

Minutes
Buildings and Grounds Committee
September 19, 2008
9:00-10:30am

Present: J. Bradley, T. Callahan, B. Feldman, K. Fox, R. Gray, G. Kraus, P. Nicholls, S. Singha, W. Stwalley, J. Teitelbaum, D. Woods
Absent: J. Saddlemire
Notetaker: L. Douglas

The meeting commenced at 9:03am.

Approval of Minutes from 09.05.08 Meeting—

The minutes of the 09.05.08 meeting were unanimously accepted as circulated.

Informational Items—

a. SSHB Update: J. Bradley indicated that this project is in the Design/Development Phase. The latest estimate came in at \$109 million, so the scope has been reduced to stay in the budget of \$95 million. L. Aronson stressed that we can not afford a delay in this project. It has been ongoing for six years and it is a driver in the overall expenditure plan.

Action Items—

a. Central Utility Plant (CUP) – Asbestos Removal & Window Replacement: The B&G Committee previously approved this project as part of the FY 09 DM (Buildings) Program, in the amount of \$950,000. AES and Facilities Operations have now started the design and procurement process. It appears that the most efficient and least expensive contracting method for this project is to contract separately for each part of the project (asbestos removal and window replacement). The best way for this to happen is to cancel the original project and create two separate projects. This will allow each phase to proceed at its own pace. It was recommended that the B&G approve the cancellation of the project – Asbestos Removal and Window Replacement – Central Utility Plant (CUP) and create two separate projects.

Project 1 – Asbestos Removal – Central Utility Plant - \$375,000

Project 2 – Window Replacement – Central Utility Plant - \$425,000

The remaining \$150,000 will be moved to the FY 09 Emergency Reserve.

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

b. Beach Hall – Rooms 245 & 246: The purpose of this project is to renovate several rooms in Beach Hall into laboratories for two new biology professors. The initial funding (\$155,000) was for the demolition portion of this project. Subsequently, research funding was allocated to complete the design for this project and to complete a project estimate. The total project is estimated to cost \$755,000. It was recommended that the B&G approve an increase in the project budget for the Beach Hall – Rooms 245 & 246 project to \$355,000. This will be supplemented by \$400,000 in Departmental Funds for a total project cost of \$755,000. AES recommends that the \$200,000 be allocated from FY 08 Emergency Reserves. Any additional funds will come from departmental fund sources.

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

c. Project Cancellation – Miscellaneous FM Global Repairs: The B&G Committee approved this project as part of the FY 08 DM (Buildings) Program in the amount of \$150,000. There have not been any requests to date that have resulted in projects, therefore, AES recommends that this

project be cancelled and funds returned to the FY 08 Emergency Reserve. AES will make specific request to the B&G if any requirements arise. It was recommended that the B&G approve the cancellation of this project – Miscellaneous FM Global Repairs (901302) – and that the \$150,000 be allocated to the FY 08 Emergency Reserve line.

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

d. Rosebrooks House Facility Condition Assessment: URS Corporation has completed a Facilities Condition Assessment of the Rosebrooks House. The Assessment recommends repairs to the exterior, support system in the basement, interior cosmetic improvements, replacement flooring, a new accessible ramp and door modifications and refitting of the mechanical systems. URS estimates that physical repairs would cost approximately \$165,000; however, they did recommend additional investigation of the basement support systems. This building is on the National Historic Register and the University will need to invest funds in the building in order to stop its deterioration. Based on URS construction estimates, projected design fees and adequate contingency for unforeseen items, it was recommended that the B&G approve an increase in the project budget for the Rosebrooks House Facility Condition Assessment to \$285,000 from FY 08 Emergency Reserve and change the project name to Rosebrooks House Repair.

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

e. Access Management Study: The University intends to develop an Access Management Plan. The B&G Committee previously approved a project for Master Planning – University Wide (901093) and it was envisioned that these funds would be allocated to specific master planning objectives, such as studies of individual neighborhoods, access management, updates to the Storrs and Regional Campus Master Plans. The work on the proposed Access Management Plan includes (but is not limited to): reviewing and documenting existing conditions, interviewing transportation, parking, facilities operations and construction management staff, and providing recommendations for conflict resolution of defined issues through interviews and fact findings. Chase Management was selected to accomplish this study and the budget for this work is \$170,000. K. Fox said that it would be a good idea to consult the Parking Advisory Committee and W. Stwalley said that it would be a good idea to interview adjacent departments. It was recommended that the B&G Committee approve a project budget in the amount of \$170,000 from the FY 08 Master Planning allotment for the accomplishment of the Access Management Study. This action does not affect the Emergency Reserves.

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

f. Longley School – Relocate Connecticut Transportation Institute: The Connecticut Transportation Institute is currently located on the second floor of the “White House” on the Depot Campus. The School of Engineering has been approved to relocate this Institute from this building to a portion of the Longley School. It was recommended that the B&G Committee approve a budget in the amount of \$200,000 from FY 08 Emergency Reserve for the relocation of CTI to the Longley Building. Approval is contingent upon agreement that any additional funds will come from the departmental fund sources. L. Aronson expressed hesitation with the source(s) of the additional funding and P. Nicholls indicated that he would like to have a full project budget brought back to the Committee (signed by all Departments involved) for re-consideration at the next meeting.

J. Bradley made a motion to table this item until the next meeting of the Committee. The motion was unanimously accepted.

g. South Campus Attic Sprinkler Head Replacement – Warranty Support: The existing dry-type sprinkler heads in South Campus Buildings A, B & C (dormitories) have been found to be defective and are the subject of a recall by the manufacturer. The manufacturer will replace these

heads at no cost to the University; however, the completion of this work will require deactivation of the system during construction. Continued occupancy during construction is contingent on the provision of a “fire watch” by the University Fire Department. It was recommended that the B&G Committee approve a project budget in the amount of \$13,000 from FY 08 DM Code Fire Alarm Allotment (901340) for the South Campus Attic Sprinkler Head Replacement – Warranty Support. L. Aronson will talk to B. DeTora about using capitol dollars for operating costs.

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

Other Business—

After the formal portion of the meeting, the Committee proceeded to take a bus tour of the new parking lot on campus (Lot C). They also viewed Charter Oak Suites and Apartments.

There being no further items on the agenda, the meeting adjourned at 9:50am.