

MINUTES
Building and Grounds Committee
January 6, 2006
9:00 a.m. to 10:00 a.m.
Gulley Hall – 3rd Floor Conference Room

Present: Peter Nicholls, Linda Flaherty-Goldsmith, Lorraine Aronson, Jim Bradley, John Saddlemire, George Kraus, Janet Greger, William Stwalley
Absent: David Woods, Ross MacKinnon, Karla Fox
Invited Guest: Tom Callahan
Notetaker: Melanie Savino

Meeting commenced at 9:05 a.m.

Agenda Items:

1. Minutes of December 9, 2005
2. Relocations:
 - Updated information on Fine Arts' Departments' move to Depot Campus
 - Revised Timing (TQC)
 - Space Needs (JB, JG, and GK)
 - Estimated Costs (JB, JG, and GK)
3. Update on identifying replacement space for Nayden Clinic and next steps
4. Scheduling Master Plan Update
 - B&G (GK)
 - SAT (GK, TQC)
 - MPAC (GK, LFG)
5. ISES Facility Condition Analysis Proposal (JB, GK)

Discussion:

1. Minutes from meeting of December 9, 2005 were reviewed. Committee members were asked to forward any corrections to Melanie Savino by the close of business on January 9, 2006. Thereafter, the minutes will be posted.
2. Relocations
 - (a) Timing – L. Flaherty-Goldsmith inquired if it was possible to delay the transfer of facilities housing the Fine Arts Departments in question. T. Callahan stated he was able to pull these facilities from the Purchase and Sale Agreement and have them kept separate and delayed by one year. There is some contaminated soil that needs to be addressed behind the Print Shop. Fine Arts can delay moving until the summer of 2007 from their current location. After it is vacated, the property can then be cleaned in stages, with the developer starting in the north and moving towards the south.
 - (b) Space Needs – J. Greger provided a handout which addressed the space needs for the displaced Fine Arts Departments. (See attached handout “Fine Arts at Depot Campus, 1/4/06). Current analysis shows a requirement for 11,960 square feet, including space for the Print Shop and Photography Lab, as well as storage space for Dramatic Arts, Music, Benton Museum, the clothing collection and Puppetry. A cost analysis is still needed at this time. This matter will be revisited as soon as cost information is available.

3. Nayden Clinic – P. Nicholls stated that it appears the space best suited to house the Nayden Clinic may be the 2300 square foot area in the basement of the Child Development Lab, since it provides adequate parking, sufficient space, and a separate entrance to meet the Clinic’s needs. In order to accommodate the Clinic in this space, relocation options for the current occupant must be addressed. In addition, CHIP space needs must be addressed.

J. Saddlemire shared a copy of the floor plans of the Ryan Refectory and proposed a few possible solutions. The dining facility and Grab-n-Go could be closed effective May 2006. This will allow for 10,000 – 15,000 square feet of usable space, which will have to be renovated to make it usable by other departments. Options include: (1) The current occupant of the basement of the Child Development Lab could be moved to quarters in the old central warehouse. (2) Renovations could be made to dining facility area to accommodate this occupant. (3) The Grab-n-Go area could then be renovated and possibly expanded to meet the expansion needs of CHIP. Resolution: The tentative plan is to vacate dining areas in May, with the hope of completing renovations by August to allow new occupants to move into assigned permanent space.

Follow up required: (a) J. Greger to provide floor plans/needs to P. Nicholls for current occupant in Child Development Lab Basement; (b) T. Callahan to speak with Rich Schwab to assess program needs for clinic; (c) J. Saddlemire to assess student needs as well as any other issues; (d) G. Kraus to review any possible code issues in existing bathroom facilities in Ryan; (e) J. Bradley/G. Kraus to provide estimated timelines and costs for moving occupants and performing renovations.

Topic to be revisited at next meeting after further information has been obtained.

4. Scheduling of Master Plan Update – L. Flaherty-Goldsmith informed the Committee that G. Kraus is working with JJR to obtain final reports, which are expected to be received by the middle of January. Thereafter, information is tentatively scheduled to be shared with: (a) the Building and Grounds Committee at the end of January; (b) Senior Administrative Team in early February; and (c) Master Plan Advisory Committee in mid-February.
5. ISES Facility Condition Analysis Proposal – J. Bradley informed the Committee that the estimated cost of providing a complete updated study would be approximately \$1 million. The study needs to be groomed to fit the University’s needs and to reduce the cost. J. Bradley is working with ISES to redefine.

J. Bradley stated that he met with G. Kraus and Facilities personnel the week between Christmas and New Year’s to discuss hardscapes (walkways, driveways, roads, etc.) J. Bradley and G. Kraus stated they are reviewing this information. If enough information is available, some buildings may not need to be included in the updated study, thereby reducing the cost. The Storrs infrastructure portion of the study will include water, sewer and electricity lines. Need to look at old study in a reversed process to ensure the University is capturing all the information needed in the new study.

T. Callahan stated that Facilities needs to be included in the process to determine information they already know and what data is not available at this time. He recommended J. Bradley and G. Kraus contact G. Roberts and work with him to ensure all the pertinent people are involved.

J. Greger requested infrastructure information be developed for the Depot campus, as it may be pertinent to future projects there. This was agreed by the Committee.

J. Bradley stated that the University may have need to have someone look at data from ISES and: (1) determine from that whether the historical data is beneficial; (2) whether certain buildings should be demolished or retained; (3) how money could be saved. He suggested starting with an elementary plan at the Depot Campus, determine what utilities are available, and expand study from there. The Committee agreed.

A new study for the regional campuses has begun.

Meeting adjourned at 10:30 a.m.