

# Facilities Master Plan<sup>1</sup>

## Mission:

Overall, College facilities exist to meet the wide range of teaching, research, and extension activities prioritized by CANR. For this college, that includes office, classroom, and lab space, as well as unique creamery, greenhouse, farm, and field units. Also, we utilize the landscape for these fundamental activities working both separately and in combination on agriculture, the environment, ecology, and horticulture. The desire to provide the best, most up-to-date facilities is constantly being balanced with budgetary constraints.

## Services:

1. Manage the planning, implementation, and budgets of all major facilities and capital projects for the College.
2. Monitor and initiate requests for routine maintenance and renovations of all CANR facilities.
3. Participate in general activities including committees, College activities, and University initiatives as well as tracking information including facilities spending and space surveys.

*Generally, the Admin Facilities Manager handles maintenance and renovation projects that are (1) interdepartmental or (2) supported by the Dean with funding or coordination for larger or more complicated projects. Departments typically handle maintenance and minor renovation within their own labs and offices. Likewise, unit leaders take the lead on their facilities, coordinating with the facilities manager and providing updates as needed. This includes the farm superintendent, greenhouse manager, creamery manager, Carvel REC director, and remote Extension office managers (461 Wyoming, Paradee).*

## Budget Needs:

In the past, the facilities budget started with base funding intended for routine maintenance and minor renovations. That account code was added to when larger projects were authorized. If this is to change so that the Facilities manager receives a finite annual budget that will be managed to accommodate multi-year maintenance planning, figuring out what this budget should be will take time. In FY12, about \$40,000 was spent on projects above basic maintenance, often as cost sharing with departments. Basic maintenance is about a third that much. Major construction projects require development of their own budget as we commit to them.

Catching up with deferred maintenance is also a consideration. A plan to improve facilities, especially on the farm will take time to develop and the cost for doing so will be significant.

As the potential for collectivizing facilities is considered, (i.e. storage areas, conference rooms, grad offices, open-use lab facilities), the increased need for Admin maintenance funding and oversight should be considered. Agreements will need to be reached on how maintenance costs will be shared between the budgets of facilities, other units, and the departments.

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<sup>1</sup> Take two, 6/12/13. JGM

### Staffing:

The work I could use part-time help with would be best done by someone who will consistently be available, so that time is saved after training. Also, having a non-student would be helpful because students have a hard time holding their own interacting with faculty or other maintenance staff. Consequently, except for fairly easy “paperwork” type tasks that can be done occasionally by office staff, I’m not able to distribute tasks.

### Outsourcing and Collaboration:

1. I will be moving departmental space surveys to the respective administrative offices.
2. I’m moving nutrient management to Mike Popovich for Newark, Vic Greene and Cory Whaley for downstate, and turf nutrient management to Mike Loftus.

### Action Items:

1. Work with the Dean to develop a plan for renovating or replacing Worrilow.
2. Work with the Dean and Departments toward renovating and constructing facilities that are identified in department/Admin master plans and prioritized.
3. Develop an overall plan to improve maintenance of farm structures and roads.
4. Develop/implement a system to address disposal of unused equipment and supplies.
5. Develop/implement a plan to identify all storage spaces and formally assign them to avoid dumping grounds.
6. Continue to work on removing buildings that the College fully maintains from RBB Algorithm 12.
7. Work closely with the CANR Space Committee to meet the needs of departments.

### FY14 Foundational Steps:

See above.

### Department Master Plan Support:

The following two pages identify ways that I can contribute to implementing the facilities component of departmental plans. For the most part, my action items listed above are not mentioned by the departments, with the exception of addressing Worrilow.

Glaringly, whether this results from the master planning instructions or whether it reflects actual departmental mindset, departments did not strongly address a vision for how the landscape should be maintained or improved to meet their missions to any great degree. ANFS does recognize the need for adequate farm staffing (I strongly agree) but, otherwise, the land itself was not considered. Our land provides infrastructure, fields, water systems, and a wide range of habitats and gardens that are fundamental to departmental missions. All of these have a cost to them, the same as equipment, buildings, and people. Why is there no vision for the future of this landscape?

## **Facility Support for Identified Needs in Draft Departmental Master Plans<sup>2</sup>**

### Faculty and Staff Office Space

Office space will primarily be addressed within the space committee. A rolling list of available space will be maintained that can be utilized as additional staff and faculty are hired. Several offices can be made available by limiting faculty to a single office in DBI or ISE. Using office space more efficiently would still not meet the desired increases identified by departments, especially APEC who would like to double in size over 25 years. The closest opportunity for that much office space would be to accept 501 S. College. (Recall, the great cost associated with renovation was for removing loadbearing walls to create larger open spaces. Leaving the building configured as offices would require minimal expense, provided Facilities is tasked with paying for basic infrastructure improvement.) Taking over 501 S. College would also provide a valuable large meeting/lecture space for all departments. Alternatively, converting Worrilow to office and classroom space would work.

### Graduate Student Office Space

Graduate student space falls within the purview of the Space Committee. Space is not provided consistently across departments. Initial discussion within the Space Committee is that the College should work toward providing a desk for every grad student in all departments and that there should be minimum standards for graduate office space across all departments that meet basic UD safety and ADA occupancy standards. Some inter-departmental sharing may be desirable with care toward clustering researchers using similar technologies or research topics. There are few available spaces for additional graduate students within our current footprint without repurposing existing spaces such as conference rooms or possibly 057 Townsend when the economics lab moves. Taking over 501 S. College or converting Worrilow could provide grad student space. PLSC needs should be addressed with some farmhouse renovation once Jin and Sparks students move to ISE.

### Research Facilities:

A strong consensus is that Worrilow does not meet current research needs. Per Krawchuk, the building should only be renovated for less infrastructurally intensive uses like office or teaching space. A new building is needed that allows for lab systems similar to ISE or DBI in Newark. Likewise, Lasher lab may need to be repurposed and a new building constructed. Lasher's BSL-2 lab needs renovation or replacement and a new BSL-3 lab is needed. New buildings will be discussed collectively below.

### Classrooms

Several departments expressed the need for more and larger lab classes to allow expanded enrollment. One possibility is to combine the two large adjacent lab classes in Worrilow. No additional space is available within our current footprint and would have to be addressed while

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<sup>2</sup> Based on draft master plans as of 6/11/13. JGM

planning a new lab building and renovation of Worrilow. There may be ability to improve two remaining lab classes in Worrilow and the one in Townsend.

ANFS has identified the need for a test kitchen and sensory lab to expand food science teaching. This could be accommodated in the Newton building with considerable renovation (and removal of animal research from the building).

ANFS has also identified the need for a PBL classroom on the Webb farm. The only space available is the small recently renovated student room in the sheep barn. Alternatively, if space can be carved out, a room could be built in the arena.

General classroom space cannot be increased within the current footprint but existing classrooms could be renovated to accommodate multiple teaching styles. Some would require main campus cooperation.

### Storage

ENWE would like a 40 x 60 pole barn on the farm for large equipment storage. This is not strictly needed if they can keep half of 124 Worrilow once cleared. They also have space in the Entomology building, in farm buildings, and in the S. greenhouse. What they would gain, however is replacement of the Ecology Woods field building and that has merit. We have a design and budget. Funding is required.

Extension needs storage in Paradee. This likely requires acquisition of additional space either within Paradee or at a remote storage facility. Some improvements might be gained by renovation of existing storage spaces.

### Other

Insect Reference Collection Museum- While the space is not ideal, perhaps 056/057 Townsend could be renovated for this purpose. Once a location is identified, renovation needs are not complicated.

Economics Lab/Center – Project under way.

### New Buildings

New buildings require funding which requires design and cost estimating. Under consideration are two lab buildings (Worrilow replacement and perhaps Lasher), two commercial poultry houses, a 40 x 60 storage building, and eventual replacement of the Newark broiler house. Once prioritized, we can work with FP&C to generate designs and budgets that can be used for fundraising and planning.

Storage needs are ever expanding. To a significant extent, current needs can be met by purging old equipment and supplies, and careful allocation of existing space.