

Minutes
Buildings and Grounds Committee
September 7, 2007
9:00-10:30 a.m.

Present: G. Anderson, J. Bradley, T. Callahan, B. Feldman, K. Fox, G. Kraus, R. MacKinnon, P. Nicholls, J. Saddlemire, W. Stwalley, D. Woods

Absent: L. Aronson

The meeting commenced at 9:06 a.m.

Approval of Minutes from 08.21.07 Meeting—

A motion was made to approve the minutes from the 08.21.07 meeting as circulated. The motion was unanimously accepted.

Action/Information Items—

a. West Campus Fire Alarm Upgrades: After work started it was discovered that the existing speaker/strobes in each hallway needed to be upgraded to provide a code compliant system. The contractor provided UConn with a proposal to install new speaker/strobes in the hallways of the four West Campus Dorms. This will include new trunk lines from FAC panel to each floor, new wire mold between devices and demolition of existing speaker/strobes. This will require an additional \$54,373. It is recommended that the B&G approve the increase of \$54,373 for this project; the funding will be allocated from the FY '07 emergency reserves. A motion to approve the recommended action was made by G. Anderson and seconded by B. Stwalley. The motion was unanimously accepted.

b. Fire & Life Safety Inspections – Summer 2007 Code Corrective Action Plan: The B&G previously approved a project budget for \$475,000 for the correction of code items during the summer of 2007; this estimate was based on the best available data in mid-Summer. Subsequent to this additional inspections were conducted and additional code issues identified. Out of 166 buildings, 115 buildings required corrections (402 citations were issued). All issues were addressed during the month of August and those that remain (56) are part of three approved corrective action plans. The total amount of the corrective actions is now estimated at \$1,975,000 versus the original \$475,000. This amount may change over the next few weeks and be reviewed at the September 21st B&G Meeting. A&ES plans to present a budget to the BOT for this project at the September 25th, 2007 meeting. It is recommended that the B&G approve the increase of \$1,500,000 for this project, bringing the total project budget to \$1,975,000. The funding will be allocated from the FY '08 Code/ADA Master Account.

Q: Is the \$600,000 out of \$1,750,000 typical for management of this type of project? A: No, it is very expensive. The reason is because it was on an expedited basis. The numbers you see include design, management and construction costs and all work was designed by an architect to code.

Q: If a fire and building inspector were to go into any other CSU or state buildings, would they be likely to find similar problems? A: Of course. As a result of this work, we will have some of the most code compliant buildings in the state of Connecticut.

Q: What is the overall impact on what was planned for 21st Century UConn now that this has taken place? Where will this money come out of? A: Depending on the repair, funding may come from deferred maintenance.

Q: What are the types of discrepancies that have yet to be addressed? A: Upgrades of fire alarms, doors, and lighting.

A motion to approve the recommended action was made by K. Fox and seconded by J. Saddlemire. The motion was unanimously accepted.

c. Structural Evaluation and Design for the Relocation of Emergency Notification Devices: The University recently installed seven emergency notification devices on campus. Four of these locations were considered temporary ground level installations, pending relocation to roof-top structures. The B&G requested A&ES to obtain pricing for the evaluation and design for the relocation of these devices. CPCA received one proposal for this work and the following is a summary of the pricing proposal:

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|---|----------|
| Part 1: Structural Evaluation of Four Locations | \$6,525 |
| Part 2: Complete Plans and Specifications | \$7,025 |
| Part 3: Bidding Assistance | \$2,125 |
| Part 4: Construction Phase Assistance | \$4,500 |
| | |
| TOTAL: | \$20,175 |

Appropriate pricing was developed if fewer than four locations are found suitable for installation. A&ES recommends that the B&G approve Part 1 of this project (\$6,525 out of FY '07 Emergency Reserve). This will result in a complete structural evaluation for the installation of these devices on roof structures.

Q: Where are the four devices that will be relocated to roof-tops? A: Next to Manchester Hall, CUE Building, near the North Parking Garage and near the South Dining Hall.

A motion to approve the recommended action was made by G. Anderson and seconded by J. Saddleire. The motion was unanimously accepted.

d. Planning Services for the Adaptive Reuse of Nine Faculty Houses on the UConn Campus: There are nine cottages (houses) on the Storrs campus that were originally constructed in the early 21st Century for faculty working at the University. In the ensuing years, these houses have been used at various times for student housing and administrative purposes.

The University prepared a scope of work that would seek professional services to allow the University to develop a plan for these houses. Three firms were selected for interviews and the committee has recommended that one firm be chosen from both a technical and pricing standpoint. The study will cost approximately \$60,000 for completion. It is recommended that the B&G approve this project and the allocation of \$60,000 for the completion of this study.

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

e. Installation of Three Bedrock Wells (Agronomy Farm): There is an ongoing need to supply irrigation water for use at the Agronomy Farm. At the recommendation of T. Callahan, a study group was formed with representatives of Facility Ops., Plant Sciences and the Office of Environmental Policy to review possible solutions that were developed by CANR faculty and Agronomy Farm Staff working with Dr. Gary Robbins. The group reviewed eleven different options and their recommendation is to install a series of three bedrock wells. Two wells would be used at any one time, with a third in reserve. These wells would be used to replenish a pond that is used to provide irrigation water. The cost to install these wells is \$75,000. It was recommended that the B&G approve the amount of \$75,000 from the FY '08 Emergency Reserve funds.

A motion to approve the recommend action was made by J. Bradley and seconded by B. Feldman.

K. Fox brought up the following discussion points: the budget for this project, the possible impact of these wells on the wells located on neighboring properties, her concern about the lack of information about potential ramifications of this project and collecting rainwater through alternative methods (hence eliminating the need for the drilling of these wells). T. Callahan went over the eleven options that the group explored and mentioned that he would be happy to put anyone who would be interested in touch with Connecticut Water, R. Miller, and Gary Robbins to discuss why this is the preferred solution (three bedrock wells).

Q: If they were already hooked-up to the University's water supply, would their needs be perceived to be so great that they would be exempted from the controls of the (temporary) usage advisories? A: There are areas

of the University that are deemed to be critical needs (i.e. Animal research facilities, etc.) and their research would need to be considered.

Q: Is this an emergency item? Are they going to run out of water in the near future? A: No and drilling these wells immediately will not solve their problems right away, either.

There was a request to table this item until the next meeting until more information could be gathered and shared with the committee.

Crosswalk Update—

B. Feldman updated the committee on the results of the Campus Wide Pedestrian Crossing Assessment prepared by EarthTech, the same company who looked at North Eagleville Road last year. The committee was given a copy of the complete study and the consultants have been invited to a future meeting to answer any questions committee members might have.

K. Fox added that it is important for comments on this report to be gathered from the Parking Advisory Committee and she asked to share the report with the PAC.

The next step would be for A&ES and Facilities Operations to come back with a prioritized list of changes that have been recommended by the engineers. It will also be shared at the next CPPAC Meeting and it needs to be shared with both the Undergraduate and Graduate Students.

Q: Were there other sites that were identified that need improvements in terms of the lighting? A: They did recommend more lighting in certain locations. This is something else that might be “fast-tracked”.

FY '06/'07 DM Recap – FY '08 DM Update—

J. Bradley & G. Kraus reviewed the latest versions of the FY '06, '07 and '08 DM/Code/ADA Renovation Lump Sum Project Lists.

There being no further business for discussion, the meeting adjourned at 10:29 a.m.