

Building and Grounds Committee
February 17, 2006
9:00 a.m. to 10:00 a.m.
Gulley Hall – 3rd Floor Conference Room

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

Meeting commenced at 9:05 a.m.

Agenda Items:

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| 1) Review of Minutes from meeting of 2/3/2006 | All |
| 2) Request for New Medicinal Garden | Dean Robert McCarthy, Guest |
| 3) Follow-up on Ryan Refectory Elevator | George Kraus |
| 4) Other Discussion | |

Discussion:

- 1) Minutes from meeting of February 3, 2006 were reviewed. Committee members were asked to forward any corrections to Melanie Savino by the close of business on February 17, 2006. Thereafter, the minutes will be posted.
- 2) Medicinal Garden – Invited Guest, Dean Robert McCarthy, presented a plan to install a medicinal garden in the open area adjacent to the Pharmacy building. He stated that in the past, the wife of an alumnus decided to take care of the old garden area and used it as a practicum for other students. The original goal was to put a garden adjacent to the Pharm/Bio building; however, it has been held up for quite a while. A committee that includes student representation has been created, and its goal is to raise funds to recreate the medicinal garden on the Chemistry side of the building. If the committee can do this, the garden will be funded at no cost to the University. The money will be used to install the garden and establish an endowment to maintain it. Dean McCarthy stated further the University Nursery has agreed to provide some free plantings during the year and to assist in the maintenance of the garden. He requested the B&G Committee's support for the use of the land, assuring the funds can be raised to establish a garden using approximately ½ of the land available. He stated further that there is currently a \$700,000 line-item for art work in the Pharm/Bio building budget. He hopes these funds can be used to purchase some type of art work for the garden. R. MacKinnon raised the issue of alternative uses for this space. He stated that other units in Pharm/Bio and other buildings located on this quadrangle should be consulted before up to 50% of the space is given to this purpose. Dean McCarthy agreed to draw up some plans and to return to present them to the Committee at a future date. The Committee agreed to further discussion at that time, but was amendable to the proposal.

Note: T. Callahan asked G. Kraus to obtain information on whether there are currently any underground utilities in this area. G. Kraus agreed to provide R. McCarthy with a map showing the underground utilities that currently exist.

- 3) Ryan Refectory – G. Kraus stated that an elevator must be installed in Ryan Refectory per State code. He estimated that the cost of the elevator and installation would be approximately \$250,000. Some discussion ensued as to whether this was required since an outdoor ramp is in place.

Note: Subsequent information from Joseph Griffith of OFMBI confirms that State of Connecticut code does require an elevator inside the building.

Nayden Clinic Update – T. Callahan stated that the renovations required to the basement of the Child Lab area will be small; mainly the installation of a new reception area. He stated further that the mechanical system is already in the building and that the air condition mechanics are present and ready for the installation of an air conditioning system on the first floor. G. Kraus stated that he will investigate the cost difference between the installation of a new system on the first floor only versus throughout the building. P. Nicholls inquired of G. Kraus as to whether the plans are still on track to get all renovations done by fall 2006. T. Callahan stated that the Downtown Partnership Board met last week and determined that the deadline for vacating of the present facility has been extended to the end of the year. This will allow the current occupant of the space into which the Nayden Clinic is relocating to only have to move once. G. Kraus stated that in order to keep everything on track, funding must be determined. L. Flaherty-Goldsmith stated that this and other capital costs are being reviewed by L. Aronson, P. Nicholls and herself at this time and plans will be discussed further at B&G as concrete information becomes available.

Fine Arts Update – P. Nicholls stated that the Fine Arts Department is in favor of moving to the Depot Campus and utilizing the space at the end of the building where Tech Services and Puppetry are currently located. However, in order to allow this move to occur, a new home must be found for Tech Services. Two possible locations are the Longley Gym or the storage area. He stated further that they are currently pricing out renovations for the two options; however, it appears that renovating and moving them to the storage area will be a much cheaper solution. He stated further that J. Greger is obtaining pricing information; however, preliminary costs indicate a difference of \$500,000 between the two options. Renovation of the storage area would be included in the second phase of renovations at the Depot Campus. G. Kraus stated further that Tech Services will provide a layout of their needs. G. Kraus and J. Greger will then be able to determine if the storage area can meet their needs.

3) Other:

a) Deferred Maintenance/Infrastructure Needs – P. Nicholls informed the Committee that he recently met with L. Flaherty-Goldsmith and L. Aronson to discuss the DM and infrastructure needs for Storrs and the Regional Campuses. He stated further that the infrastructure needs may have a serious impact on new buildings and renovations in the near future as these matters will need to be addressed first. He stated that the Committee will need to discuss how to set priorities and reminded them that the Law School Library is a major issue as the building's facade will need to be replaced. L. Flaherty-Goldsmith stated that they intend to meet with the parties that performed the work and suggest that they do the remedial work. P. Nicholls reminded the Committee that if this does not work, the Committee must be ready to discuss how to allocate out the appropriate funding needed. He stated further that they will provide a plan for FY 07 at a subsequent meeting. The plan will then be presented to the Board at the June meeting. R. MacKinnon inquired whether the reallocation of funds would mean a delay in UConn 21st Century funding. L. Flaherty-Goldsmith replied that it takes thirty days from the date of the Board approval to obtaining the Governor's authorization to release any bond funds, so presumably no funds can be spent until July 20th, 2006. P. Nicholls reminded the Committee that Arjona/Monteith must remain on track. This matter will be further discussed at a subsequent meeting to establish a plan

before going to the Board. As the Board asked for an Academic Plan at a recent meeting, it is pertinent to marry the Capital Plan to the Academic Plan.

b) Old Warehouse – The question arose regarding how the plans for the old warehouse fit within this funding review. *Follow up - J. Bradley and G. Kraus will put together the numbers, for the old warehouse, before the next meeting and share the information with the Committee.*

c) Arjona/Monteith – R. MacKinnon inquired as to whether there was anything that needed to be done with regard to Arjona/Monteith at this time. P. Nicholls stated, not at this time as we are currently waiting until all funding is in place before proceeding. R. MacKinnon mentioned there were funds for Arjona/Monteith in the current year's budget. L. Flaherty-Goldsmith stated that \$1.4 million was allocated for FY '06, but that is insufficient to update the DM study for the Storrs campus (including the Depot Campus) and an infrastructure plan. J. Bradley stated that the space program must be nailed down first, and then the architect can be re-engaged to incorporate the floor plans and provide more accurate costs. G. Kraus will put together the basic floor plan once the space program is nailed down and determine gross square footage versus usable net space. P. Nicholls stated that he will work with R. MacKinnon and the department heads to come up with a floor plan. J. Bradley asked that they include a list of how much square footage is needed for each specific area.

d) L. Flaherty-Goldsmith distributed a revised proposal prepared by ISES. J. Bradley informed the Committee that the University has been instructed by the Governor's Commission to provide an updated analysis of all facilities by July 1, 2006. He explained that G. Kraus brought in ISES to survey the buildings and put together a proposal. The initial plan proposed was for \$1 million to assess all buildings. G. Kraus prepared a detailed breakdown of all the buildings inspected in 2002 by ISES and came up with a refined list of the buildings that must be inspected. ISES will provide UConn with a report that can be used as a constant reference point going forward. The change in the scope brought their proposal down from \$1.0 million to \$507,000. In addition, we also asked them to look at steam water, utilities, etc. at a total of \$545,000. L. Flaherty-Goldsmith reminded the Committee that the study is something required to fulfill a directive given by the Governor, and that funding must be identified to pay for the study.

Meeting adjourned at 10:00 a.m.