

**Minutes**  
**Buildings and Grounds Committee**  
**March 21, 2008**  
**9:00-10:30 a.m.**

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

The meeting commenced at 9:05 a.m.

**Approval of Minutes from 02.29.08 Meeting—**

The minutes from the 02.29.08 meeting were approved unanimously as circulated.

**Action Items—**

- a. *Beach Rooms 245 & 246*: Additional asbestos was found during the demolition phase of the project and the final asbestos quotes are approximately \$35,000 higher than originally estimated. It was recommended that the B&G approve a new budget for this project at \$155,000. The \$35,000 net increase will be taken from the FY 07 Emergency Reserve. A motion to approve this item was made by D. Woods and seconded by W. Stwalley. The motion was unanimously accepted.
- b. *Ratcliff Hicks Arena – Corrective Action Plan for Code Remediation*: AES recommends that this project be treated as any other change of use renovation, be allocated out of the FY 07 Emergency Reserve and be included in the DM Renovations category of work. The plan would be for AES to obtain the services of an experienced design professional to meet with CANR, determine future uses and propose a “code compliant” alteration. Once approved, the design professional would develop detailed cost estimates based on the schematic design. If the source of funds is identified and approved, the design would be finalized and renovation completed. It is estimated that this will cost approximately \$25,000.  
A motion to approve the recommended action was made by J. Bradley and seconded by T. Callahan. The motion was unanimously accepted.
- c. *Public Safety Complex – Replace Rooftop Air Conditioning Unit*: It was recommended that the B&G fund the replacement of four rooftop air conditioning units on top of the Public Safety Complex. These units were installed when the building was constructed in 1990 and are increasingly subject to failure as their design life is reached. The estimated cost is \$105,000 including an adequate contingency. It is recommended that these funds be expended from the FY 07 Emergency Reserve.  
A motion to approve the recommended action was made by T. Callahan and seconded by K. Fox. The motion was unanimously accepted.
- d. *North Towers – Duct Bank Installation*: The purpose of this project is to expand the distribution system by conducting a new underground duct bank between a current termination at Husky Village and a terminal at Charter Oak Apartments. Upon completion, this “interconnection” will improve reliability and capacity to these outlying

areas by creating redundant paths of service. It is estimated that the physical work and the associated wiring will cost approximately \$300,000.

It is recommended that the B&G approve the above project. This project is entirely funded by UITS Capital Funding and will not impact available DM funding.

- e. *Grad Dorms – Duct Bank Replacement:* The work involved in this project is an underground duct bank that will provide four 4” conduits encased in concrete. It is estimated that the work and the associated wiring will cost approximately \$120,000. It is recommended that the B&G approve the above project. This project is entirely funded by UITS Capital Funding and will not impact available DM funding.
- f. *Temporary Fiber Optic Head End:* The “Head End” for the data network is currently located in the Ground Floor of the Math Science Building in the Gant Complex. The University is currently planning for the renovation of the Gant Complex, thus, the current head end will have to be relocated, at least during construction. The current proposal is to install a new head end in a temporary storage building located in the North Parking Garage. The temporary building may be required for the next six years. It is estimated that the project will cost approximately \$350,000 including the initial equipment installation. It was recommended that the B&G approve the above project. This project is entirely funded by UITS Capital Funding and will not impact available DM funding. Because parking on the basement level of the North Parking Garage is in demand, G. Kraus will make sure that the temporary storage building is not going to be on the true ground floor (Basement).

A motion was made to approve Non-UCONN 2000 Projects 2, 3 & 4 on the Action Items Handout. Amendment on Item #4: As long as it does not impinge on the Faculty/Staff parking, in the Basement of the North Garage. If there is going to be an impact on parking, G. Kraus will report back. The Committee supports the project without an impact on Faculty/Staff parking. The motion and the amendment were unanimously accepted.

- g. *Oceanography Code Remediation:* It was recommended that the B&G approve a project increase of \$45,732 to correct building and fire code discrepancies. The updated total project cost will be \$444,587, which includes an adequate construction contingency. This project is funded by Operating Funds and will not impact available DM funds. A motion to approve the recommended action was made by G. Anderson and seconded by J. Bradley. The motion was unanimously accepted.
- h. *Student Union Improvements:* The Division of Student Affairs has requested B&G approval to implement three projects within the Student Union. The total dollar values for all three projects are estimated at \$115,000. The projects are:
  1. Convert Room 104 from Game Room to Art Gallery
  2. Meeting Rooms 316, 317, 318 & 319 – Combine existing rooms into two large meeting rooms
  3. Room 323 & 324 – Combine the rooms to create one large room

It was recommended that the B&G approve this project. This project is entirely funded by Operating Funding and will not impact available DM funds. A motion to approve the recommended action was made by J. Bradley and seconded by K. Fox. The motion was unanimously accepted.

- i. *HBH Building # 4 – Renovations – CESE*: This project is for the continuing renovations of the CESE assigned space and includes rooms 12, 13, 18, 19 & 40. The scope of work includes mechanical and electrical renovations as well as removal and replacement of existing finishes such as flooring and ceilings. It is recommended that the B&G approve this request for \$107,166. This project is entirely funded by Operating Funding and will not impact available DM funding. A motion to approve the recommended action was made by J. Bradley and seconded by T. Callahan. The motion was unanimously accepted.

#### **FY 07 Recap & Update/FY 08 DM Update—**

The group looked at the DM chart which G. Kraus provided. Bids have come in under budget for both the Clarifier Project and the Residential Life Window Project.

They then discussed the effects the changing economy is having on the construction market: increases on the prices of copper, steel and gypsum (sheetrock/cement). 3.5-5% increases on an annual basis are to be expected. G. Kraus is doing an excellent job at estimating his project budgets.

Hawley Armory and Wilbur Cross are two large projects which are out to bid.

G. Kraus went over the remaining reserves from FY 06, 07 and 08. He suggested speeding things up and placing the top FY 09 priorities onto this list, so that they can begin to use these reserves. He also noted that an updated code list is going to be delivered soon.

#### **Other Business—**

- a. *Atwater Aquatics*: Preparations for the AAALAC Accreditation are taking place. G. Anderson has committed \$1.2 million of F&A funds to the aquatics renovations in Atwater. This item could go to the BOT as a planning budget in April. G. Anderson said that they would find ways to work around the emergency power issue for now (i.e. battery back-ups), but that this project does not demand emergency lighting in the rest of the building. G. Kraus indicated that they have hired an outside person to look at power. A motion was made by J. Bradley which states that the Committee supports sending up to a \$1.2 million planning budget to the BOT on April 15, 2008 for this project. The motion was seconded by J. Saddlemire and was unanimously accepted.
- b. *Barbara Chance*: Barbara Chance has been invited back to look at parking, signage, curb appeal and crosswalk issues. J. Bradley will attach the memo regarding her return to the minutes of today's meeting.
- c. *Agronomy Farm*: T. Callahan would like to give an update about the Agronomy Farm at our next Committee meeting on Friday, April 4<sup>th</sup>, 2008.
- d. *Corridor Ventures*: Corridor Ventures bought Farmer Brown's land, X-Lot and the old Rugby House for \$5.5 million. Our existing lease on the X-Lot property is good through the summer of 2010. With the Landfill Lot coming online, one could argue that we might no longer need X-Lot.

There being no further items on the agenda, the meeting adjourned at 10:16 a.m.