

October 26, 2022

7:00-8:45 PM

Meeting of COMO Preservation (previously known as Historic Preservation Alliance of Columbia)

Columbia Public Library

Friends Room

I. Call to order by Dianna O'Brien

The sign-in sheet was passed around

Dianna recapped the last meeting

II. The minutes of the last meeting were approved.

III. New name for our organization is COMO Preservation

Soon to have new website: comopreservation@gmail.com

IV. Stephen has put together "History Minutes" that will be on KOPN throughout the day.

V. Dianna introduced Gerald J. Morgan the Director of Space Planning and Management at the University of Missouri since 2015. Mr. Morgan is a registered architect with the State of Missouri. He has been with MU for 30 years as an Architect/ADA Project Manager and Construction Project Manager.

Mr. Morgan's presentation was about the Space Reduction & Strategic Relocation Initiative at MU. The key question for his group, "Does the proposed action further academic & research at MU?"

Some locations are protected such as Sanborn Field, a National Historic Landmark and the Conley House and Francis Quadrangle both on the National Register.

Education & General Buildings are funded by state appropriations & tuition reserves. In 1990 70 percent of E & G were funded by state appropriations. Since 2016 state appropriations fund less than 20 percent. E & G Building cost \$35 Million per year for maintenance as opposed to \$15.3 Million in 2020. MU current maintenance funding is -.52 percent of CRV (Component Replacement Value).

How to ID facility needs? An independent benchmarking & facility analysis consultant compared MU to similar colleges & universities concerned with aging buildings and maintenance costs. These ISES, are independent facility auditors. They made a facility condition index. Every 5 years buildings are surveyed. FCNI (Facility Condition Needs Index) is measured in percentage of facility needs. E & G Buildings rated .4 need full renovation or demolition. MU has 49-50 buildings on that list now. In 2014 there were 34 buildings listed. In 2016 Space Planning & Management was formed by the MU Vice Chancellor of Operations to find a solution. Findings were to reduce 750,000 gross square feet. Space reduction methodology was to identify current main campus buildings that have potential to receive displaced occupants. Buildings above .4 how to reasonably manage? Monthly meetings were held and bi-monthly meetings with Associate Provost.

MU Space Reduction Team & Timeline

2016 MU system contracts with Paulien & Associates to provide a space needs & utilization analysis for all 4 campuses. Their goal was to focus on classroom & lab space. Weekly work groups included architect, space planner and space use coordinator. Work of master planner to see how recommendations would work and get approval of leadership.

2017 FCNI list of 12 buildings identified. Where would the people go?

2018 Space, Planning & Management conducted tour of receiving buildings.

2019 Generated a list, schedule and costs for approval of Chancellor. Most buildings except Read Hall were on the edges of campus.

2020 Another space needs analysis was done.

Buildings amounting to 631,534 gross square feet were marked for demolition.

2022 Building demolition began.

This is an issue with state colleges and universities generally. Nobody donates money for HVAC. Donations are for new buildings. Federal Covid money is only available short term.

After building tear-down, the sites will become green space and future building sites. New buildings will be multi-use, but there are no plans for new buildings at this time.

Question about selling the buildings. MU cannot sell property like Read Hall in the center of campus. Mizzou North demolition will be \$5 Million, but to renovate and get it up to code would be approximately \$50 Million.

Question about Red & White Campus. Some buildings on White Campus will be demolished. McKee will be demolished, but they do not intend to wipeout White Campus.

Mr. Morgan will take further questions by email: morgang@missouri.edu

Dianna thanked Mr. Morgan for his presentation.

VI. Members were asked to join one of the four groups to work on activities to support COMO Preservation. The groups are - Structure, Outreach, Sustainability/Salvage and Advocacy.

The meeting was adjourned.