

**Building and Grounds Committee**  
**January 20, 2006**  
**9:00 a.m. to 10:30 a.m.**  
**Gulley Hall – 3<sup>rd</sup> Floor Conference Room**

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

Meeting commenced at 9:05 a.m.

**Agenda Items:**

- 1) Minutes from 1/6/2006
- 2) Arjona/Monteith Replacement: Current Plans P. Nicholls
- 3) Update on Identifying Space for Nayden Clinic  
(See Minutes from January 6<sup>th</sup>, item #3)
  - Floor Plans for Child Development Labs J. Greger
  - Clinical Program Needs T. Callahan
  - Student Needs J. Saddlemire
  - Possible Code Issues in Ryan Refectory G. Kraus
  - Estimated Timelines G. Kraus
- 4) Budgeting Deferred Maintenance – Proposal (Attachment) L. Flaherty-Goldsmith/  
L. Aronson
- 5) Cost Allocations for Capital Projects – (Attachment) L. Flaherty-Goldsmith/  
L. Aronson

**Discussion**

- 1) Minutes from meeting of January 6, 2006 were reviewed. Committee members were asked to forward any corrections to Melanie Savino by the close of business on January 23, 2006. Thereafter, the minutes will be posted.
- 2) Arjona/Monteith – J. Greger had put together a proposed model for review. P. Nicholls advised the Committee that he had met with the Dean and others to achieve a plan for Arjona/Monteith that meets the needs of faculty but also follows stands for this and future buildings. J. Greger stated that the Classroom Committee is working on meeting all needs while still achieving the best teaching capacity. P. Nicholls stated that the remaining issue of concern is meeting specialized teaching needs.

L. Flaherty-Goldsmith stated that this project's cost appears likely to be closer to \$86 million than the \$66 million originally budgeted. Funding this will require a delay in the start date of the Torrey Life Sciences Replacement Facility. In addition, UCONN 2000, Phase III funding will need to be reviewed to cover the \$20 million needed for the Arjona/Monteith replacement, not just relative to timing but overall funding.

P. Nicholls stated that the old warehouse may help with some of the needs of other areas. The engineer will be touring the space and will determine whether the space can be used for science labs. If so, this may provide a temporary solution. Engineering studies are due by mid-February.

The Committee agreed to the revised plan for Arjona/Monteith. The next steps are for P. Nicholls to brief the Deans Council and the Senior Administrative Team and the Deans Council.

3) Update on Space for Nayden Clinic - P. Nicholls stated that he spoke with the current occupant of the basement of the Child Development Labs, and the occupant is excited about moving into the 3500 square feet of space available at Ryan Refectory.

J. Greger and P. Nicholls are also looking at expanding space for CHIP. They are looking for a total of 4,000 – 8,000 square feet of space. This would require remodeling all of Ryan Refectory to accommodate the needs of both areas. The current issue is the timing of moving the Office of International Affairs in order to allow for proper renovations to be completed for the Nayden Clinic prior to the deadline of September, 2006 for vacating the clinic space for the Town Center Project. J. Greger provided a handout and discussed with the group the estimated breakdown of space available and a possible floor plan; G. Kraus provided handouts on space needs and proposed floor plans that were closely in sync with Janet Greger's plan.

Issue(s): Bathrooms and elevator need to be centrally located; however, concern was raised about placing them too close to the video conference room as the noise level would be elevated and interrupt occupants in the conference room.

P. Nicholls inquired as to whether the Office of International Affairs could be moved now. G. Kraus replied that bathrooms must be installed first. Additionally, the Office of International Affairs has an employee that requires elevator use. This will need to be addressed; however, the handicapped accessible ramp could be used as an interim measure. As the Office of International Affairs needs to move prior to summer session (June – August), temporary space may be required to accommodate renovations needed for Nayden Clinic.

J. Greger suggested that Plexiglas or glass be installed at the 6' level in order to allow sufficient lighting. P. Nicholls suggested installing 8' partitions instead of drop ceilings to allow more light. L. Flaherty-Goldsmith stated this might not be possible as the classrooms and conference rooms may require more privacy while teaching.

Follow up: G. Kraus and J. Greger were instructed to review floor plans with Office of International Affairs and CHIP and obtain feedback.

Resolution: Ryan Refectory remodeling will be done in phases - Phase I to include Office of International Affairs and new bathrooms. Phase II to include expansion of CHIP and installation of elevator.

Follow up: G. Kraus and J. Greger will work on plans for Phases I and II.

Clinic Program Needs – T. Callahan stated he will meet with R. Schwab and discuss the clinical program needs and space requirements. A tour of the available space will also be scheduled. (*Update: tour scheduled for 1/27/06. Thereafter, T. Callahan will provide additional information on program plans.*)

Issue(s): Facility may need additional air conditioning to meet the clinic's needs as currently only two window units are installed in space available.

R. MacKinnon inquired into where funding will come from for remodeling as it appears that approximately \$2-3 million will be needed in the next few weeks to begin this project. L. Flaherty-Goldsmith stated that there is no definite source of funding allocated at this time; however, in order to proceed, the following information is needed: (1) estimate for cost of bathroom installation; (2) cost of Phase I renovations; and (3) clinical programs needs.

Follow up: G. Kraus to work with J. Greger to obtain estimates needed for renovations, bathrooms and elevator.

4) Budgeting Deferred Maintenance – Proposal – (See handout from L. Flaherty-Goldsmith) L. Flaherty-Goldsmith informed the Committee that there is a need to further refine the procedure for planning Deferred Maintenance (DM). The current fiscal year is not the last year for budgeting DM funds for the landfill, as originally thought, which will require some portion of DM funding. Also, the Board now requires that 10% be taken off the top for emergencies that arise during the year. Regional campuses have requested a certain percentage be allotted to them so that they can make long term plans to meet their DM needs. Last fall, L. Flaherty-Goldsmith and P. Nicholls asked J. Greger to come up with a formula based some rationally simple basis between Storrs and the Regional campuses. UCHC has its own DM line. L. Flaherty-Goldsmith reported that based on a sample square footage calculation, the Regional campuses would receive 15-18%. Another formula might be more reflective of need. J. Greger stated that the percentage for the Regionals must also include funds for the Law School. L. Aronson stated that some of the Regional campuses currently get water/sewer from the towns and that needs to be factored into the formula as well.

L. Flaherty-Goldsmith stated that the Regionals are merely requesting an allocation to know the amount of funding for DM for planning purposes. She stated further that J. Bradley and G. Kraus are currently working with ISES to determine total DM needs on the Storrs campus and the Regional campuses. The Committee was further informed that the State DPS will release its first report on 1/25/06 that will inform the campus as to the needs required to address code compliances on the campus. These items will need to be addressed as a priority item. L. Flaherty-Goldsmith further suggested that the Committee agree that code compliance for fire and safety be addressed first.

R. MacKinnon stated that the Regional campuses do not have labs or buildings that, by their nature, have as many issues as the buildings at Storrs. He felt that decisions made by formulas take away degrees of freedom in budgeting. He viewed this as a budget reduction for the Storrs campus.

L. Aronson stated that while the Law School is named as a project, the funds allocated actually address a large number of renovations. She queried as to whether the formula would also work for the Law School. She said other campuses may have money included for new buildings, but this would not work for the Law School. She stated further that UConn has been extremely lucky with UCONN 2000. Financial Affairs has been asked to fund depreciation but because of

UCONN 2000, UConn has been able to use DM funding for renovations, etc. The University has the eight years remaining of UCONN 2000 to get all campuses up-to-date. When the eight years ends, the DM funding ends. Starting last year, funds from library collections were moved back into the operating budget in an effort to wean on-going operations from a reliance on UCONN funding. This system will allow UConn to get to 2015 to get to a point that allows the University to survive on a capital budget that it can live on.

T. Callahan stated that the formula should be looked at as a policy that helps inform everyone as we move forward.

P. Nicholls agreed with L. Flaherty-Goldsmith that the policy must include a way to deal with items such as fire and safety first.

K. Fox stated that there cannot be a policy like this one that has no flexibility. She feared the Regional campuses could keep the funds and not use them for DM while DM emergencies on the Storrs' campus went unfunded. L. Flaherty-Goldsmith clarified that there would be a lump sum for all Regional campuses that someone in the Provost's office (presumably W. Makowsky and P. Nicholls) would distribute.

W. Stwalley stated that he visited the labs at Stamford and Waterbury and that they are new and not in need of DM. L. Aronson replied that it is because the Regional campuses are in a different state of operation than Storrs.

R. MacKinnon inquired as to whether it would be possible to get information on how much of the DM funding was spent at the Regional campuses in the past ten years. P. Nicholls asked G. Kraus to obtain this information and bring it to the next meeting for further discussion on this topic.

5) Cost Allocations – this topic was postponed until the next meeting.

6) Other – R. MacKinnon informed the Committee that the Asian/American Cultural Center modular space will be sufficient to accommodate the two new Psych faculty members along with three additional staff members. The funding previously allocated to renovate the Hall Dorm ground floor area would be sufficient to accommodate any renovation needs at the Asian/American Cultural Center. The cost of the project will be divided between: (1) Psychology; (2) the Provost Office; and (3) R. MacKinnon's office. When the Asian/American Cultural Center moves into the Student Union in July, the modular space will be renovated to accommodate the Psych faculty members as a temporary location until 2012.

*Follow up: R. MacKinnon to obtain renovation cost estimates and report back to the Committee.*

Meeting adjourned at 10:45 a.m.