

**Minutes**  
**Buildings and Grounds Committee**  
**June 1, 2007**  
**9:00-10:30am**

Present: Jim Bradley, Tom Callahan, Barry Feldman, George Kraus, Ross MacKinnon,  
John Saddlemire, Bill Stwalley

Absent: Greg Anderson, Lori Aronson, Karla Fox, David Woods

Staff: Lauren Douglas

The meeting commenced at 9:02 a.m.

**Approval of Minutes from 05.18.07 Meeting—**

B. Stwalley made a motion to approve the minutes as circulated. This motion was seconded by G. Kraus and was unanimously accepted.

**Action/Information Items—**

- a. *Old Pharmacy Building*: There is approximately \$787,167 of the original budget for this project left to reallocate. It is prudent to leave \$100,000 in the project budget until the final closeout, so this will allow the B&G to reallocate \$687,167 to the FY 07 Emergency Reserves.

Q: Did we allocate a portion of what the savings might be to the Student Union Quadrangle project? A: No. Money (\$400,000) was used from the FY '07 Reserve for the SU Quad project. This extra (\$687, 167) is replenishing the money taken from the FY '07 Reserve.

A motion to accept the recommendation to approve a new budget of \$1,105,832 for this project and reallocate the remaining \$687,167 to the FY '07 Emergency Reserves was made by J. Bradley and seconded by G. Kraus. The motion was unanimously accepted.

- b. *Torrington ADA*: Bids have been received for this project, but until \$100,000 in FY '08 funding is made available, the project can not be completed. It was recommended that the B&G Committee approve the allocation of \$100,000 from FY '07 funds, bringing the total FY '07 allocation to \$650,000.

A motion to approve this recommendation was made by J. Bradley and seconded by J. Saddlemire. The motion was unanimously accepted.

- c. *Student Union Quadrangle (Phase One)*: Bidding for this project was done as a base bid (minimum amount of work) plus alternates. A&ES recommends award to the low bidder - the Base Bid in addition to all five alternates. The new project budget would be \$1,800,000 including an adequate contingency. This represents an increase of \$517,200 over the previously approved budget. This requires that the FY '07 allocation be increased to \$1,167,200.

Q: What is the scope of the work included in the base bid? A: Grading, drainage, mixing-up of existing soil, adding top soil and temporary seeding of this area.

Q: What will be done in this Phase to help out with the flooding in Castleman? A: Catch basins will be installed to alleviate surface water flooding.

Q: Are there any other drainage improvements planned in the subsequent phases of this project? A: J. Bradley believes so. The planners will remain conscious of their problems and ensure that all plans will help alleviate flooding issues in Castleman.

A discussion ensued regarding the bidding process, pricing and Arjona/Monteith Classroom Building options.

It was recommended that this action item be held until a future meeting.

- d. *Co-Gen Plant:* T. Callahan informed the committee that the construction on the Co-Gen Plant is just about finished. In order to complete the contract, the steam generator has to be tested (a 5-hour test during the day). This test will likely cause high pressure steam releases near the Plant, so the entire campus community will be notified.
- e. *Inspection Issues:* B. Feldman noted that there are nine dorms that have been renovated since they were inspected by the State Fire Marshal approximately five years ago. Because state building inspectors do not do their inspections at the same time as the fire marshals did, this concern has arisen. It is important to note that the dorms are safe and it was recommended that an article be placed in the Advance, so that the campus community can be given correct information about this situation.

There being no further items for discussion, the meeting adjourned at 10:03 a.m.