

**Minutes**  
**Buildings and Grounds Committee**  
**August 18, 2006**

Present: Barry Feldman, Peter Nicholls, Greg Anderson, Lori Aronson, Jim Bradley, Tom Callahan, Karla Fox, George Kraus, John Saddlemire, Bill Stwalley, David Woods

Absent: Ross MacKinnon

Guests: Kent Holsinger, Ecology & Evolutionary Biology  
Richard Simoniello, Office of Animal Research

Staff: Lauren Douglas

The meeting commenced at 9:03am.

**Review of Minutes —**

B. Stwalley moved to approve the minutes from the meeting of August 4, 2006. There were two spelling/word-usage edits to the minutes. Motion was seconded by D. Woods. The minutes were accepted on the condition that the two edits would be made. Committee agreed.

**Animal Care Facilities —**

Dr. Holsinger updated the committee on the status of the consolidation of the animal care facilities on campus, focusing mainly on the status of the vivarium, the facility which cares for aquatic research animals (fish, birds, invertebrates, amphibians). In 1999, the Board of Trustees supported an effort to acquire accreditation by the Association for Assessment and Accreditation of Laboratory Animal Care (AAALAC). In order to ease this accreditation and separate rats and mice from aquatics, a decision was made in 2002 to re-site aquatic animals to the animal facility in Atwater. However, the 'aquatic animals' are part of the laboratory animal population, and must be housed in appropriate facilities in order to meet the AAALAC standards for accreditation.

Presently, there are six buildings that house animals used for research. The main concern is that the current state of the aquatic animal facilities is poor. In June 2006, a feasibility study by the Mitchell Architectural Group was completed on the Atwater Laboratory and they produced two options. The "conceptual plan" (minimal development) entails bringing the space up to code, adding a corridor and prep-room and having a lot more corridor space vs. usable space. The "full plan" (recommended development) would allow for large blocks of animal holding space, better insulation, and an additional 1,000 sq. feet of work space.

K. Fox asked if there would be a problem with having the weight of water being that this laboratory will be on the third floor and K. Holsinger replied that the designers looked at

this and there will not be a problem. This is the newer section of Atwater and it is structurally sound.

At any given time, there are approximately 14-15 different faculty members using aquatic animals for their research. R. Simoniello added that we must look at long-range use. This aquatic lab was not put in Vivarian because there would be no room to expand the lab mammals section. If we were to hire 2-3 active new faculty, we will outgrow the space. Using an existing building to house the aquatic animals saves both money and space.

B. Stwalley asked what are the additional costs for this facility vs. using existing laboratories. K. Holsinger answered that each room needs separate environmental controls and you can not rely on the existing building controls, so you would be retrofitting the existing buildings.

P. Nicholls asked if there are any possibilities of getting funding for this laboratory through grants. K. Holsinger replied that most of the current research would be externally supported (through USDA, NIH, NSF), but he is unsure if those agencies would fund a facility.

L. Aronson asked if indirect costs or funding from those who use the lab could be used to cover the costs. G. Anderson replied that researchers pay for square footage (\$250,000/yr.) which goes into the general fund.

P. Nicholls asked what is driving this request and G. Anderson answered that it is being addressed because it is an incomplete project. K. Holsinger specified that this would have been completed in the Vivarium plans, but at some point, to allow for the expansion of the mice and rat facility, it made sense to separate them (aquatic animals from mammals). T. Callahan added that the driver is that the institution made a commitment 4-5 years ago to get AAALAC Accreditation. This is the last structural piece that needs to be done before we can be granted accreditation for laboratory animals (non-farm animals).

K. Holsinger said that these estimated costs do not include equipment, but there is some fixed equipment in the design and faculty who would be using the lab can bring the equipment that they use currently. New equipment can be financed by grants or allocation from UCONN 2000.

T. Callahan asked how much water would be used in this facility and K. Holsinger replied that it should not be more that what is used now. In fact, it could even be less. G. Anderson stressed that this is not an expansion, it is a consolidation.

J. Bradley asked if there has been enough participation from all possible users in the Mitchell report and K. Holsinger answered that all possible users were interviewed. He will provide a copy of the report to J. Bradley.

*Next Action:* G. Anderson, K. Holsinger and any applicable others will meet with P. Nicholls and then this will be posted on a future B&G agenda.

**Update on FY06 and 07 Deferred Maintenance Available Balances —**

J. Bradley reported that there is a positive balance of \$592,214.82 from '06. The '05 balance will not come until all '05 buildings are done. He will update the group every/every other meeting with these figures.

G. Kraus called the committee's attention to the Code/ADA request for two more allocations for money from that account, due to the Fire Marshall's review of the buildings on campus.

The first allocation will replace the Jorgensen Auditorium Catwalk and the \$120,000 will be used for bidding out. The combustibles up in the catwalk need to be replaced per the Fire Marshall. The second allocation (\$35,000) will be used to address code work at the Trecker Library.

Further discussion ensued about Jorgensen Code issues.

*Decision:* B. Feldman asked the Committee to vote on whether or not to approve the funds to replace the Jorgensen Catwalk (\$120,000) and the design for repairs in the Trecker Library (\$35,000). The vote to approve was unanimous.

**Social Sciences and Humanities Building Update —**

J. Bradley stated that the architects and AES strongly support the proposed location of the building between Babbidge Library and Hawley Armory. There are five (5) separate building options and each option has different cost implications. The site and building style need approval from the President, the Provost and the Deans.

T. Callahan asked if money was included to cover the cost of demolishing the existing buildings and L. Aronson replied that she thinks demolition was covered in the cost estimate.

T. Callahan wanted to ensure that there would be discussion with the Historic Commission and he was assured that this would occur. L. Aronson asked if this design would mean taking down the Beech Tree and it will not. K. Fox added that everything she has heard about location is just in sync with what was discussed in the old Master Plan and with the new CPPAC. She feels that if the B&G Committee were to veer off into something new and dramatic, that they would need to allow for CPPAC input on the plans. J. Bradley assured her that once the plans get back to President Austin, Provost Nicholls, etc., that they will go back and present to CPPAC informally to keep them up to date.

G. Anderson asked if one of the buildings (Arjona/Monteith) would stay up as a swing space for Gant and P. Nicholls replied that it could be a possibility. G. Anderson reiterated that there needs to be a plan for demolition so that it does not become permanent, instead of swing space.

**Student Union Quad —**

J. Bradley updated the group on options for the Student Union Quad space once the old Pharmacy Building is demolished. K. Fox stated that this will have to be taken to the CPPAC because these designs are different from what they have seen so far. She asked if the sundial will need to be moved. P. Nicholls asked what the area would look like next May and J. Bradley answered that the old Pharmacy Building would be gone, the area would be seeded and it would be an open and attractive vista until plans are finalized.

**Hawley Armory —**

J. Bradley explained that a situation has developed with Hawley Armory where letters from people using that building are coming in containing complaints of mold, falling plaster, etc. Should the University continue to use the building or should use be discontinued because of problems? The user group was met with and they looked at what might happen in all options. The University has retained Hoffman Architects to: 1. give an idea of what it would be like (cost and scope) to stop the leaks and 2. look at any issues inside the building which would affect its use. Environmental Engineers have been commissioned to look at issues inside the building that could affect occupancy.

L. Aronson asked what the date was on the roof and G. Kraus replied that he thinks it was done in parts, with the last being in 1993.

**Hillside Road —**

K. Fox updated the committee on the issue of pedestrian/vehicular conflict at the intersection of Hillside and Stadium Roads.

The meeting adjourned at 10:10am.