University Sustainability Council

Draft Meeting Summary

November 5, 2009

Attendees
Ann Wylie, Vice President for Administrative Affairs (Chair)
Sally Koblinsky, Assistant President and Chief of Staff
Mary Ann Ottinger, Professor and Associate Vice President for Research
John Farley, Assistant Vice President for Administrative Affairs
Scott Lupin, Associate Director, Environmental Safety and Office of Sustainability
Joan Kowal, Energy Manager, Facilities Management
Monette Bailey, Senior Writer/Editor, University Relations
Matthias Ruth, Professor, Public Policy, and Director, Center for Integrative Environmental Research
Allen Davis, Professor, Civil and Environmental Engineering
Bruce James, Professor and Director, Environmental Science and Policy
Karen Lips, Associate Professor, Biology
Joanna Calabrese, Undergraduate Student, Environmental Science and Policy

Presenters/Invited Guests
Frank Brewer, Assistant Vice President, Facilities Management
Jack Baker, Director, Operations and Maintenance, Facilities Management
John Vucci, Associate Director, HVAC, Facilities Management
Susan Corry, Manager, Energy Projects and Conservation, Facilities Management

Meeting Overview
The focus of the meeting was campus energy use. The meeting opened with a brief review of Climate Action Plan energy-related strategies to give the Council background on what has already been proposed. Facilities Management (FM) provided an overview of campus energy efficiency and conservation approaches and challenges. There were also reports on the Student Sub-Committee, the Energywise UM energy conservation pilot, the Green Greek Challenge, and Faculty Perspectives on After Hours Building Access.

Campus Energy 101
Frank Brewer described the challenges associated with operating buildings dating from 1893 to the present. There are a wide range of Heating, Ventilation, and Air Conditioning (HVAC) systems on campus and they range from antiquated, unregulated systems to state of the art mechanical systems that provide HVAC service to clean rooms. He explained that campus buildings generally fall into three categories – 1) Pre-air conditioning (1893-1957); 2) Seasonal systems which offer heating or cooling but not both simultaneously (1958-1990); and 3) Year round HVAC systems. The greatest number of campus buildings fall into Category 2.

Currently, these diverse “vintages” of HVAC systems are kept running until they break. Budget limitations only allow for minimal maintenance and repairs, not replacement. It was noted that a large portion of the $600 million facilities renewal backlog (½ to ⅔) is for updating mechanical systems to a
level where they could be controlled remotely which would allow for greater precision in building operations including energy efficiency and conservation approaches.

Susan Corry presented a summary of energy conservation measures (attached). It was noted that the current Johnson Controls Energy Performance Contract, with a “bundled” payback of 15 years has allowed a number of facilities upgrades including window replacement that would never have been otherwise feasible. So energy efficiency upgrades can help address the facilities renewal backlog through the bundling of short- and long-term payback items.

At the conclusion of the remarks, Frank Brewer presented a list of Endorsements Proposed for the Consideration of Sustainability Council (attached) and asked for the Council’s consideration of these policies and standards.

Members were appreciative of the Facilities Management proposals. Additional suggestions included looking at how building design issues (architectural lighting, window placement, building spacing) affect lighting consumption in buildings in addition to considering lighting standards. Members expressed interest in seeing lighting retrofit efforts across campus in hallways, classrooms, and offices and it was suggested that the Council should not endorse any lighting policy or standard without firsthand experience. It was suggested that the next Council meeting (December 3, 2009) take place in a location where the group could observe a number of campus lighting projects.

Other Reports

- **Student Subcommittee** – Sub-Committee Chair Joanna Calabrese provided background on the Clean Energy Fee which was originally approved by undergraduate students in April 2007 and will amount to approximately $98,700 in student fees for academic year 2009-2010. She noted that the Subcommittee is planning to have a proposal for Council review by January. There is a preference for new projects (activities that would not otherwise occur) and those with a direct impact on students though non-student oriented projects would still be considered. It is being conceived of as a “Green Fee” which is broader than a clean energy fee. Student members are drafting a proposed mission statement and draft administrative structure and by-laws for full Sub-committee review by the end of the year.

- **Energywise UM** – Joanna Calabrese shared a building energy “report” for the Chesapeake Building and updated the Council on efforts in the three pilot buildings (Chesapeake Building, Van Munching Hall, and Martin Hall). Members discussed how several of the FM endorsements and others such as a space heater policy would support Energywise UM conservation efforts. Members noted that there are also cultural barriers such as a perception that lighting signals a physical presence and productivity (“I am at work”). It was also suggested that building energy use should be monitored once the pilot is concluded to see whether energy conservation behaviors continue.

- **Green Greek Challenge** – Office of Sustainability staff Mark Stewart gave a brief update on the Challenge which is an extension of Energwise UM and is taking place in 15 fraternity and sorority houses on Greek Row. Results from the Challenge will be available after the Thanksgiving break.

- **Faculty Perspectives on After Hours Building Access** – Dr. James shared interactions he has had with an Honors English 393 class that is looking into after hours building access and energy use as part of a technical writing course. The diverse student team is examining energy use and access in 7 academic buildings and will be preparing reports that the Council would likely benefit from. Dr. James invited Council members to attend the team’s final presentations in early December and
suggested that faculty might be receptive to proposals for curtailing after hours building “services” (e.g., HVAC, hallway lighting) that come from students. It was noted that this issue is related to several of the suggested endorsements provided by Facilities Management.

- **Old Journalism Building** – Per a suggestion at the September 29 Council meeting, there is work underway to explore how the old Journalism Building might be retrofitted to demonstrate state of the art energy efficiency and conservation technologies and practices. It was suggested that such a project might be an opportunity for the student green fee to be used to solicit matching funds.

**Next Steps**
The next Council meeting will take place on Thursday, December 3 from noon to 1:30 pm. Next steps from the meeting include:

1. **Council Lighting Tour** – Determine a suitable location for the next Council meeting so that members can observe hallway, classroom, and office lighting retrofits – Office of Sustainability working with FM
2. **Space Heaters** – Document disadvantages of their use in campus buildings – Office of Sustainability working with FM
3. **English 393 Final Presentations** – Determine presentation schedule and invite Council to attend – Dr. James
4. **Old Journalism Building** – Get an update from FM about status of effort – Dr. Wylie