

Minutes
Buildings and Grounds Committee
April 4, 2008
9:00-10:30 a.m.

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

The meeting commenced at 9:04 a.m.

Approval of Minutes from 03.21.08 Meeting—

The minutes from the 03.21.08 meeting were approved unanimously as circulated.

Action Items—

- a. *Code Review of Fire Alarm & Sprinkler Systems in Cottages on Depot Campus:* The B&G previously approved a project to investigate and identify code requirements related to the existing non-operative fire alarm and sprinkler systems in the sixteen cottage-type buildings on the Depot Campus. The options available will be to repair, replace or abandon the existing systems. Final pricing for the scope of work is \$35,000. It was recommended that the B&G approve an additional \$15,000 for the survey, code analysis and schematic designs from FY08 Fire Alarm Upgrade Allocation.
A motion to approve the recommended action was made by T. Callahan and seconded by K. Fox. The motion was unanimously accepted.
- b. *Castleman Roof & Parapet Repairs:* The architect's new estimate to investigate, design and repair water infiltration problems caused by roof and parapet issues is \$200,000. Note that the design has not yet been completed and that this is an estimate subject to changes of the bid environment. It was recommended that the B&G approve an additional \$150,000 for Castleman Building final design and repairs from FY08 Emergency Reserve.
A motion to approve the recommended action was made by G. Anderson and seconded by T. Callahan. The motion was unanimously accepted.
- c. *Wilbur Cross Glass Replacement Repairs:* The total project cost is recommended to increase by \$15,000 to a total of \$40,000. It was recommended that the B&G approve an additional \$15,000 for Wilbur Cross Glass Replacement from the FY08 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. *Gampel Pavilion Sanitary Piping Repairs:* Accumulated changes to Gampel Pavilion have resulted in plumbing problems that cause sewage backups during high flow periods. AES and Facility Operations have reviewed the problems and recommend that an outside mechanical design consultant be retained to investigate and design repairs. The proposed cost for the investigations and design is \$24,500. It was recommended that the B&G

approve a new project for the investigation and design of sanitary piping problems at Gampel Pavilion in the amount of \$25,000.

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

- e. *Arjona Roof Repair (Limited Warranty)*: It is proposed that the B&G fund a project to replace the roof of the Arjona Building. The design would be tailored for the limited life span of the building. It was recommended that the B&G approve a project to replace the roof of the Arjona Building and allocate the sum of \$275,000, based on a similar project accomplished at Arjona's twin building, Monteith.

A motion to approve the recommended action was made by G. Anderson and seconded by T. Callahan. The motion was unanimously accepted under the condition that this subject can be revisited if a different roof is needed.

- f. *Miscellaneous Slate Roof Repairs*: There has been a problem with slates falling from the roofs of the Advance Technology Laboratory and the Agricultural Biotechnology Laboratories Buildings. It is prudent to take measures to insure safety of pedestrians using the walkways around the buildings and AES proposes that steel netting systems be designed and installed around the perimeters of both buildings. This was previously done at the School of Business with good results. It was recommended that the B&G approve the above project and allocate the sum of \$100,000 for the design and installation of steel netting at the eaves of both buildings.

A motion to approve the recommended action was made by T. Callahan and seconded by W. Stwalley. The motion was unanimously accepted.

- g. *Temporary Fiber Optic Head End (Revisit)*: The building will be located on the first floor level of the garage. The work will include the purchase of a standard building and installation of duct bank. UITS has investigated other options, including permanent locations in nearby buildings and has concluded that this is the least costly solution. It is estimated that the project will cost approximately \$350,000 including the initial equipment installation. It was recommended that the B&G approve this project, which will be entirely funded by UITS Operating Funding and will not impact available DM funding.

A motion to approve the recommended action was made by T. Callahan and seconded by L. Aronson. The motion was unanimously accepted.

- h. *Duct Bank for Public Safety Complex*: UITS is in the midst of improving their network infrastructure for current and future uses and part of their efforts is to analyze vulnerable locations serving critical facilities – the Public Safety Complex being one of them. This specific project is to construct a new duct bank with cabling that would allow a separate feed to this building. It is estimated that the physical work will cost approximately \$86,250. It was recommended that the B&G approve this project, which will be entirely funded by UITS Operating Funding and will not impact available DM funding.

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

- i. *Uninterruptible Power Supply – HBL*: The core equipment in the sub-basement of Homer Babbidge Library requires continuous power and is backed-up by an older Uninterruptible Power Supply. The current unit is old and no longer serviceable; it is essential that this unit be replaced. The total estimate for this work is \$105,000 and includes the equipment, design and installation. It was recommended that the B&G

approve this project, which will be entirely funded by UITS Operating Funding and will not impact available DM funding.

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

- j. *Network Master Plan Recabling Projects:* The UITS network master plan includes upgrades to individual buildings as well as infrastructure improvements. The first set of (telecommunication) rooms is listed below and UITS is setting the priorities for the work.

NO.	BUILDING	BUDGET	NEW TEL ROOM	CABLING	EQUIPMENT
C4	WOOD HALL	\$150,000	YES	YES	NO (COMPLETED)
C5	ENGINEERING II	\$358,000	YES	YES	YES
C6	CASTLEMAN	\$230,000	YES	YES	YES
C7	UTEB	\$210,000	YES	YES	YES
C8	BUCKLEY RESIDENCE HALLS	\$375,000	YES	YES	NO (COMPLETED)

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

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

- k. *Improvements to Pumps & Wells on Willimantic Well Field:* It is important to make improvements on the motors as soon as possible so that when we go through the normal rainfall decline (in June and July), we can still meet the demand. We do not want to have to draft off of our storage water, which would be used in case of a fire. It was recommended that the B&G approve funding in the amount of up to \$150,000 for motor improvements for Motors 1 and 3 on the Willimantic Well Field.

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

- l. *Willimantic River Study:* It was recommended that the B&G approve funding in the amount of up to \$180,000 out of FY08 DM Emergency Reserve for a streamflow study on the Willimantic River, as required.

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

- m. *Master Storm water Plan:* It was recommended that the B&G approve funding in the amount of up to \$100,000 out of FY08 DM Emergency Reserve to study the flow of storm water from the area of Towers Dormitories and the Chem./Bio. area over to the area of the intersection of North Eagleville Road and Hunting Lodge Road.

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

Informational Items—

- a. *Water Conservation Opportunities Follow-Up:* T. Callahan distributed copies of the UConn Water Audit Report, which presents results of the detailed analysis of existing water consuming equipment and processes and anticipated savings opportunities that are available to the University through the application of several water and related energy

conservation strategies. He also gave an update on the Co-Gen/Greywater Study. Will this follow-up study be shared with the community as a whole? It has been shared with the BG&E Committee and it will be placed on the website.

- b. Agronomy Farm Update:* A meeting was held in November/December to discuss related topics and another meeting will be put together. There has been no instance of tainting in any individual (residential) wells.
- c. Proposed UConn Veterans Memorial:* The proposal for the memorial was very well received by the Committee. Some suggestions include placing the memorial near the three flags on the lawn between Beach Hall and the CLAS Building and involving the Public Arts group.

FY07 Recap & Update/FY08 DM Update—

The Steamline at Avery Point, Hawley Armory and Wilbur Cross are all major projects which are out to bid. G. Kraus will report back on any encumbrances on 06/07 available balances.

Other Business—

- a. J. Saddlemire:* The front veranda of Wilbur Cross appears to be coming away from the building.
- b. J. Saddlemire:* The senior class gift this year will be a garden in front of the Student Union.

There being no further items on the agenda, the meeting adjourned at 10:19 a.m.