

**Minutes
Buildings and Grounds Committee
January 12, 2007
9:00-10:30am**

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

Absent: Ross MacKinnon, Bill Stwalley

Guests: Brinley Franklin, Vice Provost, University Libraries
Veronica Makowsky, Vice Provost for Undergraduate Education and Regional Campus Administration

Staff: Lauren Douglas

The meeting commenced at 9:05am.

Approval of Minutes from 12.18.06 Meeting—

On a motion by D. Woods and seconded by K. Fox, the 12.18.06 minutes were accepted as circulated.

University Libraries – 2 Construction Projects—

Once a year, B. Franklin and S. Kennedy of University Libraries meet with the USG Academic Affairs Committee to discuss ways the Libraries could be improved to better serve the students. Last year's committee presented three ideas: Bookworms should be bigger, counter space in Bookworms would be helpful and more areas in the Library should be open 24-hours.

Bookworms Expansion

Plans were presented to expand the area of Bookworms Café. Counter space will be added and the existing tables will be spread out over a larger space. The Library has committed to providing \$250,000 to this project.

Q: Was this project estimated by Architectural and Engineering Services or by an outside firm? A: By Architectural & Engineering Services.

Q: For clarification purposes, B. Franklin is not asking the B&G Committee for funding for this project, correct? A: Correct. University Libraries is looking for the approval for A&ES to move forward with this project.

Q: Who runs Bookworms Café? A: It is cooperatively run by an agreement between the Library and Student Services.

B. Franklin said that this project is not yet out for bid. The counters will cost \$10,000 and he will work with the UConn Foundation (Class Gifts) to ensure that the proper naming guidelines are followed. B. Feldman made a motion to approve to proceed on this project with the condition that it is subject to the question of ultimate financing. This motion was seconded by J. Bradley. The vote to approve was unanimous.

Learning Commons

B. Franklin and staff are turning Level 1 of the Homer Babbidge Library into a Learning Commons. There are eleven “bump-outs”. The plan is to enclose the “bump-outs” with glass so that these areas can be used for students working on group projects. The first two glass-enclosed work stations will be used by the W- and Q-Centers, the third will be a Multimedia space and the remaining will be for iStudios. Because this is already existing space, no work will need to be done on the heating or electrical units. The plan is to create one of the glass-enclosed rooms and see how things progress.

Regional Campus Capital Projects—

V. Makowsky said that she wanted to ensure that the Regional Campuses are not forgotten. With the help of ISES, G. Kraus and the AVPs and Directors, the Regional Campuses have done a lot of work and come up with a list of their needs. The AVPs and Directors (including the School of Law) were asked to come up with a list of their DM needs, projects and what they would do with their proportion of UConn 2000 monies.

Café Feasibility at Waterbury Campus—

B. Pizzuto would like to explore the possibility of café service at the Waterbury Campus. There are only vending machines available there and because of the growing sense of community on campus students want more food options. This project has the support of both V. Makowsky and P. Nicholls.

Avery Point Gym & Pool Facility—

After considering all options for this facility, it was decided that it should be repaired. The estimated project cost for the Avery Point Pool and Gym facility has gone from \$2.7 million to \$3.4 million due to increases for improvements.

Action Items—

- a. **Recommended Changes to FY 06 DM Listings:** The initial FY 06 DM list was initially approved two years ago and most of the projects on the list are underway or completed. The last DM report shows that there remains over \$434,000 of uncommitted reserves. Architectural & Engineering Services recommends that the following changes be made to the FY 06 DM List:

Roof Repairs and Replacements: Project 900958, Chemistry Snow Guard project was recently completed. The project was completed with only one change order. It is estimated that \$50,000 of the uncommitted budget for this project can be reallocated to the emergency account.

Mold/Lead/Asbestos: Project 901162 was established as an unallocated account of \$535,000 for mold/lead or asbestos removals. Since inception, \$438,221 has been allocated for the miscellaneous projects accomplished under 901146. AES

recommends the remaining \$81,779 be allocated to 901146 for miscellaneous remediation projects.

Designated Projects: The B&G authorized a total of seventeen projects (17) under the general heading of Designated Project Budgets. Total amount allocated was \$7,335,000. AES recommends to the B&G that the following project be cancelled and the remaining funds be allocated to the uncommitted budget.

UBI901160 – North Eagleville/Hillside Intersection Lights - \$20,000.00 - This project was initially planned to replace the crossing lights at the intersection of North Eagleville and Hillside Road with a countdown timer. It is recommended that this project be cancelled and included in any work required by the State Traffic Commission to finalize a permit for the completion of North Hillside Road.

UBI901161 – Re-nose South Campus Site Stairs - \$50,000 – This project was accomplished with other funding. It is recommended that this project be officially cancelled.

Relocations: No changes

Current Status: The result of these changes is to decrease the amount available to emergencies to \$421,224.37.

Recommended Additions to the Project Listing: A&ES recommends that the following new projects be authorized from the Emergency Allocations:

Norling Roof and Façade Repair: Norling Building is located on the Depot campus. It is occupied by Facilities Operations Landscape Department. The occupancy will continue in the foreseeable future. The roof has failed. It is recommended that an amount of \$100,000 be allocated for permanent repairs to this buildings roof and façade.

Physics/Biology Humidification Corrections: The Physics Biology Building is home to significant biological collections essential to the teaching and research mission. After two years of occupancy, it has been determined the existing systems need to be supplemented to maintain rather stringent humidity controls. The added system can be designed in house and is estimated to cost \$75,000. It is recommended that an amount of \$75,000 be allocated for this upgrade.

University Co-Op Building Infrastructure: The University CO-OP building has been occupied since 2002. Miscellaneous modifications to the building should be made to enhance the operation of the mechanical systems in the building. These repairs include the additions to the sprinkler system, as well as improvements to the mechanical system. The total is estimated to be \$50,000. Work will be designed in house and accomplished with contract or in house work forces.

Kellogg Dairy Barn Mechanical System Repair: The Kellogg Dairy Barn was constructed in 1992. Several mechanical operational problems have been identified over time that need to be corrected. Corrective work includes installation of new furnaces and replacement of undersized duct work. Facilities Operations can make the necessary repairs through their supplemental mechanical contractor. It is estimated that this work will cost \$50,000.

Shenker Temporary Roof: Shenker Building occupies one of the most used lectures halls on campus. This building will be replaced by the new Classroom Building in 2010. However, until then it will stay in use. The roof needs immediate attention. It is estimated that a temporary repair, similar to the one completed on Monteith can be done for \$25,000.

UTEB Roof Repair: United Technologies Engineering Building is a permanent building. The roof is basically sound, but needs to be re-ballasted in order to provide protection from future damage. Estimated cost for this is \$50,000.

Koons Hall – Rooms 201, 202, 301, and 302 – Air Conditioning: Project was requested by a Department Head in order to provide acceptable conditions for future teaching work loads. See attached email. Estimated cost is \$35,000 and will be accomplished by in house personnel.

Recommended Action Required of the B&G Committee: Authorize the allocation of \$385,000 from uncommitted FY 06 Deferred Maintenance funds for the above projects. The remaining \$36,224.37 will be allocated as final costs for these projects are determined.

On a motion by G. Anderson and seconded by T. Callahan, the above action items were all accepted. The motion was approved unanimously by the group.

b. Non-UCONN 2000 Project Approvals:

1. Servery/Dining Room/Support Areas/Renovation of McMahon Dining Facility: McMahon Dining Hall operates with an antiquated servery lacking the ability to prepare food options comparable to most of the other dining facilities that have a marketplace concept. Dining Services has accumulated renovation funding as planned to renovate this facility. It is the request from the department to seek approval to engage a consultant thorough a bid process to provide design plans for the renovation. It is estimated that the total cost of this work will be in excess of \$1,000,000 and will be funded with departmental funds.
This request was unanimously approved by the committee.
2. Repairs to Sherman Athletic Complex: The Sherman Athletic Complex is located directly behind the Greer Field House. It contains a running track and Astroturf field. Both of these facilities have exceeded the normal life span and must be replaced.

After discussion, the committee decided to await the presentation by Jeff Hathaway before acting on the proposal. G. Kraus can move forward to obtain a design professional.

3. Student Union Convenience Store: The new Student Union was constructed with several unfinished spaces that would be occupied with needed services. One of the spaces is going to be developed into a convenience store. The estimated project cost is \$400,000. It is requested that the committee vote to approve the use of departmental funds for design and construction of the convenience store for the Student Union. K. Fox made a motion to approve this item and the motion was seconded by G. Kraus. The motion was unanimously approved.

4. House 5 Renovations: House 5 is a four bedroom rental located at 1310 Storrs Road. The purpose of this project is to renovate the kitchen and bathrooms to a modern level of convenience. Work is intended to be accomplished by facilities operations using rental income as a source of funding. The B&G has been asked to approve the use of rental income for this project.
A motion to approve this request was made by K. Fox and seconded by G. Kraus. The request was unanimously approved.

The meeting was adjourned at 10:51 a.m.