UNM vs. 10 yrs from now. It is similar in that it’s a large land-size single campus that is neatly integrated through transit links.

**Action Item 5: Discuss General Concepts of Research Growth and Expansion.**

- Disposition of Tri Services
- Disposition of BSMB (ARF)
- Disposition of MRN
Paul Roth: The Master Plan Team will coordinate with Richard Larson.
There has been already been submission of a G20

Peter Trice: TIG will need responses from the committee regarding this action item within the next 2 weeks.

The Master Plan team will produce, as part of the final document submittal a figure ground map that shows existing campus and the new hospital in Lands West, density of new developments, and transit lines knitting the two. The plan will also convey a conceptual plan for future utilities.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.

End of Minutes