

Minutes
Buildings and Grounds Committee
July 10, 2009
9:00-10:30am

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

The meeting commenced at 9:02am.

Approval of Minutes from 06.26.09 Meeting—

The minutes of the 06.26.09 meeting were unanimously approved as circulated. L. Douglas will confirm and revise the list of those who were present/absent if needed.

Informational Items—

1. NIST Construction Grant Program: S. Singha has received word from NIST that a full proposal has been requested from UConn for the IMS project. He thanked J. Bradley and A. Roe for their continued assistance. It is the Committee's understanding that if the proposal is funded, any monies that come in will not take funding away from any other portion of the Gant project; it will add to the project, not add to the detriment of it. The next submission deadline is August 10th, 2009 and this includes the need for architectural drawings at that time, as well. T. Callahan informed the Committee about the North Hillside Road Extension project and the strings that were attached because of federal funding. A discussion ensued regarding federal wage rates. A motion to approve \$50,000 from the Gant Named Project line to develop the actual design documentation for the NIST Grant for Gant was made by J. Bradley and seconded by J. Saddlemire. The motion was unanimously accepted.

Action Items—

1. Misc. Paving & Sidewalk Repairs: Facilities Operations has identified a number of places across campus that require immediate repair and they have requested Deferred Maintenance funding to complete the repairs through outsourced contract resources. The current estimate is \$100,000 to complete the repairs at thirteen locations across campus. It was recommended that the B&G approve the project budget of \$100,000 from FY06 Emergency Reserve for Misc. Paving & Sidewalk Repairs.
A motion to approve the recommended action was made by J. Bradley and seconded by R. Gray. The motion was unanimously accepted.
2. Hale/Ellsworth Elevator Replacement: *[Combined w/ Action Item # 3]*
3. McMahan Elevator Replacement: The purpose of this project is to plan and design the replacement of eight elevators in the buildings above. There are four elevators in each complex. These elevators are original to construction and are in need of replacement and upgrade to current standards. The total estimated cost for these projects is \$2,400,000 or \$1,200,000 for each project. These projects will require BOT approval. The projects will be funded out of Operating Funds. It was recommended that the B&G approve these projects. This will not affect Deferred Maintenance funding or reserves.
A motion to approve the recommended action was made by J. Bradley and seconded by R. Gray. The motion was unanimously accepted.
4. McMahan Flag Poles: The purpose of this project is to design and install a series of twenty flag poles on the roof of the McMahan Dormitory Complex. Discussion ensued regarding the proper protocol for flying the U.S. flag – especially at night, along with the flying of the flags of other countries. J. Bradley feels that \$50,000 may not be enough funding for this project.
A motion to table this action item until further information can be gathered was made by T. Callahan and seconded by J. Bradley. The motion was unanimously accepted.
5. Towers Student Center – Replace Roof: *[Combined w/ Action Item #6]*
6. Depot Store House – Replace Roof: The purpose of this project is to design and repair the roofs on each of these buildings. Approval of the projects will allow the projects to proceed; these projects will be funded out of Departmental Operating Funds. It was recommended that the B&G approve this project. This will not affect Deferred Maintenance funding or reserves.

- A motion to approve the recommended action was made by J. Bradley and seconded by D. Woods. The motion was unanimously accepted.
7. Mansfield Apartments – Tub Relining: The purpose of this project is to design a repair project to refinish the tubs at the Mansfield Apartment Complex. The Department of Residential Life would like to start a program to refinish the tubs in these buildings and is funding this project from Operating Funds. It was recommended that the B&G approve this project, which will not affect Deferred Maintenance funding or reserves. A motion to approve the recommended action was made by J. Bradley and seconded by J. Saddlemire. The motion was unanimously accepted.
8. Mansfield Apartments – Road Paving: The purpose of this project is to design and repair the perimeter roads and parking areas at the Mansfield Apartment Complex. The project is estimated to cost \$350,000 and will be funded out of Departmental Operating Funds. It was recommended that the B&G approve this project, which will not affect Deferred Maintenance funding or reserves. A motion to approve the recommended action was made by J. Teitelbaum and seconded by D. Woods. The motion was unanimously accepted.
9. Northwood Apartments – Renovations: Northwood Apartment Complex is a 96-unit, 12-building complex constructed in 1955. The individual units have had little upgrade since construction and they have a very high occupancy rate. The goal of this project is to commission an architect to design a prototype interior renovation project that can be implemented as units become available. The funding is an estimated cost to design the renovation for one unit and does not include any construction funding. The work will be funded by Departmental Operating Funds. It was recommended that the B&G approve this project, which will not affect Deferred Maintenance funding or reserves. A motion to approve the recommended action was made by J. Bradley and seconded by J. Saddlemire. The motion was unanimously accepted.
10. Grad Dorm Window & Asbestos Removal – Design Only: The purpose of this project is to initiate a design for the replacement of windows and asbestos in the Grad Dorm Complex which was constructed in 1970. This work is scheduled to be completed in the summer of 2010. The Department of Residential Life is funding this project from Operating Funds. The total estimated cost for this project will be between \$2 and \$2.3 million dollars and will require BOT approval. It was recommended that the B&G approve this project which will not affect Deferred Maintenance funding or reserves. A motion to approve the recommended action was made by J. Saddlemire and seconded by J. Bradley. The motion was unanimously accepted.
11. Grad Dorm Renovations – Planning: The purpose of this project is to develop a program for the renovation of the Grad Dorm Complex to accommodate the Honors Programs. Approval of this project will allow the University to engage an architect to meet with Residential Life program managers to determine the program and to analyze the physical plant to determine the opportunities available for the program and the cost for development. The work will be funded by Departmental Operating Funds. It was recommended that the B&G approve this project which will not affect Deferred Maintenance funding or reserves. A motion to approve the recommended action was made by R. Gray and seconded by J. Teitelbaum. The motion was unanimously accepted.
12. Renovation of Beach Hall Room 304G & H – Anthro. Research Lab: The purpose of this project is to renovate Beach Hall Rooms 304G & H for a new faculty member. The general scope of work includes demolition of existing room finishes, sinks and work surfaces and replacement with new. The total estimated cost of this project is \$70,000. Included in this is approximately \$18,900 to abate the asbestos floor tile and replace it with new. CLAS is requesting that the asbestos removal be funded out of Deferred Maintenance. The remaining costs will come from Operating Funds. It was recommended that the B&G approve this project and the allocation of \$18,900 out of the FY07 Reserve. A motion to approve the recommended action was made by R. Gray and seconded by J. Saddlemire. The motion was unanimously accepted.

Tabled Items—

1. Old Central Warehouse – OSFM Code Remediation: No further information is available at this time. The item was tabled until the next meeting of the Committee.

Additional Items—

1. J. Bradley noted that P. McDowell asked that we do not over-commit the reserves. R. Gray gave a brief financial update.
2. S. Singha gave a brief update on the Howard Hughes Medical Institute Grant. L. Renfro & D. Kendall are working to obtain this grant. S. Singha is proposing that we use one of the Reading Rooms in the Wilbur Cross Building for the space needed for this grant. They are looking for 2,000-2,500 sq. ft. They are looking for other possible space alternatives. The grant is due in the fall, but the space needs to be identified at that time. The grant is not for construction, just for research. P. Nicholls suggested that we transfer this request to the Space Committee. The space would be used ~3 times per week. It would be a space where students would take (computerized) tests, so there needs to be a dedicated space. Once the space is set-up, it cannot be moved around, but it could be shared with an appropriate Department/Research Group. Education has a need for a similar space, so they have been in contact with L. Renfro and D. Kendall.

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