

Minutes
Buildings and Grounds Committee
September 4, 2009
9:00-10:30am

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

The meeting commenced at 9:03am.

Approval of Minutes from 08.27.09 Meeting—

The minutes of the 08.27.09 meeting were unanimously approved as circulated.

Action Items—

1. *Infiltration & Inflow Study – Storm Water System*: The purpose of this study is to inspect the storm water collection and the transportation system piping infrastructure to determine its integrity and document problems. AES and Facilities Operations prepared a scope of services and requested that CPCA obtain competitive quotes for this work. The lowest proposal exceeded our budget by \$71,000. It was recommended that the B&G approve the increase of \$71,000 from FY06-Prior Year Emergency Reserve for this project, taking the total project budget to \$371,000.

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

2. *Access Management Study*: The B&G previously allotted the total sum of \$255,000 from the FY08 & FY09 programs to perform an Access Management Study and detailed access plan for the Storrs campus. The initial phase of the work is complete; however, it does not cover all of the buildings that should be done in order to have a comprehensive approach to the campus. There are an additional fifty-one buildings that should have detailed access plans done. The additional cost for this work is \$61,409. It was recommended that the B&G approve the increase of the project budget to \$316,409. The additional funding of \$61,409 will be allocated from FY09 Emergency Reserve.

A motion to approve the recommended action was made by K. Fox (who stated that this is long overdue and much needed) and seconded by W. Stwalley. The motion was unanimously accepted.

3. *Rosebrooks House Repair*: Now that the design of the Rosebrooks House renovations is complete, it is standard procedure to request review comments from various agencies prior to construction. Our property insurance company, Factory Mutual, reviewed the project from the perspective of physical loss prevention and mitigation and recommended the installation of an automatic sprinkler system throughout the building. This is not a code requirement, but certainly would have been included if this were a new building or a major renovation. The estimated cost to comply with this recommendation is \$150,000. It was recommended that the B&G increase the project budget to \$435,000 and that the additional funding in the amount of \$150,000 be allocated from FY09 Reserves. Further discussion ensued regarding the possibilities for this building.

A motion to request that this item be tabled was made by W. Stwalley and seconded by J. Saddlemire. R. Gray added an amendment to that motion which stated that the study include Honors House in terms of code compliance and J. Bradley added that the baseline work will be put on hold until we can look at both buildings. The motion and the two amendments were unanimously accepted. A small sub-committee consisting of K. Fox, J. Teitelbaum, J. Saddlemire, T. Callahan, J. Bradley and G. Kraus will meet to discuss the Rosebrooks House in more detail. This item will be placed back on a Committee agenda in mid-October.

4. *Waterbury Campus Property Transfer*: The B&G previously allotted \$655,000 from the FY08 and FY09 Program Design budgets to implement a project for the removal of lead-impacted soil from the old Waterbury Campus. Over the past year, the University's consultant was able to further define the amount and extent of work, which has resulted in an increase in the estimated project cost to \$1,180,000. The project is now out to bid and the University would like to proceed with the project as soon as the bids are received. This project will

be resubmitted to the BOT for approval at the 09.22.09 meeting. It was recommended that the B&G approve the increase of the project budget to \$1,180,000 for this project. The additional funding in the amount of \$312,266 will be allocated from the FY06 Prior Year Emergency Reserves.

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

5. *West Hartford Campus Food Service Design*: The B&G approved this project at its last meeting in the amount of \$7,500. Unfortunately, AES did not include sufficient funds to award the project and requests that an increase of \$500 be made to bring the total project budget to \$8000. It was recommended that the B&G approve the revised budget of \$8000 for the planning and design of the new food service area at the West Hartford Campus. The additional \$500 would be allocated from the FY06 Prior Year Emergency Reserve.

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

6. *OSFM Code Remediation – Engineering II – Room 114*: The B&G previously approved this project in the amount of \$28,000 for the analysis and design of code deficiencies as identified by the Office of the State Fire Marshall. The project design is now complete. The architect provided an estimate that resulted in a total project cost of \$113,700. Discussion ensued regarding the new Engineering Building project. This item was tabled until the next meeting of the Committee.

7. *UCFM Code Remediation – Pharmacy/Biology Building*: The B&G previously approved this project in the amount of \$21,000 for the analysis and design of code deficiencies as identified by the University of Connecticut Fire Marshall. The project design is now complete. The architect provided an estimate that resulted in a total project cost of \$58,800. It was recommended that the B&G approve an increase of \$37,800 from FY09 Code Correction OSFM Reserve for this project.

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

8. *Ryan Refectory Water Infiltration Study*: Use of Ryan Refectory has changed over the past years from a dining hall to office and clinic use. EH&S has identified indoor air quality problems in parts of the building, which were directed to Facilities Operations for correction. The problems appear to be caused by infiltration in the basement areas and mechanical ventilation problems. Facilities Operations has requested that AES commission a design professional study the issues and recommend a solution. AES estimates that this will cost \$25,000. It was recommended that the B&G approve the project budget of \$25,000 from FY06 Prior Year Emergency Reserve for the investigation of water infiltration into Ryan Refectory.

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

9. *OSFM Code Remediation – ITEB*: The Office of the State Fire Marshall conducted an inspection of ITEB and cited a deficiency with regard to sprinkler locations on the lower floor. It was recommended that the B&G approve a budget of \$28,000 from FY09 Code Correction UCONN 2000 Reserve for the planning and design of the OSFM Code Remediation Project for ITEB.

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

10. *UCFM Code Remediation – North Campus*: (Combined w/ Item # 11)

11. *UCFM Code Remediation – Alumni Quad*: The University of Connecticut Fire Marshall conducted routine inspections of both the North Campus and Alumni Quad and these inspections resulted in a total of sixty-three citations. Eight have been corrected and the remaining citations will have to be analyzed and designed prior to correction. AES requests the approval of \$61,000 for the analysis, design and correction of these discrepancies and that these be authorized as two projects (North Campus – Total Estimated Cost: \$40,000; Alumni Quad – Total Estimated Cost: \$21,000). It was recommended that the B&G approve the budgets as shown above in the total amount of \$61,000 from FY09 Code Correction UCONN 2000 Reserve.

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

12. *Fire Alarm Upgrade – Gampel Pavilion – Design Only*: The University of Connecticut Fire Marshall cited Gampel Pavilion, including Wolf-Zackin Natatorium for a non-compliant fire alarm and detection system. The purpose of this project is to commission a design professional to analyze and design a compliant system. CPCA

obtained competitive proposals for this project and a total design budget of \$70,000 was developed based on the proposals and management fees. It was recommended that the B&G approve the budget of \$70,000 from FY09 Alarm Improvements Reserve for the planning and design of this project.

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

13. *Jorgensen Auditorium Seating Replacement (Planning & Design)*: There are approximately 2,630 seats on the floor and balcony in Jorgensen and the seating is original to the building (constructed in 1956). On the main floor, there are 1,360 seats which are on platforms or directly on the floor. The lack of fire protection systems under the platforms have resulted in code citations. The seats themselves have exceeded their useful life and cannot be repaired, so AES has been requested to develop a project to both replace the seats and correct the remaining code citations related to the seating platforms. The first opportunity to replace the seats is during the summer of 2010. AES recommends that the B&G approve a project for the planning and design to replace the seating and correct corresponding code citations. The project will also include corresponding cosmetic and lighting upgrades. It was recommended that the B&G approve a project budget in the amount of \$100,000 from FY06 Prior Year Emergency Reserve for the Jorgensen Auditorium Seating Replacement.

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

14. *Avery Point Interior Renovation (TIP) – Marine Sciences Building*: The TIP program has established base at the Avery Point Campus and the program director has entered into an agreement with the Director of the Marine Science Program to occupy space within the Marine Sciences Building – with the understanding that all costs will be covered by the TIP program. Preliminary estimates for this work are between \$100,000 and \$200,000, but need to be quantified and informed by a completely scoped out plan. If the B&G approves this project, AES will then commission an architect to plan, design and estimate the needs of this project. This project will be funded by the Technology Incubation Program and does not affect DM Reserves. It was recommended that the B&G approve the project for Interior Renovations to the Marine Sciences Building at a cost of \$55,000. The project cost will be update as the project planning is completed.

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

15. *Engineering II Renovations – Room 100*: (Combined with Action Item # 16)

16. *Engineering II Renovations – Rooms 103 & 108*: The B&G previously approved these projects at the June 26, 2009 meeting. The purpose of this project is to support new faculty members and their research needs. An architectural firm has completed the initial planning for the project. The table below shows the preliminary construction cost estimates as the total project cost for both projects:

Project No.	Function	Est. Const. Cost	Design Cost	Original Funding	Est. Total New Funding
201507	Laboratory	\$310,000	\$31,200	\$15,000	\$400,000
201508	Comp. Room & UG Teaching Laboratory	\$203,000	\$24,740	\$10,000	\$260,000
			\$55,940	\$25,000	\$660,000

(Note: Today the B&G Committee is approving the increased Design Costs for both projects.)

The scope of work for both projects include hoods, ductwork, make up air, HVAC improvements and finishes specifically related to the room renovations. Although each individual project will be permitted and constructed in a code compliant manner, the projects may trigger other renovations to the building to satisfy building and fire codes and ADA requirements. Traditionally, new faculty support has been a blend of UCONN 2000 funding and departmental funding. Core building needs (e.g. utilities, asbestos removal, and code correction) have been funded by the UCONN 2000 funds. At this point in the development, AES is not able to make a recommendation as the fund mix. The School of Engineering has agreed to fund the continued design in order to move the projects along and develop better cost estimates. AES recommends that the B&G approve the continued design for both projects.

A motion to approve the recommended action was made by W. Stwalley and seconded by K. Fox. The motion was unanimously approved. W. Stwalley added that there is a need for a clear Landlord v. Tenant discussion in the near future.

FY '06/'07/'08/'09 DM Update—

G. Kraus walked the Committee through the latest version of the DM handouts. As a result of some actions taken at the June BOT meeting, the FY06 reserves have increased by several million dollars. He pointed out that we are being more aggressive about sweeping up unused funds that are no longer needed (closing out projects).

Other Business—

J. Bradley noted that the Space Committee has met for the first time and that the second meeting would be taking place within the week. The Committee is in the process of modifying and accepting their Charge, but ultimately, their purpose is to support the Provost and report back to the B&G Committee on matters pertaining to University space.

There being no further items on the agenda, the meeting adjourned at 10:26am.