

**Minutes**  
**Buildings and Grounds Committee**  
**April 6, 2007**  
**9:00a.m.-9:30a.m.**

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

Absent: Lori Aronson

Guests: Alan Abramson, Architectural & Engineering Services

Staff: Lauren Douglas

The meeting commenced at 9:05am.

**Approval of Minutes from 03.09.07 Meeting—**

On a motion by B. Feldman and seconded by D. Woods, the 03.23.07 minutes were approved as circulated, contingent upon the addition of approved allocations for Fire Code Corrective Action Plans at the Law School.

**Action Items—**

- a. *Torrington ADA Improvements*—Originally the B&G approved a budget of \$550,000 for ADA improvements at the Torrington Campus. It is recommended that the B&G approve an additional \$100,000 (for a total of \$650,000) for renovations and alterations. The scope of the project now includes all minimum required improvements in the restrooms, lecture hall, building entrance and faculty offices. A motion to approve a complete project cost of \$650,000 was made by J. Bradley and seconded by K. Fox. The motion was unanimously approved.
- b. *Castleman Roof & Parapet Study*—An architect will conduct a visual and physical survey of the Castleman Building to evaluate the cause of the water intrusion. It was recommended that the B&G approve an allocation of up to \$10,000 from FY '07 Emergency Reserve for this study.
- c. *Agricultural Biotechnology Roof Survey*—Individual slates from the roofs of the “big and little banana” buildings have been falling. A roofing expert will evaluate the reason for this problem, assess responsibility and make recommendations for repair. It was recommended that the B&G approve an allocation of up to \$15,000 from FY '07 Emergency Reserve to fund this study.
- d. *School of Business Administration Roof Investigation*—The B&G had previously approved \$40,892 from the FY '06 DMCL budget (Project # 901165) for roof modifications to the new School of Business. Screens have been placed around the gutters of the building to stop slates from falling on the sidewalk and potentially harming passersby. It is important to find out why the slates are falling, so a roofing expert will be brought in to evaluate the reason for this problem, assess responsibility and make recommendations for repair. It was recommended that the B&G increase the allocation FY '06 DMCL funding by \$13,000 for the purpose of completing the slate roof survey. This will increase the amount for this project to \$53,892.

A motion to approve projects b, c and d was made by P. Nicholls and seconded by J. Bradley. The motion was unanimously approved.

- e. *Pedestrian Crosswalk Survey*—The purpose of this project is to have a transportation engineering firm evaluate the 50+ crosswalks throughout the campus for conformity on signage, lighting and geometry. This is an outgrowth of the effort to survey crosswalks on North Eagleville Road. The end result of the study will be a road map (including costs) for future implementation. The final outcome will include all of the campus crosswalks on 195, but not those on South Eagleville Road, as the town of Mansfield is

already looking into those. It was recommended that the B&G approve an allocation of up to \$55,000 from FY '07 Emergency Reserve to fund this study.

J. Saddlemire feels that it is very important to note that students are learning and are now using the crosswalks on North Eagleville Road.

K. Fox asked for a speed survey to be included in this motion.

A motion to approve the allocation of \$55,000 was made by G. Anderson and seconded by B. Stwalley. The motion was unanimously accepted.

f. *Gant Scaffolding Purchase*—The B&G previously approved \$50,000 from the FY '07 DMCL (Project # 901203) to purchase the scaffolding protecting the entrance to the GANT Complex. During the code review process, it was determined that the current scaffolding would not meet “code” and would have to be replaced. A designer was hired to prepare plans and specifications for the project and bids were sought. It is estimated that the contractor’s price will now be \$67,400. That results in a total project cost of \$80,000 including contingency. It was recommended that the B&G increase the allocation FY '07 DMCL funding by \$30,000 for the purpose of completing the purchasing and installing new code compliant scaffolding. This will increase the amount for this project to \$80,000.

It will be better to own the scaffolding than rent it as it will be a future asset to Facilities.

A motion to approve the increase of the allocation by \$30,000 was made by J. Bradley and seconded by D. Woods. The motion was unanimously accepted.

#### **Other Business—**

T. Callahan informed the group that the construction estimates for the repair to the two clarifier tanks at the sewage treatment plant are significantly higher than originally expected. The two tanks are made of concrete with a larger scraper along the bottom. Some of the concrete at the bottom is subject to spalling, which causes the system to jam. Repairs to the tank will need to take place in the summer, when only one tank is needed in service at a time.

CL&P is committed to do Phase I of the North Eagleville Road project (increasing the wattage of the luminaire) by the start of Spring Weekend. Phase II is to add ten new light poles to the road. It was suggested that an informational article be placed in the Daily Campus and the Advance regarding the more intense lighting and the new poles.

J. Saddlemire asked what the process is for vacated space. For example, academic space requests could go through J. Saddlemire to P. Nicholls and non-academic space requests could go through T. Callahan to B. Feldman.

T. Callahan updated the group on the Master Plan for the Water/Waste Water System. The plans should be drafted in the next thirty days or so and he would like to have time in the next meeting to brief the group.

It was also suggested that the following items be discussed at the April 20<sup>th</sup> meeting: the Research Neighborhood and a report from the “Celebrate Free Speech” site sub-committee (K. Fox, J. Saddlemire, R. Schurin and C. Faustman).

There being no further items, the meeting adjourned at 9:59am.