

Minutes
Buildings and Grounds Committee
June 12, 2007
12:00-1:30p.m.

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

Absent: Bill Stwalley

Guests: Alan Abramson, Architectural & Engineering Services
Jane Weinzapfel, Leers & Weinzapfel Associates

Staff: Lauren Douglas

The meeting commenced at 9:02 a.m.

Approval of Minutes from 06.01.07 Meeting—

D. Woods made a motion to approve the minutes as circulated. This motion was seconded by J. Saddlemire and was unanimously accepted.

Action/Information Items—

- a. *Student Union Quadrangle (Phase One)*: G. Kraus presented information regarding this project and the Castleman water infiltration issues.
Q: Where does the water drain to? A: Into catch basins and into the drainage system for the campus.
Q: What will happen if garbage blocks-up the basins? A: This area on campus will be no worse than anywhere else on campus. Not only are they well maintained (the basins), but grass also acts as a filter for debris.
Q: Could you fill the room under the stairs with concrete to prevent the damage caused by the leaks? A: Right now, that room is used as lab space.
Discussion ensued regarding the area under the stairs of the Castleman Building and future plans for renovations of the staircase.
Although a decision has yet to be made about the possible uses of the SU Quad space, it is important that the committee proceed so that a limited plan (i.e. Seeding and topsoil) can be put into place. Further discussion on this item was held so that the committee could look at the additional action items.
- b. *Torrey Life Science Code Correction*: The fire in TLS destroyed an electrical feeder to a 400-amp panel. Facility Operations has made remedial repairs that have temporarily put the building back on line, but electrical demand has been limited. It is recommended that the B&G Committee approve the allocation of \$230,000 to install three new electrical feeders. Work can commence immediately upon approval of funding and work can be completed in four weeks.
A motion to approve the recommendation was made by T. Callahan and seconded by K. Fox. The motion was unanimously accepted.
- c. *Code/ADA Allocation*: Due to a need to expand code correction investigations over the immediate future, there is a need to replenish the Code/ADA Allocation account. It was recommended that the B&G Committee approve the allocation of \$400,000 for this project.
A motion to approve the recommendation was made by J. Bradley and seconded by B. Feldman. The motion was unanimously accepted.

- d. *Trecker Library Code Remediation*: Preliminary estimates for this project place a total project cost at \$250,000, including the previously approved design funding. It was recommended that the B&G approve the allocation of \$215,000 for this project from the parent account. A motion to approve the recommendation was made by J. Bradley and seconded by T. Callahan. The motion was unanimously approved.
- e. *FY '06 Reallocation of Completed Projects*: The B&G Committee previously approved an allocation of the FY '06 DM/Code/Lump Sum account of \$10,659,575. Thirty-four projects were funded. Periodically, it is prudent for A&ES to review the "Cost to Complete" column to see if there is any funding that could be returned to the B&G for reallocation. The purpose of this action item is to reflect the results of this latest review. A&ES recommends that the following project allocations be changed to reflect anticipated needs:

PROJECT	BUDGET BALANCE AVAILABLE	AVAILABLE
Communication Sci Roof	\$24,009.33	\$23,009.33
Willimantic River Trans Line	\$34,848.61	\$34,848.61
Nayden Clinic	\$ 1,938.85	\$ 1,938.85
ITEB Leak Repairs	\$ 7,421.88	\$ 7,421.88
UCONN Fac Condition Analysis	\$ 13,548.61	\$13,548.61
Level A Mapping	\$ 25.00	\$ 25.00
TOTAL		\$80,792.28

It was recommended that the B&G Committee approve the reallocation of \$80,792.28 from the projects shown above to Unallocated Emergencies. Upon approval, the FY '06 emergency reserve will be \$48,916.65.

Q: When, for example, one project is funded from multiple areas and it comes in under-budget, who determines where the extra monies are returned to? A: This will need to be discussed during the meeting with Bruce Detora and it will be asked that it is placed on the next agenda.

A motion to approve the recommendation was made by J. Bradley and seconded by B. Feldman. The motion was unanimously accepted.

- f. *Implementation of a Fire & Building Code Corrective Action Plan for the Project Oceanology Building at the Avery Point Campus (Project # 201408)*: The UConn Dept. of Public & Environmental Safety has issued building and fire code discrepancies for the Oceanology Building at Avery Point. The University is required to complete the corrective work through the order of the State Building Inspector. It is anticipated that the University will recover the costs associated with this project through legal representation post construction. In order to implement the corrective action plan, \$398,855 will be required. The funding source for this project is the University's operating funds. It was recommended that the B&G Committee approve this project.

A motion to approve the recommendation was made by G. Anderson and seconded by J. Bradley. The motion was unanimously accepted.

Update on Arjona/Monteith Replacement Building—

J. Weinzapfel of Leers & Weinzapfel Associates highlighted her thoughts on the Arjona/Monteith replacement building(s). One of the main reasons why the two-building option was re-considered was because the site of the old Pharmacy Building opened up. Her firm was asked to look at new options which include more possible expansion room for offices, GA space, and departmental space. The old Pharmacy site would be ideal for classroom space, because of its synergy with the Student Union. Considering the old Pharmacy site for a second building also leads to reduced square footage needs at the old Co-Op site. J.

Weinzapfel walked the committee through the possibilities with having two separate buildings instead of one large one.

Q: What would the size of the two buildings be? A: The building at the old Co-Op site would be approximately 115 thousand square feet and the building at the old Pharmacy site would be approximately 65-70 thousand square feet.

(Continuation of discussion re: SU Quad Project)

J. Bradley would recommend asking for approval of up to \$1.4 million from the Board of Trustees for this project. The \$1.4 million would cover grading, seeding and draining down at the Castleman Building. It would not include any of the options, such as lighting, concrete walkways, etc.

J. Saddleire expressed concern with the possibility of placing a second building in the old Pharmacy site.

P. Nicholls reminded the committee that a vote is not being taken on the Arjona/Monteith Replacement Building(s), but rather on the landscaping for the SU Quad.

A discussion ensued regarding the following topics: costs, locations, recommendations, the upcoming BOT meeting, "level of finish", and the need for green space, among others. President Austin joined in for this portion of the discussion.

K. Fox said that the University Community should receive notice about these ideas and possibilities.

A motion to endorse the amount of \$1.4 million being placed toward the SU Quad Project – Phase I was made by T. Callahan and seconded by D. Woods. G. Kraus asked if this motion would include the fourth drain near the Castleman Building and plans to improve the drainage issues in the Quad area and the answer was yes. The B&G Committee approved this motion unanimously.

There being no further business, the meeting adjourned at 2:01 p.m.