

Minutes
Buildings and Grounds Committee
July 10, 2008
10:00-11:30am

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

The meeting commenced at 10:01am.

Approval of Minutes from 06.27.08 Meeting—

The minutes of the 06.27.08 meeting were unanimously accepted as circulated.

Action Items—

a. Willow Day Care Code Correction: The B&G previously approved the allocation of \$25,000 for interim code updates and code evaluation for the Willow Day Care Facility. The low proposal for the Architectural investigations is \$15,000 and the Facilities Operations work is \$22,000. Expenditures and projected expenses are currently \$50,000. It was recommended that the B&G approve an increase in the project budget to \$50,000. AES recommends that the \$25,000 be allocated from FY 08 Emergency Reserve.

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

b. Fine Arts Complex: The B&G previously approved a project budget of \$300,000 for the completion of code correction items at the Mobius and Little Theater. During pre-award review, it was noted that the resulting project budget did not adequately provide a project contingency and fund the construction administration and project management. It was recommended that the B&G approve an increase in the project budget for the Fine Arts Complex Code Correction to \$75,000 for these potential expenses. AES recommends that the \$75,000 be allocated from the FY 08 Emergency Reserve.

Q: Why is this particular job done on a cost-basis? A: In this case, it is entirely outsourced. There was agreement that it would be all be done by external contractors.

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

c. Law School Code Repair – Chase (Hosmer) Hall: The design team estimates that the total cost of this project, including design, construction and contingency is \$430,000. It was recommended that the B&G approve an increase in the project budget to \$430,000. AES recommends that the \$405,000 be allocated from FY 08 Emergency Reserve.

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

d. Arjona – Asbestos Floor Tile Removal and Carpet Installation: The B&G has been asked to fund a contract for asbestos containing floor tile removal and replacement with carpet for seventeen offices in Arjona. Terri Dominguez from Environmental Health & Safety joined the discussion and informed the Committee of what she and her team saw when they viewed Arjona just the day before: The first and third floor hallways merited abatement and re-tiling (high-traffic and highly-visible areas); classrooms should be done to some extent (abatement and re-tiling or re-carpeting); a certain number of the offices need some abatements, and perhaps next summer, consideration

should be given to carpeting those. A meeting was held with Jim, Sally, George and Terri to discuss the timeframe for scheduling this work.

Discussion ensued regarding both options presented on the handout. The Committee decided to focus on Option Number Two:

- Remove and Replace Asbestos Tiles in Two Corridors
- Re-carpet Classrooms
- Minimum Repair in 17 Offices
- \$138,000

G. Anderson suggested the option of distributing area rugs the size of the faculty offices. This helps with both the safety issue (stabilizes the tiles) and the aesthetics issue (covers the tiles).

J. Bradley made a motion to move forward with Option #2 with the addendum that AES/EHS will look at all of the other remaining offices (it will not be limited to the initial 17). D. Woods seconded the motion and the motion was unanimously accepted.

e. Mirror Lake Dredging – Consultant Study: The appearance of Mirror Lake has been affected by many years of sediment accumulation. Dredging has been recommended by water quality consultants, DEP personnel and faculty. A feasibility study prepared by a qualified engineer is needed to determine the specifics of the sediment removal plan. The study will evaluate recommended dredging methods, required environmental permits, coordination with other campus drainage projects and cost estimates. The cost for the initial study is estimated at \$50,000. It was recommended that the B&G approve a project budget of \$50,000 for the consultant study for Mirror Lake Dredging. AES recommends that the \$50,000 be allocated out of FY 08 Emergency Reserve. This motion entails the consultant coming up with a dredging plan, securing the regulatory approvals and permits and bidding the project out. Note: The word “dredging” is only a placeholder for the removal of the sediment.

Q: Is there any reason why both ponds are not being done at the same time? A: Swan Lake has a presence of fragmites and cattails. Also, less street sediment goes into it. Lastly, it freezes a bit in the winter, so the ducks and geese are less likely to use it year-round. The Committee discussed the option of dredging Swan Lake at the same time as Mirror Lake.

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

f. Public Art Repair: The Public Arts Committee has recently commissioned a study of several pieces of art and recommends that repair work should be accomplished on four of the pieces in order to preserve these assets. The pieces that are suggested for conservation are not state-owned; they are University pieces. AES recommends that the B&G approve a project budget in the amount of \$165,000 for the conservation and repair of the Public Art Collection at the University of Connecticut. The funding is recommended out of FY 08 Emergency Reserve.

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

Informational Items—

J. Bradley informed the Committee that the University is ready to put-up three Announcement Kiosks. Meg Malmborg and Lee Williams have selected the locations and Alex Roe, George Kraus, Meg Malmborg and Lee Williams will choose one of the three designs unless there is an objection. K. Fox objected and stated that the designs and location selections should come to the B&G Committee. D. Woods recommended that Kristin Schwab should be added to the sub-committee that selects the design of the kiosks. Discussion ensued regarding the role of the Buildings and Grounds Committee. Materials from the meeting of the Announcement Kiosk sub-committee will be made available via e-mail after the first meeting.

There being no further items on the agenda, the meeting adjourned at 11:40am.