

Minutes
Buildings and Grounds Committee
January 11, 2008
9:00-10:30 a.m.

Present: G. Anderson, L. Aronson, J. Bradley, T. Callahan, B. Feldman, G. Kraus, P. Nicholls, J. Saddlemire, W. Stwalley, D. Woods
Absent: K. Fox, R. MacKinnon
Guests: A. Roe
Notetaker: L. Douglas

The meeting commenced at 9:06 a.m.

Approval of Minutes from 11.30.07 Meeting:

W. Stwalley made a motion to approve the minutes from the 11.30.07 meeting as circulated. The motion was seconded by P. Nicholls and was unanimously accepted.

Action Items:

J. Bradley introduced Alexandria Roe, the new Director of Planning and Program Development in Architectural and Engineering Services.

a. Nayden Clinic Renovation: It was recommended that the B&G approve the increase of \$17,000 for the base bid for the renovation of the ground floor and air-conditioning of the entire Nayden Clinic from the remaining Emergency Funding in the FY 07 program. The tie in to the central plant and additional parking should be deferred until the University can evaluate the need for parking and effect on utilities.

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

b. CUP ASCO/Load Shedding/Black Start Generator: It was recommended that the B&G combine the three individual projects into one project. Additionally, the latest design estimate for the project indicates that additional funding will be required to cover material cost increases. AES recommended that the B&G approve the following actions:

1. Load Shedding Scheme – Cancel project and apply funding to CUP ASCO Switch project with FY 07 Allotment
2. Black Start Generator – Cancel project and apply funding to CUP ASCO Switch project within FY 07 Allotment
3. CUP EMERGENCY GENERATOR – ASCO Switch Replacement – FY 08 Allotment – increase allotment by \$305,000.

Line items 1 & 2 have no net effect on the remaining contingency in the FY 07 program. The only impact is to increase the FY 07 budget line for the ASCO Switch project. Line item 3 increases the FY 08 budget for the project by the sum of \$305,000. After approval, the emergency contingency is reduced to \$2,825,818.88 from \$3,130,818.88. A motion to approve the recommended action was made by J. Bradley and seconded by T. Callahan. The motion was unanimously approved.

c. School of Social Work Boiler Replacement: It was recommended that the B&G approve the increase of \$140,000 for this project from the remaining Emergency Funding in the FY 07 program. This will bring the total project budget to \$260,000. A discussion ensued regarding University buildings that only have one boiler vs. buildings that have two boilers. T. Callahan confirmed with Gene Roberts that every building off-campus that is not connected to central utility has dual boilers for redundancy. This is not an unusual circumstance. A motion to approve the recommended action was made by J. Bradley and seconded by W. Stwalley. The motion was unanimously accepted. AES will look at which University buildings have dual boilers versus which do not.

d. Code Repair: Undergraduate Building – West Hartford Campus: It was recommended that the B&G approve \$300,000 for the correction of fire code discrepancies in the Undergraduate Building at the West Hartford Campus from FY 08 Code/Repair allocation fund. A motion to approve the recommended action was made by T. Callahan and seconded by J. Bradley. The motion was unanimously accepted.

e. Fire Alarm System Upgrades (Audibility): Twenty-five buildings have been found to have fire alarm systems that should be upgraded or replaced. It was recommended that the B&G approve \$200,000 for the survey, code analysis and schematic designs of these systems from the FY 08 Fire Alarm Upgrade Allocation. A motion to approve the recommended action was made by T. Callahan and seconded by W. Stwalley. The motion was unanimously accepted.

f. Code Analysis and Survey of Towers Fire Pump System: AES proposes issuing an RFP to solicit professional design services to complete the Towers Fire Pump Code Compliance. It was recommended that the B&G approve \$33,000 for the survey and code study from FY 08 Code/Repair allocations for this project. A motion to approve the recommended action was made by T. Callahan and seconded by J. Saddlemire. The motion was unanimously accepted.

g. Bookworms Café Expansion: It was recommended that the B&G approve the new project budget for the Bookworms Café Expansion of \$280,000. This project is funded by Operating Funds. A motion to approve the recommended action was made by G. Anderson and seconded by W. Stwalley. The motion was unanimously accepted.

h. Depot Campus Power House: On January 10, 2008, two stacks on the abandoned Depot Campus power house were being inspected and bricks began falling off of the structures. The request before the committee is to hire a demolition contractor. The B&G Committee is supportive of this request.

FY 07 Recap & Update/FY 08 DM Update/FY 09 Analysis:

G. Kraus gave a presentation on the FY 06/07/08/09 DM Update and noted that the numbers in the presentation did not reflect the Committee's actions today. He will come back to the Committee in April 2008 for FY 09 suggested approval. P. Nicholls thanked him for all of his hard work.

Other Business:

P. Nicholls led a discussion on the chicken coops and their effect on the AAALAC Accreditation. Are they on the National Register of Historic Buildings/Places? He asked G. Kraus to be in touch with the Dean's Office to find out which ones he would like vacated. We will also close down the animal building in Nutritional Sciences and those animals will move to Pharm/Bio. Large Animal Surgery will be shut down and Spring Manor Farm will need repair.

J. Bradley added that A. Roe has started (back) up the concept of a Space Committee and she will bring forward her ideas to the Co-Chairs and then to the Committee.

J. Bradley said that the SSHB is in design and another study is being done on TLS.

There being no further items on the agenda, the meeting adjourned at 10:24 a.m.