UNIVERSITY OF MISSOURI 2014 CAMPUS MASTER PLAN & CLIMATE ACTION PLAN UPDATE

DRAFT, MARCH 2014

Annual Plan Allows For Flexibility

Mizzou's Campus Master Plan and Climate Action Plan is updated annually, allowing for flexibility to better address the needs of a growing, ever-changing campus.

This proactive approach has allowed the university to meet job demands and enhance the state's competitiveness by graduating students in science, technology, engineering, mathematics and medicine (STEMM) programs.

Begun more than 30 years ago, MU's master planning effort addresses current and future needs, while remaining mindful of Mizzou's commitment to fiscal and environmental stewardship.

This year's plan furthers the academic mission by addressing the need to invest in building facilities and infrastructure that support STEMM.



BY THE NUMBERS

16.5 MILLION

campus building space

in onsite green energy generation among colleges & universities*

1,262 ACRES ON MU'S CORE CAMPUS



5,759 TREES ON 705-PLUS ACRES OF DEVELOPED LANDSCAPE

U.S. EPA Green Power Partnersh

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CAMPUS PLANNING COMMITTEE TO TACKLE INFILL STUDY

This year, a cross-sectional campus group began studying where future development might occur at MU. Since the previous campus infill study in 2007, significant changes have occurred, including Mid-Campus Housing, Parking Structure No. 7, Missouri Orthopaedic Institute, the Patient Care Tower and the extension of Hospital Drive.

As part of this infill study, potential buildings, landscape areas, pedestrian circulation, vehicular circulation, parking and utility infrastructure and storm water mitigation areas are being explored. This approach will help the University understand how best to service all of the campus.

Once the technical aspects of campus systems are surveyed, the cross-sectional group will work with the university's Campus Facilities Planning Committee to refine recommendations for campus growth.



The infill study will address future opportunities for buildings, landscape areas, pedestrian circulation, vehicular circulation, parking and utility infrastructure.

CONSTRUCTION AT MU IMPACTS ECONOMY

izzou 's campus construction has a positive impact on the local economy, but the numbers aren't always quantified. To determine the numbers, MU relies on multipliers developed by the Commercial Real Estate Development Association (NAIOP). A multiplier is a number used to calculate

the final economic impact of each dollar spent, and the NAIOP conducts research that analyzes the total impact of construction projects to create these multipliers.

Below is a chart showing cost, economic impact, and earnings and jobs generated for four MU projects.

PROJECT DESCRIPTION	TOTAL COST	IMPACT ON OVERALL ECONOMY*	EARNINGS GENERATED J	OBS GENERATED
Memorial Stadium East & West Expansion	\$50,485,000	\$109,395,947	\$32,012,539	852
Johnston & Wolpers Renovation	\$37,540,000	\$81,345,426	\$23,804,114	634
Gwynn Hall Renovation	\$10,500,000	\$22,752,450	\$6,658,050	177
East Campus Chilled Water Plant Phase 2	\$19,070,000	\$41,322,783	\$12,092,287	322

* The total economic impact a particular project had on the gross state product. The direct spending for development and operations generates additional jobs and increases payroll. These dollars are re-spent within the local, state, and national economies, generating additional economic benefits.

AUXILIARY VS. E&G SPACE: WHAT'S THE DIFFERENCE?



MU Student Center

vildings on campus fall into two different categories, each with different funding models.

Auxiliary spaces, such as a bookstore or residence hall, generate income, thereby paying their way for new construction. Educational and General (E&G) spaces, on the other hand, rely on general revenue allocation. "When you buy a football ticket, get a sweatshirt at the team store or pay your hospital bills — when you're exchanging money at the venue — all of those entities are auxiliaries. When you attend class, go to the entomology museum for free, or come watch your kids at a music competition, that's E&G," Facility Operations Director Jeff Brown explains.

Rising enrollment, ongoing maintenance costs and declining state funds are challenges for E&G space; Campus Facilities would need more than 18 times its annual budget to fix all the maintenance issues on campus. When possible, university administrators are choosing to renovate buildings instead of making small repairs. Buildings are chosen for renovation based on eliminating high maintenance costs and how renovation will further the academic mission, Heiddi Davis, director of Space Planning and Management, says.

With an unusable basement and lots of potential to improve space, Gwynn Hall on the white campus was a prime candidate.



Gwynn Hall Lab Renovation

"I'll never forget the day when Gary Ward came over and told us we would get this done," says Steve Jorgensen, Dean of the College of Human Environmental Sciences. It was spring of 2010, and the college had begun renovating Gwynn on its own piecemeal, with program funds from both HES and the Nutritional Sciences program. They had stripped the floor to concrete and were about to retile, when Gary Ward came and said, "Stop what you're doing," Jorgensen says.

Jorgensen and other stakeholders sat down with Davis and others to discuss what they needed and wanted in labs and offices. Four years later, Gwynn has three up-to-date centrally scheduled classrooms, a high-tech metabolic kitchen, labs for drawing blood and tissue samples, and exercise and strength machines in the basement.

The building matches the clean aesthetic of other recent renovations in Switzler and Tate. "We want it to look nice, but be functional and provide an engaging environment," Davis says. "Our goal is for each renovation to further the academic mission."

Jorgensen sees recruitment potential in the renovations. "High school students and teachers come in on college visit days," he says. "Walking them through now will be a much more impressive experience."

STORMWATER MASTER PLAN PROVIDES GUIDANCE

s water flows downhill off campus, it collects in Flat Branch Creek and Hinkson Creek. It moves faster to those streams when flowing over impervious surfaces such as asphalt or rooftops than it does if plants and soil absorb the rain. Because of this effect in urban environments, heavy storms cause flash flooding in local waterways. MU implemented the Stormwater Master Plan in 2012 to set goals and provide guidance for future development on campus.

Flooding is not the only problem. "The faster stormwater moves, the more sediment it picks up and the opportunity for infiltration is reduced," says Jennifer Dailey, facilities project manager. Soil on campus might erode away, as might creek beds downstream. Extra sediment and water heated by pavement may change stream habitats.

To address this problem, stormwater planners at Mizzou now aim to ensure that runoff is not increased and look for ways to improve water quality with each new construction project. Some standalone mitigation projects also have recently been implemented. A new bioretention basin below the southeast parking lot at Stewart and Providence roads is one example. "A lot of vehicles can leak transmission fluid, brake fluid or oil, and in that leakage there may be things that are harmful," says Pete Millier, director, Campus Facilities – Landscape Services and Mizzou Botanic Garden. A depression in the ground sequesters pollutants, and a portion of the water is kept from washing to Flat Branch. "For us, a few thousand gallons here and there makes a big difference," Millier says. As a bonus, it demonstrates good stormwater practice to the community.

Both Millier and Dailey say this is not so much innovative as common sense, and a way to further the university's academic mission. A large-scale, collaborative effort among Campus Facilities, the civil engineering department, MU Sustainability, and researchers in the forestry department is shining new light on both stormwater monitoring and BMP performance in mid-Missouri. "We are looking at opportunities for stormwater improvement with every project," Dailey says. "It is an exciting time to be at Mizzou."

BEST MANAGEMENT PRACTICES (BMPs)

Mizzou BMP Model: The University of Missouri uses a variety of BMPs to control stormwater runoff throughout the campus. Cisterns, swales, pervious pavers and bioretention help turn affected areas into environmentally sustainable spaces.

BMPs IMPLEMENTED:

- Providence and Stewart Bioretention Basin: The newest and most visible BMP on campus has the capacity to capture over 6,000 gallons of water during a stormwater event. At two feet deep, the basin captures toxins from the parking lot, and deep-rooted plants absorb water.
- Patient Care Tower: A Green Roof on portions of the roof absorb rain and can be admired from higher floors.
- Southwest Housing: Detention basins in the residence halls and Providence Road retain rainwater and release it slowly.
- Stankowski Field: Eighteen inches of large rock rests underneath the turf to help water drain. As a bonus, it stores rainwater and releases it slowly, helping reduce erosion and flash flooding.
- Francis Quadrangle: Clay soils and uneven topography acted as a bowl for rainwater. "Instead of throwing up their hands and saying, 'Well, it's just a swamp,' Landscape Services graded the slope, added organic material, and now the lawn absorbs water and releases it in a measured rate," Millier says. Grass's natural transpiration helps wick water away from the grounds.
- Animal Resource Center: Rain Gardens west of the building entrance capture stormwater runoff from the lawn and downspouts.

POTENTIAL BMPS:

- Bioretention basins in the Virginia Avenue South Housing will function like the Providence and Stewart Bioretention Basin.
- The Dobbs Group replacement project will include pervious pavers, which allows stormwater to soak through sidewalks and parking lots.
- The South Providence Medical Building site will include five bioretention basins, a dry detention basin and an extended wet detention basin.



Green roof located at the Patient Care Tower

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SAMPLE PROJECTS UNDERWAY

RENEW MIZZOU

MU is planning a \$22.3 million project to improve the academic performance of Swallow Hall, begin the decommissioning process for Pickard Hall, and install safety features, including a fire sprinkler system and new fire alarm, in Jesse Hall. The project, "Renew Mizzou," will eliminate the need for more than \$14.3 million in deferredmaintenance costs associated with these buildings.



Swallow Hall

MIZZOU NORTH

Due to decommissioning of Pickard Hall and the renovation of Swallow Hall, both the Museum of Art and Archaeology and the Museum of Anthropology are moving to Mizzou North, the former Ellis Fischel Cancer Center on Business Loop 70. The Museum of Art and Archaeology's Cast Gallery opened February 7, and other galleries will open through summer. The space for the Museum of Anthropology will be completed in early summer 2014. Both museums will gain square footage — an additional 5,100 square feet for the Museum of Art and Archaeology and 900 square feet for the Museum of Anthropology. A lot of that space will be used for onsite storage.

"The goal is to renovate space based on the stewardship model to make a workable location to showcase the collections," said Heiddi Davis, director, of Campus Facilities – Space Planning and Management.

"Within the next couple years, not only will the two museums move but also the Museum Support Center, the repository for all the anthropological and archaeological holdings that we have," says Michael O'Brien, director of MU's Museum of Anthropology

VIRGINIA AVENUE SOUTH HOUSING

Construction is underway on a five-story, 330-bed residence hall for Residential Life. The new building is located south of Responsibility and Discovery halls and will stretch east-to-west from College Avenue to Virginia Avenue.

As part of the project, an open space will be created connecting the new residence hall with Virginia Avenue housing. The residential areas will incorporate community style living with each living module designed to accommodate 15 – 20 residents. Each living module will contain one study room and one community restroom. Virginia Avenue South Housing is scheduled for completion in August 2015.

DOBBS GROUP

MU's 2001 Residential Life Master Plan (RLMP) is being completed in five phases and includes renovation or replacement of existing residence hall facilities. Phase five of the RLMP includes the replacement of Jones, Lathrop and Laws halls. Similarly, the Campus Dining Services master plan calls for the replacement of Dobbs Pavilion. The Dobbs Group project is jointly funded by Residential Life and Campus Dining Services.

The project's first phase will be completed in stages. The first of two new residence halls will open in the summer of 2016, followed by the demolition of Jones Hall and the construction of a second residence hall (for a total of 570 new beds). A 700-seat dining facility is scheduled for completion summer 2017.

and dean of the College of Arts and Science. "What this means for patrons of the museums going out to Mizzou North is it's one-stop shopping for museums."



Cast gallery at Mizzou North

CAMPUS MASTER PLAN MAIN CAMPUS

MAP LEGEND

PROJECTS RECENTLY COMPLETED	EDUCATION & GENERAL BUILDINGS REQUIRING RENOVATIONS				
2: Clark Hall Steam Chase Project	A: Agriculture Building				
2: Gwwnn Hall Ronovation*	B: Arts and Sciences Building				
A: Mamorial Stadium North	C: Curtis Hall				
Concourse Expansion	D: Engineering Building West				
5: Memorial Stadium	E: Fine Arts Building/				
Press Box Renovation	Rhynsburger Theatre				
6: East Campus Chiller Plant Phase 1	F: Gentry Hall				
7: Taylor Stadium Renovation	G: Hill Hall				
and Extension	H: Lafferre Hall				
IN DESIGN OR CONSTRUCTION	I: Lefevre Hall				
	J: McAlester Hall				
6: Jesse Hall Facility Improvements	K: McKee Hall				
Beconstruction*	L: Middlebush Hall				
10: Dobbs Group Replacement Project*	M: Mumford Hall				
11: Virginia Avenue South Housing*	N: Neff Hall & Neff Annex				
12. Plaza 900 Renovation & Addition	O: Noyes Hall				
13 [.] Memorial Stadium Fast Side	P: Old Student Health Center				
Addition	Q: Parker Hall				
14: Missouri Orthopaedic Institute	R: Physics Building				
Addition*	S: Read Hall				
📕 15: East Campus Chiller Plant Phase 2	T: Schlundt Annex				
16: Johnston — Wolpers Renovation*	U: Stewart Hall				
17:Turner Avenue Garage Elevator	V: Strickland Hall				
Addition	W: Tucker Hall				
18: Green Tennis Center Addition	X: Veterinary Medicine West				
19: Patient Centered Care	Y: Waters Hall				
Learning Center	Z: Whitten Hall				
00. State Illisteriaal Seciety	BASIC MAP				
20: State Historical Society	IFGEND				
Applied Learning Center	M Possible Future Structures				
	Proposed Parking				
23: Veterinary Medicine Addition	Existing University Buildings				
24: liger Welcome Center	Leased Property				
Addition	Streams and Ponds				

- 26: Center for Translational Plant Sciences
- 27:Teaching & Research Winery Addition
- 28: Discovery Ridge Data Center
- 29: Meats Education & Training Center

P University Parking Structures

Major Bikeways

FEATURED PROJECTS SOLAR THERMAL PROJECT



The solar thermal project at the MU Power Plant uses evacuated heat tube technology to efficiently collect heat from the sun to heat the boiler make-up water, reducing the amount of boiler fuel required to convert the water into steam energy. The demonstration concept was developed following a feasibility study supported from a Missouri Department

of Natural Resources Renewable Energy grant, which demonstrated that solar thermal technologies can be attractive in Missouri, and evacuated tube collectors are the most suitable for Missouri's climate.

Corner of Fifth Street and Stewart Road CHILDREN'S LEARNING GARDEN



Pint-sized urban farmers at MU Children's Learning Garden will learn about food through the life cycle of a garden by digging in and watching their seeds sprout. They'll reap the benefits of their harvest by planning and helping to prepare a menu as part of a meal program for their classmates at the Child Development Lab. The Child

Development Lab is part of the department of Human Development and Family Studies and is housed in the College of Human Environmental Sciences.

Behind Curtis Hall (C) 13 MEMORIAL STADIUM



Additional seating on the east and west sides of Memorial Stadium will increase seating capacity, including 1,200 new premium and 4,200 general seats in the upper bowl on the east side. An expanded concourse on the east and north sides accommodates better circulation and services.

14 ORTHOPAEDIC ADDITION



The Missouri Orthopaedic Institute project will include a three-story, 66,650 square foot addition and approximately 21,300 square feet of renovated space within the existing facility.

The addition and renovated space will add five operating rooms, 22 inpatient rooms, 25 clinic exam rooms and additional shelled space for future growth.





CLIMATE ACTION PLAN UPDATE



MU's Energy Conservation Program has been successful in reducing energy use on our campus for many years. While campus education and general (E&G) space has grown by 37% since 1990, energy use has been reduced by 19% and greenhouse gas emissions have been reduced by 52% on a square foot basis. MU has the lowest building energy use per square foot compared to its peers as benchmarked by Sightlines, and the lowest electric consumption per square foot of 10 SEC universities that are in the Sightlines benchmarking database.

RECENT ACCOMPLISHMENTS

- Carbon Emission Reduction: 28 percent carbon emission reduction as of fiscal year 2013 from 2008 base year.
- Renewable Energy: More than doubled the amount of offsite wind energy purchased in fiscal year 2013 to 15 million kWh. This is 27% of all purchased electricity.

MU joined the EPA Green Power Partnership and is listed as the 16th top college or university using green power, demonstrating MU's leadership in renewable energy.

Energy Conservation Projects: Converted heating, ventilation and air conditioning controls from pneumatic to the campus electronic building automation system in Lottes Health Sciences Library.

2008

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Completed additional projects that reduced energy use in Gwynn Hall, Animal Science Research Center and the Trowbridge Livestock Center.

Energy Conservation Savings: Energy conservation saves MU \$8.1 million annually, which is equivalent to \$233 annual reduction in tuition per student. Since the program started, the total cumulative cost avoidance has hit \$60.5 million.



Baseline Emission = 198,668 MtCO₂e^{*}

* metric tons of CO_2 equivalent

2014-2018 PLAN

Achieve a 48 percent carbon-emission reduction from the 2008 emissions baseline, based on the following assumptions:

- **Fuel mix:** Target a 75 percent reduction of coal use and increased use of biomass and natural gas from the fiscal year 2008 baseline.
- Renewable Energy: MU will continue to purchase wind power and increase its renewable energy portfolio.
- Energy Conservation Projects: A project is in design to convert pneumatic controls in the Medical Sciences Building.
- **Energy Conservation Savings Target:** Reduce campus energy cost by 1% annually.
- Solar Thermal: Install solar thermal panels on power plant roof to preheat boiler water

MIZZOU CLIMBS UP COOL SCHOOL'S LIST

MIZZOU IS RANKED 36 of 164

M izzou climbed 99 spots to 36th place on the Sierra Club "Cool School" list for 2013. Beyond energy saving infrastructure improvements and improved recycling efforts, this ranking is based on Mizzou students' environmental awareness during their college experience. The Sierra Club uses the STARS report (Sustainability Tracking, Assessment & Rating System) as our performance barometer. STARS is a transparent selfreporting system that anyone can view.

Having a green profile is becoming a more significant component to prospective college students because they want to study at a world-class facility with high standards in environmental stewardship. Mizzou composts dining hall food waste, holds farmers markets on Lowry Mall, produces the most alternative energy of any college or university in the nation and offers a variety of alternative transportation. These and other efforts leave a lasting mark on how graduates will function after their time at MU.

MU ENGAGES STUDENTS IN ENERGY STRATEGIES

o enhance students' understanding of energy efficiency, administrators formed in February 2013 the Energy Strategies Student Advisory Group (ESSAG).

The student-led group is comprised of three students each from four student organizations: Sustain Mizzou, Coal Free Mizzou, Missouri Students Association (MSA) leadership and Graduate Professional Council (GPC) leadership. MU Campus Facilities – Energy Management and Sustainability Office staff provides student guidance.

ESSAG's mission is to advise MU in advancing its leadership in the production and usage of environmentally, fiscally and socially responsible energy, including providing related education and research.

The group's priorities include increasing its members' understanding of energy and carbon-related issues. The students come from diverse backgrounds and, at least initially, most of them had limited exposure to MU energy production and the array of alternative energy sources available. The group has toured MU's power plant and listened to guest lectures on MU's renewable energy study, and learned how MU compares to peer universities in terms of energy use and on energy economics.

ESSAG is also focusing on reaching out to the campus as a whole. The group is currently creating a presentation on MU's energy strategies for their own respective organizations and to present to the MU community. The presentation will include information on how MU compares to its peers and the university's current energy goals. It will discuss MU's energy production including energy sources, production methods and the related cuttingedge work MU's researchers undertake. It will explain MU's energy consumption and conservation efforts. The presentation will raise awareness on the ethical decision-making and interconnectedness that's part of the energy story.

Lastly, the ESSAG provides ongoing input to MU leadership on energy strategies through participation in the university's climate action plan and utility master planning processes.







MIZZOU'S BUILDING GUIDELINES ARE LEED-WORTHY

izzou learned during the Winter Olympic Games that the university earned a gold medal of its own. The MU Health Care Patient Care Tower is the university's first LEED (Leadership in Energy and Environmental Design) Gold certified building. The eight-story facility opened in March 2013 and includes a new home for Ellis Fischel Cancer Center.

Also included in the new 310,500 square-foot tower are 90 private patient rooms — all with "smart room" technology, six new operating rooms with room for six more, 25 pre-procedure rooms and 18 post-procedure rooms, and the Ellis Fischel Gala and the Brown Family Healing Garden, which is the central focus of the building.

Managed by USGBC (the U.S. Green Building Council), LEED offers design and construction credits for choices such as improving energy efficiency, using recycled materials and publishing an annual Climate Action Plan update.

The new tower was built as a green or sustainable building, designed to provide a comfortable, healthy interior environment for the patients, visitors and staff, and to reduce the impact of the structure on the natural environment. Some of the environmentally friendly features of the building include 596 window panels to allow plentiful natural light, recycled construction materials and three green roofs that are covered by plants to reduce rainwater runoff and improve energy efficiency by providing natural insulation.

MU leans toward cost-saving initiatives such as installing occupancy sensors for lighting. "We have to pick and choose when we want to spend that money and when we want to put money back into academic purposes," says Mike Stornello, Design Services manager. "We've got great buildings and are able to use them economically." Repurposing old buildings and using space efficiently, as they did in Gwynn Hall, is both wise and aligns with LEED goals, he says.

"We have always been facility-driven, not only because it's the right thing to do, but it's the way things should operate," Stornello says. The power plant's efficiency and the university's water management enhance LEED scores for individual buildings. "These are things we've been doing for years and years, even down to reducing land irrigation."

Other completed projects at Mizzou that are LEED certified include Animal Resource Center and the Missouri Orthopaedic Center.

MU is ahead of its peers in the way it manages LEED ratings. Johnston and Wolpers is one of the first LEED projects in the nation seeking one LEED certification for two buildings. Additional LEED applications under way include Gwynn Hall, Swallow Hall, Dobbs Group, the Missouri Orthopaedic Institute addition and Virginia Avenue South Housing, which may feature a photovoltaic hot water system on the roof.

Looking toward the future, Stornello points to data showing that students consider LEED certifications an indication of a university's commitment to sustainability. The certification might even help them decide where to attend college. "There's value in the brand," Stornello says. "And there's the rub — how many buildings do we register and certify?" Whether a building is LEED certified or not, students, faculty and staff can rest easy knowing that MU is a good steward of their money. "We're always looking to the bottom line and how that addresses Mizzou's academic mission," Stornello says.



WHAT MAKES OUR SCHOOL "COOL"



in the gorilla category for RecycleMania 2013. The Gorilla Prize category recognizes schools that divert the most recyclables from the landfill. Mizzou diverted **263 tons** in the 8-week competition.





Mizzou Supports Cyclists

Bike Smart: MU Police and the Sustainability Office host an annual bike registration event with a Bike Resource Center repair station.

A service of the Environmental Leadership Office, the Bike Resource Center repairs more than **200 bikes** per semester.

ELO's Bike Share offers free bike check outs for students.

UM SYSTEM SUSTAINABILITY COORDINATORS CREATED A **SUSTAINABLE OFFICE SHOPPING GUIDE** FOR ALL FOUR CAMPUSES TO EDUCATE PURCHASERS OF ENVIRONMENTAL IMPACTS



RIDERSHIP INCREASED ON THE TIGER LINE NIGHT ROUTES BY **112%** IN 2013 ACADEMIC YEAR

COMPOSTING 411



Mizzou increased its composting from dining halls by **360%** in one year.

Second Annual Sustainapalooza Gets Its Groove On!

Live music and environmentally-themed games at Kuhlman Court bring sustainability topics straight to the students each fall. Students earn tickets toward a bicycle raffle along with free snacks and other small prizes.

Sponsors: MU Sustainability Office • Sustain Mizzou • Environmental Science Club Environmental Leadership Office • Tigers For Community Agriculture Mizzou Hydrogen Car • Staff Advisory Council





SMOKE-FREE MIZZOU LED TO BIG BUTT RECYCLING

Volunteers from Mizzou and Missouri River Relief picked up about

32,000 cigarette butts

in two Big Butt Recycling events, keeping the butts out of storm drains and ultimately out of streams.

NEARLY 5,000 STUDENTS PARTICIPATED IN THE ENVIRONMENTAL LEADERSHIP OFFICE'S FOOD AND ETHICAL CONSUMERISM EVENTS.

Lettuce Turnip The Beet

Tigers for Community Agriculture sold **2,967 pounds** of tomatoes, onions and other fruits & vegetables to Campus Dining Services and the University Club.





RE-GIFTING WATER BOTTLES MU Sustainability partners with Student Center staff to collect abandoned water bottles that are re-gifted at recycling tabling events.

FOR MORE INFORMATION, VISIT SUSTAINABILITY.MISSOURI.EDU