

Building and Grounds Committee
March 3, 2006
9:00 a.m. to 10:30 a.m.
Gulley Hall – 3rd Floor Conference Room

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

Meeting commenced at 9:05 a.m.

Agenda Items:

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| 1) Review of Minutes from meeting of 2/17/2006 | All |
| 2) Old Warehouse & Arjona/Monteith | Jim Bradley/
George Kraus |
| 3) Tech Services move into Longley to facilitate Fine Arts move into Thompson | Janet Greger |
| 4) Transportation Center | Janet Greger |
| 5) New Classroom in Ryan Refectory | Janet Greger |
| 6) Revised Map for Core of Storrs Campus | Karla Fox |
| 7 Other | All |

Discussion:

- 1) Minutes from the meeting of February 17, 2006 were reviewed. Committee members were asked to forward any corrections to Melanie Savino by the close of business on March 6, 2006. Thereafter, the minutes will be posted.
- 2) Old Warehouse & Arjona/Monteith – G. Kraus provided information regarding a facilities reuse evaluation which was completed to provide data on the condition of the exterior and interior of the old warehouse. Hoffman Architects conducted a survey of the exterior of the building, and URS Corporation looked at the interior and provided a reutilization evaluation. G. Kraus stated that the goal was to provide a basic plan that would look at the entire structure to determine how it could be used. The surveys showed that the main roof and existing windows require replacement, but the exterior walls are in good condition and at least two floors can conceivably be added to the top of the structure. If two floors are added, to provide a total of 80,000 gross square feet, renovations are estimated cost approximately \$18,500,000. The next step at this juncture is to determine how this space should be used and, using the existing survey, overlay it with a programmatic use plan to confirm that it fits the current survey and is doable. L. Flaherty-Goldsmith reminded them of

the need to determine if the space provided by the warehouse, would allow for the possibility of constructing a new smaller building to accommodate all the needs of the occupants of Torrey Life Sciences, accomplishing both within the \$65 million budgeted for the Torrey project. J. Bradley stated that it is important to remember to program the existing space for the best use possible and not waste any space. P. Nicholls stated that it is also important to remember that, in the case of the warehouse, it is cheaper to build up than expand out. L. Flaherty-Goldsmith reminded the Committee that when planning the use of the warehouse space, it is important to remember that some of it could also be reserved as swing space; however, the most important factor is that Torrey renovations are completed within budget and that the occupants get as much of the needed space as possible. J. Greger reminded the Committee that the demolition of the old Torrey building must also be factored into the cost of the project. T. Callahan stated that if the warehouse is used, thereby reducing the size of the new building needed for additional space for Torrey, the \$7 million saved on the project could be used for demolition of the old Torrey building. J. Bradley reiterated that the next step is to determine what the warehouse space could be used for. The programming/assigning of space is critical in determining the exact cost of the project. L. Flaherty-Goldsmith asked R. MacKinnon to look at the warehouse space work with J. Bradley and G. Kraus to provide a plan on the most feasible way it could be used. He concurred; however, reminded the Committee that if a smaller building is constructed, it is important to remember that a greenhouse will also need to be built. The question arose as to whether it could be added to the top of the old warehouse. G. Kraus and J. Bradley will look into this.

Follow-up – P. Nicholls, R. MacKinnon, G. Kraus and J. Bradley will meet and discuss this matter further and report back to the Committee.

- 3) Tech Services – J. Greger provided a handout on a draft plan for moving Technical Services to allow Fine Arts to move to the Depot Campus to allow space for the Town Center. Fine Arts prefers, and B&G agreed previously that the best place for Fine Arts to move would be to the space adjacent to Puppetry in the Thompson Building currently occupied by Technical Services. B&G previously thought that locating Technical Services in Longley with other research services and incubator companies. J. Greger provided a plan that would meet the needs of Technical Services using the first floor and the basement space on the north side of ERI and to add a shed for storage. G. Kraus will provide estimates of the costs. D. Woods stated that something needs to be done immediately to address safety concern in Photography (repairs estimated to cost \$175,000). He reminded the group that there would be cost savings (in regard to these repairs) if Graphic Design is moved into the space currently occupied by Photography on campus and Photography moved to Thompson. He estimated this would save approximately \$400,000-\$500,000 in renovation costs. G. Kraus reminded the Committee that they must also look at the power distribution to ensure it is adequate to meet all needs.

Follow-up: (a) P. Nicholls asked G. Kraus to work on preparing a pricing proposal to include the renovations discussed. (b) P. Nicholls stated further that he will work with J. Greger and A. Faghri to come up with a proposal. (c) A salvage estimate is needed to remove items stored in Longley that are currently not being used. A salvage estimate will be obtained and this matter will be discussed further at that time. L. Flaherty-Goldsmith asked J. Greger to work with S. Alexander to ensure all disposal procedures are followed. (d) J. Bradley will obtain a cost estimate for confirming all code issues are met, if any apply. (e) D. Woods to provide J. Greger with an estimate of space needs for Thompson from D. Woods. This matter to be discussed further when information has been obtained.

- 4) Transportation Center – J. Greger shared with the Committee a document prepared by L. Aultman Hall regarding space needs for the Connecticut Transportation Institute (CTI). CTI has requested space at Walters Cottage as the current CAP lab is in poor condition. The lab was cited by EH&S for not managing waste properly and for a fume hood that is not in proper working condition. Estimated cost of repairs is approximately \$20,000 to replace/fix the current hood and to add an additional hood to vent the ovens. It was stated further CTI has an earmark grant through DOT (\$2 million over five years) which requires a 50% match from the University. J. Greger stated that any work that goes into the CAP lab will probably not count as a match for the grant. One suggestion was to install a road from Rt 44 to the CAP lab, with CTI or its Board members providing the labor to produce the road. B. Stwalley suggested that if this road was installed, then CTI might be able to use the road for research and, hence, the cost of building the road might qualify as a University match for the grant. L. Altman Hall may also plan to do remodeling in Castleman as part of the DOT earmark. More information will be obtained and this topic will be discussed further at a future meeting.

Follow-up: J. Greger stated that an estimate must be obtained to perform repairs to meet safety requirements. She stated that she would obtain this information from Academic Renovations. In addition, P. Nicholls and G. Anderson must review the grant proposal prior to its submission to DOT to confirm that it is consistent with UCONN 2000. This matter to be discussed further at a future meeting upon receipt of cost proposals.

- 5) New Classroom in Ryan Refectory – The question was raised as to whether the high tech classroom/video conference room could be used as assignable space. J. Greger stated that it is assignable only based on need of those doing a video conference for more than ten people. She stated that it should not be assigned as a permanent classroom as it will be needed by many for its video conferencing capabilities. She stated further that while Whetten has a video conference room, there are continual issues with regard to scheduling its use and maintenance of the room. J. Greger will discuss this matter with K. Barker in order to get a better system in place for use of the room at Whetten.
- 6) Revised Map for Core of Storrs Campus – The question arose as to whether a new map is being constructed to include different shading for each building. L. Flaherty-Goldsmith stated that based on the previous discussion by B&G, a new map is not needed at this time. The idea of shading various possibilities produces some confusion and the group agreed the map as it currently exists best meets the needs.
- 7) Other – G. Kraus stated that \$600,000 has been allocated for mold and asbestos abatement. To date, \$362,000 has been spent. An additional \$188,000 will be requested at this time for work scheduled for the remainder of this year. The funds will be released by the Budget Office.

Meeting adjourned at 10:35 a.m.