

## **URI Master Plan Review Team Minutes of Meeting**

Wednesday, August 28, 2013  
3:00 – 4:30 p.m.  
Alumni Center Board Room

**Present:** Shad Ahmed, Ryan Carrillo, Stephen Baker, Paul DePace, Tom Frisbie-Fulton, Will Green, Dave Lamb, Dave Lavalley, Ann Morrissey, Vin Murray, Dave Palazzetti, Rick Rhodes, Jerry Sidio, Vern Wyman

**Absent:** Linda Acciaro, Art Tuveson, Erin West,

**Additional Attendees:** Karen O'Neil, Diane Soule

**Special Guests:** Peter Mottur (Green Fins), Mike Shields (TCI Engineering)

### **Motions and Approvals**

#### **1. Narragansett Bay Campus/Graduate School of Oceanography (GSO)**

Peter Mottur of GreenFin, a public/private entity, introduced the project. They have been breeding tuna in captivity for a couple of years. They are studying Yellow Fin and other types of fish kept in an artificial aquaculture environment for the purpose of establishing a commercially acceptable tuna aquaculture industry. GreenFin wants to establish a business association with URI and its research programs at the Bay Campus. Current and future facility needs:

1. The area they now occupy at the Bay Campus is too small to keep the tuna alive for long before they need to be moved to a bigger tank. They currently have an 8 foot deep, 20,000 gallon water tank used to validate their study.
2. The team would like to expand the facilities to include non-commercial research and testing facilities. This involves a partnership agreement with URI's Graduate School of Oceanography.
3. A temporary building structure for the short-term (18 months or less) was discussed, followed by a permanent building.

Discussion points: GreenFin is proposing to buy and develop the temporary building, tanks, and equipment; then donate to URI. The fabric structure of temporary building is expected to last only one year.

The proposed hillside development (on Aquarium Road) is next to the existing Aquarium building, and includes retaining walls and facilitates temporary tent structure. Future development may include building north to further develop aquatic research.

**Vote:** To approve construction of retaining wall, slab, and temporary structure at the proposed site for the GreenFin business/research enterprise. **Amended:** This approval is contingent upon an acceptable MOU being signed by GreenFin and URI Dean Corliss to determine the details of the partnership. Furthermore, the GreenFin team must return to MPRT within six months with a plan for a permanent structure, which is subject to the review and approval by the MPRT and necessary governmental approvals and permitting. **Motion** made Rick Rhodes and seconded by Paul DePace. **Approved** unanimously.

## 2. Fine Arts Center Master Plan

Originally built with exposed concrete walls in the "Brutalist" architectural style, the FAC buildings are now nearly half a century old and do not do service to the excellent academic programs housed. Furthermore, the facility does not adequately accommodate the large number of patrons and students enrolled in courses in the building. The Boston firm of Kallman, McKinnell and Wood Architects has been hired to prepare an Advanced Planning report for the project. They conducted a space study, a survey of existing property, and interviewed all faculty. They determined five of the ten pods are in disrepair and are no longer suitable for renovation for reuse. For the remaining pods, the studies showed that it was more cost effective to repair and add to existing than demolish.

The architects prepared a number of alternative schematic plans and the planning committee approved a 3-story, bar-like structure with a central day-lit atrium, with integrated academic departments sharing space on multiple floors. The plan will follow some of the geometry of existing building. The new building configuration will create two exterior entrance lawn areas with the south lawn area opening onto Upper College Road. The materials on the building will be updated to provide more window connections to the outside, a new palette of natural finishes, and to meet new energy code requirements. The plan is expected to add approximately 30,000 net new square feet to the overall program space.

Discussion points: Vern Wyman noted that the future is uncertain for the suspended Hellenic Center construction project. This FAC plan would allow for the Hellenic Center to be removed or be completed, however this decision will affect upcoming design plans for the FA parking lot replacement and treatment of Storm Water.

**Vote** to approve overall building plan. **Motion** made by Jerry Sidio, seconded by Rick Rhodes.

**Approved** unanimously.

## 3. Washburn Hall Entrance

Paul DePace has been working on a fire & safety projects (new sprinkler and fire alarm systems, doors, etc.). The new entrance has been developed as a second exit from building as a new, small addition (architectural changes to the entryway). Tom Frisbie-Fulton showed plans and 2 renderings of the proposed new entry addition for MPRT approval.

**Vote** to approve new entryway. **Motion** made by Dave Lavallee, seconded by Paul DePace. **Approved** unanimously.

## 4. New Electrical Substation

Jerry Sidio and Mike Shields (TCI Engineering) discussed the need to construct two new substations to replace two very old substations 1 and 2 (40 and 50 years old). The normally programmed life of a substation is no more than 30 years.

- If substations 1 and 2 were both only 30 years old, they would have been able to replace them one at a time, leaving one in place during construction.
- Given the advanced age of the two existing, and their past experience during Super Storm Sandy, Facilities would not be able to successfully switch power between the two in a future emergency.
- Replacing will be difficult – the recommendation is to build, then transition substations to the new area.
- Site location for the two new substations would be at the corner of Butterfield and West Alumni roads. This area currently contains parking for approximately 36 vehicles.
- Electrical service downtime should be 1 day to 1 weekend.

Discussion points: Concern with the loss of 36 parking faculty/staff spaces, and the location of the new substations being located in the middle of campus. The proposed site seems to be reasonable, given the technical and phasing considerations. Most lines will be buried, so will take much less space than currently. The committee is concerned with the architectural/visual appearance of the new substation and would like to see architectural plans.

**Vote** to Approve with understanding that the developed design and equipment screening and landscaping plans will be presented to the Committee prior to final design approval. **Motion** made by Paul DePace, seconded by Dave Lavalley. **Approved** unanimously.

**Meeting adjourned at 4:30 pm.**