

**Minutes
Buildings and Grounds Committee
October 17, 2008
9:00-10:30am**

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

The meeting commenced at 9:03am.

Approval of Minutes from 10.03.08 Meeting—

The minutes of the 10.03.08 meeting were unanimously accepted as circulated.

Action Items—

- a. *Poultry Roof Repairs:* [Below]
- b. *Sewage Treatment Plant Clarifier Repairs:* Project (a) and Project (b) were both approved by B&G. The table below shows the current budgets for both projects. AES is requesting that B&G authorize the cancellation of Project (a) and a reduction in the budget for Project (b) and return the subsequent funding to the FY 08 Emergency Reserve.

<u>PROJECT NUMBER</u>	<u>CURRENT BUDGET</u>	<u>NEW BUDGET</u>	<u>RETURN TO FY08 RESERVE</u>
901304	\$100,000	\$0.00	\$100,000
901192	\$1,190,000	\$940,000	\$250,000
RETURN TO RESERVE			\$350,000

It was recommended that the B&G approve the reduced project budgets in the amounts indicated. Upon approval, the FY 08 Emergency Reserve line will be increased from \$199,214.29 to \$549,214.26.

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

- c. *Upgrade & Replace Chemical Treatment House Construction and Upgrade & Replace Chemical Treatment House Design:* The B&G previously approved these projects to design and construct a new chemical treatment house and emergency power generation system at the Willimantic Well Field. The B&G approved these as two separate projects, but this, in effect, is one project and was presented and approved by the BOT as one project, under the number 901320. AES recommends that the B&G approve the combination of the two projects under one project as shown in the table below.

<u>PROJECT NUMBER</u>	<u>TITLE</u>	<u>ORIGINAL BUDGET</u>	<u>NEW BUDGET</u>
901320	UPGRADE AND REPLACE CHEMICAL TREATMENT HOUSE CONSTRUCTION	\$3,000,000	\$3,500,000
901321	UPGRADE AND REPLACE CHEMICAL TREATMENT HOUSE DESIGN	\$500,000	CANCEL
901320	UPGRADE AND		\$3,500,000

REPLACE CHEMICAL
TREATMENT HOUSE

It was recommended that the B&G approve the deletion of Project 901321 and increase the budget of Project 901320 to \$3,500,000. This action does not affect available reserves nor does it change the project cost.

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

d. Replace Two Older Water Towers & Remove Older Storage Tanks: The B&G previously approved the project to design and construct a new above-ground water storage tank and a separate project for the removal of two older tanks. Both projects are currently under design. The purpose of this project is to replace the two oldest of these steel tanks and replace with a new 1,000,000 gallon tank, which is also now under design. The initial design places the new tank on the current footprint of the existing tanks; consequently, the new tank project should include the removal of the existing tanks. AES recommends that the current budget be increased to \$2,500,000 and the two existing projects be combined. The table below shows the summary of these actions. If approved, the revised budget will be presented to the BOT for approval at the November meeting.

<u>PROJECT NUMBER</u>	<u>TITLE</u>	<u>CURRENT BUDGET</u>	<u>NEW BUDGET</u>	<u>CHANGE</u>
901311	REPLACE TWO OLDER STORAGE TOWERS	\$2,000,000	\$0.0	-\$2,000,000
901308	REMOVE OLDER STORAGE TANKS	\$100,000	\$0.0	-\$100,000
901311	CONSTRUCT ONE MILLION GALLON STORAGE TANK	\$0.0	\$2,500,000	+\$2,500,000

The age of the larger tank is in the 50's and we are not looking at replacing that any time soon. There have been talks of painting the new tank blue with UCONN in white (vertically). If we do this, we probably want to paint the second tank in a similar fashion. It is also important to keep both University Communications and all of the contractors involved/informed of the plans. Are we able to do this demolition and construction without interruption of service? Yes.

It was recommended that B&G approve the title change and new budgets for Construction - One Million Gallon Storage Tank. A motion to approve the action as recommended was made by J. Bradley. He also made an amendment to the motion which says that the budget should carry the cost of finished painting of the new and existing tank (color and graphics to be determined). The motion was seconded by W. Stwalley and was unanimously accepted.

e. Emergency Generator (UConn School of Law): The B&G previously approved a project for the installation of an emergency generator at the UConn Law School Heating Plant. The total approved budget is \$105,000. The design on this project has now been completed and is ready for construction. Unfortunately, the total project cost is now \$170,000, which will require an additional \$65,000 in funding. AES attempted to minimize the cost for this project by pre-purchasing the generator and only being at risk for the labor and cabling parts of this project, but unfortunately, the costs have increased. It was recommended that the B&G approve a project budget in the amount of \$170,000 for the installation of an emergency generator at the UConn Law School. AES recommends that the additional \$65,000 be allocated from FY 08 Emergency Reserve.

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

f. *Global Fuel Cell – Hydrogen Gas Storage & Distribution*: The Dept. of Public Safety recently conducted an inspection at the Global Fuel Cell Building related to the use and storage of hydrogen. Their report cited the current storage practices as not in compliance with current codes. The University's Dept. of Public Safety had previously approved the storage practices at this building; however, changes in code and code interpretation resulted in citations that require relocation of cylinder storage to a central location outside of the building. This project would construct a secure, open-air pad outside of the building and include installation of an extensive piping and monitoring system in the building. The estimate for this project is \$65,000. Failure to construct this project would require a drastic reduction in the amount of hydrogen available for use to only five cylinders, which would be an unreasonable restriction to on-going research. It was recommended that the B&G approve a project in the amount of \$65,000 from FY 09 Emergency Reserve for improvements to the hydrogen storage and distribution system at the Global Fuel Cell Building on the Depot Campus.

A motion to approve the recommended action was made by W. Stwalley and seconded by S. Singha. An amendment to the motion was made so that the outside hydrogen storage area is indeed fully enclosed (fence all around – not a solid enclosure). The motion and the amendment were unanimously accepted.

g. *Babbidge Library Plaza Control Joint Investigation*: There are indications that water is finding its way into the Babbidge Library through the control joints because water is appearing in the basement after rain storms. AES recommends that a firm experience in forensic analysis be commissioned to study the problem and recommend solutions. It was recommended that the B&G approve a project budget in the amount of \$10,000 from FY 09 Emergency Reserve for an initial study to determine the cause of the water infiltration and recommend potential solutions.

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

h. *Beach Hall Room 102 Renovations*: The B&G previously approved a departmental funded project for the renovation of Beach Hall Room 102 for an incoming faculty member. The budget was originally set at \$125,000 and the project is currently in construction. There is a funding shortfall of \$50,000 to complete this project, so a request was made at the previous B&G meeting for funding (in the form of DM) for this project. B&G requested that AES meet with Academic Renovations to analyze scope of work and to see if any part of the work could be considered eligible for DM funding support. After review, the following scope items were selected as being eligible for DM funding:

1. Removal and disposal of old sheetrock partitions, suspended ceilings and lighting. All were not to current IBC standards.
2. Repair of badly deteriorated plaster walls.
3. Removal and replacement of all existing plumbing piping and perimeter radiation heating within room 102. This included a main cast iron drain line that was cracked and leaking for years.
4. Removal of outdated electrical (not to current NEC standards).
5. Repair of exterior brick work to seal leaks which was the major cause of interior plaster deterioration.
6. Install of new VCT flooring after ACM removal.
7. Install new acoustical ceiling, lighting and related switching.
8. Painting of plaster walls and trim.

It was recommended that the B&G approve a new project budget in the amount of \$175,000 for the renovation of Beach Hall Room 102 and the addition of \$50,000 from the DM Line 155 – Allotment for New Faculty Support. The reserve line will not be affected by this allocation. A motion to approve the recommended action was made by S. Singha and seconded by J. Teitelbaum. The motion was unanimously accepted.

- i. *Pharmacy/Biology Vacuum System Pump Replacement*: There are three pumps in the Pharmacy/Biology Building that are used to create vacuums for research purposes and over time, one of the three pumps has failed and the other two are in need of maintenance. This is a vital research system that should be restored. Facility Operations has recommended that one pump be replaced and the other two be rebuilt. The cost for this work is estimated at \$75,000. This work also includes system modifications that will allow for easier future maintenance and a contingency. It was recommended that the B&G approve a project budget in the amount of \$75,000 from FY 09 Emergency Reserve for the installation of a new replacement vacuum pump and the rebuilding of the other two pumps.
A motion to approve the recommended action was made by J. Bradley and seconded by W. Stwalley. The motion was unanimously accepted.
- j. *Fire Alarm Enhancement Projects*: The purpose of this project is to allocate funding to upgrade the fire alarm systems to a campus-wide standard. AES and the Fire Department have worked with the University approved vendor to come up with a system design for three buildings. The table below shows each building and the Total Project cost for the installations. These projects will be funded out of FY 09 Allocation.

<u>BUILDING</u>	<u>TOTAL PROJECT COST</u>	<u>REMAINING ALLOCATION</u>
ORIGINAL ALLOTMENT		\$1,000,000
BISHOP CENTER FIRE ALARM REPLACEMENT	\$190,000	\$ 810,000
PHILIPS COMM SCIENCES FIRE ALARM REPLACEMENT	\$200,000	\$ 610,000
PUTNAM REFECTORY FIRE ALARM REPLACEMENT	\$170,000	\$ 440,000

It was recommended that the B&G approve project budgets in the amounts shown for each project (see table above). AES recommends that the \$560,000 be allocated from the FY 09 Project Allotment for Fire Alarms.

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

- k. *Review of "Other Projects Spreadsheet"*: Would the Committee like G. Kraus to remove the projects that have been completed? J. Bradley recommends keeping them on the chart and drawing a hard line for the projects that are completed vs. not completed.

Informational Items—

- a. *Longley School (CTI)*: AES is still working on this project and will report back at a later date.
- b. *ITEB OSFM Issues*: G. Kraus had a meeting with the engineers on Wednesday (10.15.08). They may be able to change out the ceiling tiles and he will come back to the Committee with a cost estimate. They are working a developing a code-compliant solution.

FY '06/'07/'08/'09 DM Update—

G. Kraus called the Committee's attention to the Storrs & Regional Campuses UCONN 2000 DM/Code/ADA Renovation Lump Sum Summary Chart (CURRENT BUDGET). P. Nicholls recommended that it might be helpful to the Committee if this chart was distributed to the Committee once per month.

Other Business—

J. Bradley said that the Wilbur Cross Project is running ahead of schedule and will end up with a surplus of approximately \$300,000. There is a request from those working on the project to replace the

limestone railings on the building while the masons are on-sight. The project would likely be extended, but they recommend repair before the cold weather comes in. J. Saddlemire reminded the Committee that the Wilbur Cross Building is one of the key ten stopping points on all campus tours. A motion to authorize AES to repair the railings at the Wilbur Cross Building was made by J. Bradley and seconded by J. Saddlemire. S. Singha would like to see a write-up of this project come to the Committee at a future meeting. The motion was unanimously accepted.

J. Saddlemire asked if there is a way to alert those working on the roof of a fire alarm and J. Bradley replied that he will talk with the appropriate person about that.

J. Teitelbaum indicated that he has been talking to departments in CLAS about the new SSHB and they have developed a list of concerns. He would like to go on the record stating these concerns; he will be placed on the next meeting's agenda.

J. Saddlemire asked for an update on relocating the emergency sirens to their permanent homes and G. Kraus replied that the project is out to bid.

G. Kraus indicated that the project for the roof at the Law Library is ready to go out to bid. The estimated cost is over \$500,000 and this item will be placed on the next BOT agenda.

J. Bradley has started a list of recommendations that will lead to guidelines which will lead to policies and procedures for the B&G Committee. Topics covered include: landlord/tenant options, definitions, management of emergency reserve, existing space and available space, analysis of DM needs, etc. He would greatly appreciate input of the entire Committee on this document as he would like to make sure that we are not reinventing the wheel from the old B&G guidelines.

There being no further items on the agenda, the meeting adjourned at 10:25am.