

**AGENDA**  
Meeting of the  
**BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE**  
June 6, 2008, 1:30 p.m.  
University of Connecticut  
Merlin D. Bishop Center, Room 7

**ACTION ITEM(S):**

**Page(s)**

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|--|-----|
| 1) Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting March 26, 2008, as circulated | 2-6 |
| 2) FY09 Deferred Maintenance Capital Project List (Storrs based programs and UCHC)                                   | 7-8 |

**INFORMATION/DISCUSSION ITEM(S):**

- 3) Review of the Deferred Maintenance Program
- 4) Comments Regarding the “Quarterly Construction Status Report”  
*(Distributed Previously)*
- 5) Project Updates
  - ♦ Law School Façade Repair – Construction Phase
  - ♦ Rec Center – Planning Phase
  - ♦ Athletic Facilities – Planning Phase
  - ♦ New Classroom Buildings – Planning Phase
  - ♦ Torrey Life Sciences – Planning Phase
  - ♦ 400 Farmington Avenue – Design Phase
  - ♦ Former Waterbury Campus – Remediation Project
  - ♦ Cogeneration Plant

- 6) Water Supply Planning Update
- 7) President’s Climate Change Commitment
- 8) Follow Up Items from Previous Meeting

**OTHER:**

- 9) New Business

**EXECUTIVE SESSION (Anticipated)**

**MINUTES**  
**MEETING OF THE BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE**  
**March 26, 2008**

TRUSTEES PRESENT: Philip Barry, Andrea Dennis-LaVigne (*via Telephone*), Rebecca Lobo (*via Telephone*), Wayne Shepperd and Thomas Ritter

STAFF PRESENT: James Bradley, Scott Brohinsky, Thomas Callahan, Debbie Carone, Darren Cook, Barry Feldman, Karen Grava, Joseph Griffith, Robert Hudd, George Kraus, Donna Munroe, Bhupen Patel, Alex Roe, Michael Sullivan, Lisa Troyer, Susan Whetstone

SENATE PRESENT: Gary English

GUEST(S): Grace Merritt, The Hartford Courant  
Zach Janowski, The Chronicle

Thomas Ritter, Committee Chair, convened the meeting at 12:30 p.m. in the Merlin D. Bishop Center on the University of Connecticut campus in Storrs, Connecticut.

Mr. Ritter directed the Committee to agenda *Item #1, Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of February 1, 2008*. On a motion by Trustee Shepperd and seconded by Trustee Barry the minutes were approved, as circulated.

James Bradley, Associate Vice President for Architectural and Engineering Services, provided an update on construction projects including the Law School Library façade. Mr. Bradley presented a sample quarterly construction report for active projects which included a presentation of the Law School improvements. Phase I of the project is complete and staging is erected for Phases II and III. A representative of OPM and the Law School Dean have met to review the project in preparation for the University's request for an \$8 million bond allocation at an upcoming Bond Commission hearing. More issues with the façade and backup wall have been discovered. The project has the potential for running over budget and will be closely monitored. The state has initiated legal action against the original construction parties.

Trustee Ritter asked Barry Feldman, Vice President and Chief Operating Officer, about a plan to view property in the vicinity of the Law School campus for possible purchase. Dr. Feldman responded that the University of Hartford has invited UConn to view property that they own near the Law School. An exploratory site visit is planned in the coming weeks. Mr. Ritter requested an update of that visit.

Alex Roe, Director of Planning and Program Development for Architectural and Engineering Services, provided an update on the Student Recreation Center. She stated that a consultant has been chosen and meetings with Architectural and Engineering Services, the Division of Athletics and Student Affairs are underway. Time is limited for student input as students depart in May. During student absence, site analysis and options will be determined with

planning to be completed upon student return in the fall. The consultant is tasked with development of a program that meets the University's needs including locating an appropriate site for the facility. The project may be ready for presentation to the Board of Trustees in November after student input. Project funding determination is still to be determined by the University financial staff as the scope of the project is determined with the assistance of the consultant and the collaboration of the Athletics, Student Affairs and the student body.

Ms. Roe stated that HOK Sport is the chosen consultant for the practice basketball facility project. Due to the NCAA basketball championship tournament, Athletics has requested that all athletic facilities projects be put on hold until early April. It is anticipated that it will take approximately 4 months for the consultant to develop the program and to determine where to site the building.

Clough Harbor Sport is the consultant for the baseball and softball facilities and their contract is currently in final negotiations. The planning for the athletic facilities is being completed in accordance with the Athletic Master Plan. Mr. Ritter requested that the Athletic Master Plan be distributed to the committee prior to the next meeting.

Mr. Bradley stated that the SSHB project is in the schematic design phase, scheduled for completion in July 2008. This project is for replacement of the Arjona and Monteith buildings with two new buildings. To date, the siting and building massing have been resolved. The building costs were initially projected at \$60 million; increased to \$86 million and currently projected at \$114 million. Initially there was to be one replacement building; a decision was made to construct two buildings and increase the project by 10,000 square feet to accommodate a need for faculty growth space. A review of 21<sup>st</sup> Century UConn is underway and the University must determine if it can afford the new buildings. Cut backs may be necessary. The Torrey Life Sciences building replacement project may not be replace the building entirely; research will be located in a new building and the teaching labs moved to one of the three renovated towers of Gant. The Torrey, Gant and Warehouse renovation projects are all inter-related. The University is engaged in extensive planning and related cost determinations as to the best project approach.

Dr. Feldman detailed the financial challenges facing the University at the end of the UCONN 2000 program. He stated that there may not be sufficient funds to complete all of the anticipated projects. The needs of the University and the total costs of construction have changed since the inception of the program. He stated that program spending decisions may not always be popular but they will be made in the best interest of the University. He anticipates returning to the Board with new project budgets for the Torrey, Gant and Central Warehouse projects along with revised project budgets for the replacement classroom buildings. Dr. English stated that among the faculty there is a misunderstanding and concern of why the Arjona and Monteith projects don't remain on the table as renovation projects in lieu of the costs associated with new buildings. He referenced the renovation of the Chemistry building which was relatively the same vintage and construction limitations and was a successful project. To take the classroom project off the table is unsupportable considering the increased cost analysis provided.

An active discussion ensued regarding reutilization of the classroom buildings, faculty concerns, swing space and sequence of construction determination. Mr. Bradley stated his appreciation of the committee's continued discussion on the issues.

Dr. English stated his concerns regarding academic planning and the lack of a plan or discussion for post-21<sup>st</sup> Century UConn funding. Dr. Feldman stated that is the next step that follows the change or modification to the changes to the UCONN 2000 program. He said that discussions would occur on the subject of capital planning for post UCONN 2000. Existing conditions assessments of all buildings are available; the original master planners are being utilized in decision making and infrastructure improvements are aggressively being addressed.

Susan Whetstone, Health Center Chief Administrative Officer, provided an update on the 400 Farmington Avenue project (FarmTech). The schematic design for the project was completed in February. Cost estimates have been provided and a revised planning budget has been approved by the Health Center Board of Directors and recommended for approval by the Board of Trustees to increase the project by \$4 million to \$50.8 million. The increase will be presented to the Board of Trustees on April 15 for approval. The increase is driven by LEED costs; building improvements including an increase in natural light; additional project scope including a fixed seat auditorium with high end technology and additional parking. Mr. Bradley voiced his support for the collaboration along with his comfort with the increased estimate based on programmatic need.

Trustee Dennis-LaVigne asked how the results of the CASE Report would affect the FarmTech project. Ms. Whetstone responded that no matter the outcome of the hospital, the Health Center would continue to be the State's academic medical center. There is approximately \$100 million of biomedical research on-going along with the teaching component. Therefore, the FarmTech facility will still be needed regardless of the hospital's disposition. The Health Center has done very well with federal grant funding despite the reduction in funding some other schools have seen. A fall application is anticipated for a CTSA grant. The Health Center has received one of the largest stem cell research grants and one of the Health Center's lead researchers recently received a \$5 million grant as part of the Stem Cell Institute. Trustee Barry stated his belief that the University should be complimented for moving forward on Stem Cell research in the face of a less than optimistic national outlook.

Dr. Feldman stated that the University will mitigate an environmental problem at the former Waterbury campus pertaining to flaked, lead paint chips that occurred when the building was painted in the past. As a former owner, the University is responsible for environmental remediation per state law. The project is planned for later this year. Trustee Ritter asked that a determination be made as to whether the university had knowledge of this potential problem at the time of the sale of the property. The property is currently being utilized by a private high school.

George Kraus, Director of Design, Planning and Construction for Architectural and Engineering Services, provided a brief report on the current status of deferred maintenance detailing the reporting structure. He stated that the deferred maintenance budget is presented bi-weekly to the University's Buildings and Grounds committee for review. Mr. Bradley stated that one of the long range plans is to increase deferred maintenance funding.

Thomas Callahan, Associate Vice President for Administration and Operations Services, provided a water update. A comprehensive water conservation study was performed by Water Management, Inc. last year. In 2007 less water was utilized serving more people on and off campus than in 1989. The change is due to the improvements made by the UCONN 2000

program. The University consumes 85% of the water produced. Most water suppliers sell their water supply. The University has a great deal of influence over demand and efficiency – 40% of the water produced in 2006 was used in academic and residential buildings. Recommendations for some simple changes pose a potential for a reduction in use of 40%. The central plant uses approximately 116,000 gallons/day or 43 million gallons/year for processing. This water could be substituted with non-potable water. Taking this off of the water system will significantly increase the availability of potable water. Design of reclamation of water capability is being initiated. The University invited New England Water Utility Services who run the water supply system and Malone and McBroom, who developed the water master plan, to return and review the summer and fall occurrences. The University ceased pumping the Fenton River well fields in July 2007 and did not resume pumping the Fenton again until January 2008. The University had never operated its water supply system in this manner and desired an operational and supply planning analysis of that work. The two companies are due to present their findings shortly and those findings may be discussed at a future committee meeting.

The University is in the second of a four year program for deferred maintenance projects including the metering of water use across campus; the reclaimed water project; operational improvements on the chemical treatment facility; and the Willimantic well field and associated electrical reliability. The University will be doing an in stream flow study at the Willimantic River, a comparable study to the Fenton River study to evaluate whether wells, when pumped in low flow conditions, have any deleterious effect on the river or the aquatic habitat and the effect on future well field management. Study results are anticipated in fall 2009.

Mr. Callahan provided an update on the activities of the Water and Wastewater Advisory Committee. The committee provides a forum for the Town of Mansfield and the University to review water issues. The committee recently considered a request from Knollwood Apartments to connect to the University's utility systems. The apartment complex provides a significant amount of student housing. They had a failing septic tank two years ago and the DEP, the Town of Mansfield and the University determined that the most prudent solution was to connect the existing Knollwood units to the University wastewater system. Knollwood Apartments is currently proposing the addition of rental units on their property and made a request to connect the additional units to the University wastewater plant. The committee made a recommendation to allow the additional units connection subject to approvals by the local land use authorities, DEP, DPH and the standard and technical legal conditions required by the University of Connecticut.

Trustee Barry stated that having gone six months without drawing from the Fenton wells and pending the anticipated report on the water resources from the Willimantic River; would the University consider an announced program where there would be no draw from the Fenton River wells during future summer and falls. Mr. Callahan stated that it may not be possible for the University to meet its water supply needs based solely on the Willimantic River well fields.

Mr. Callahan stated that the Agronomy Farm, a 160 acre facility located south of campus, has served as a research facility for plant and turf science. The farm's irrigation well is not meeting their demand and the College of Agriculture would like to drill new wells. Neighboring residents expressed concern regarding research that may have occurred at the farm that may have had a deleterious effect on residential ground water wells in the area. The University agreed to provide information on the types of research conducted at the facility along with historical well

water test results. Eastern Highlands Health District reviewed water quality samples taken over the last decade for approximately 140 properties in the vicinity of the farm. They reported to the Mansfield Town Council that there have been no abnormalities and they do not believe there is a potential problem. The University well results are consistent with the Eastern Highlands Health District. The University will meet with the community again.

Chairman Ritter asked if there was any new business to discuss. Trustee Barry asked for an explanation of a recent newspaper notice regarding the sale of a piece of property on King Hill Road which may be of value to the University. Mr. Callahan responded that it was a sale of approximately 25 acres on King Hill Road formerly owned by the Sanderson family along with a few individually owned parcels. Corridor Ventures purchased the property for parking; approximately half of the 25 acres is unbuildable. The property includes the Farmer Brown lot and X parking lot. The University leases X lot. The purchaser stated that they could achieve their investment objectives from the parking revenues from the land. They have stated that there are no immediate plans to develop the property.

There being no other action items Trustee Ritter adjourned the meeting at 2:15 p.m.

Respectfully submitted,

*Debbie L. Carone*

Debbie L. Carone  
Secretary to the Committee

# University of Connecticut

## Storrs & Regional Campuses

### FY09 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects

**Deferred Maintenance - Buildings**

Asbestos Removal and Window Replacement Cup	\$950,000	
Atwater Built-Up Roof Replacement	150,000	
Atwater Crawl Space Piping Replacement/Electrical Conduit	100,000	
Atwater Exterior Window Replacement	650,000	
Babbidge Roof	275,000	
Babbidge Window Leaks	300,000	
Budds Clean Point Seal Masonry	75,000	
Budds Building Window Replacement	650,000	
Budds Mechanical System Analysis and Design	50,000	
Burton/Shenkman Ice Protection	50,000	
Field House Built Up Roof Replacement - Repair Standing Seam	150,000	
Gampel Pavilion Roof Repairs	200,000	
Gulley Hall Drainage	700,000	
Misc Asbestos/Mold/Lead Abatement Allowance	400,000	
Misc Masonry, Façade and Roof Repairs	500,000	
Parking Garage Repair and Upgrade	1,305,000	
Roof and Gutter Replacement	50,000	
Whetten Built Up Roof Replacement	150,000	
Whetten Exterior Sliding Glass Units	130,000	
Wood Hall Window Replacement	350,000	
<b>Subtotal</b>	<b>\$ 7,185,000</b>	

**Deferred Maintenance - Infrastructure**

Annual Allotment - Replace Old Clay Pipe	\$300,000	
Backfeed Loop - North Eagleville to Parking Garage to Storrs Road	700,000	
Gray Water Facility - Investigation & Planning	830,000	
Human Development Lot Development	350,000	
I & I Sewer study	300,000	
I & I Storm Study	300,000	
Infirmary/Cup Steam and Condensate Replacement	850,000	
Installation of Filter Press	500,000	
Meter Installation - Multiple Locations (Phase III)	600,000	
New 16" Water Main - Towers to Glenbrook & North Eagleville	1,060,000	
Remove and Relocate Ice Rink Riser Pole in Middle of Parking Lot	300,000	
Shed Partial Load 5P3 Circuit	100,000	
South Campus Steam and Condensate Loop	2,075,000	
Steam Pit Replacements	1,300,000	
Street Construction, Sidewalk Repairs and Related Improvements - Phase II	1,000,000	
<b>Subtotal</b>	<b>\$ 10,565,000</b>	

**Code / ADA**

Alarm Improvements	\$1,000,000	
Code Correction OSFM Reserve	2,900,000	
Code Correction UCONN 2000 Reserve	2,900,000	
Security Alarms and Monitoring	100,000	
<b>Subtotal</b>	<b>\$ 6,900,000</b>	

**Renovation and Lump Sum Projects**

Allotment for New Faculty Support	\$500,000	
Crosswalk Safety - Phase II	125,000	
Facility Condition Assessment - Phase II	150,000	
Historic House Renovations	1,400,000	
Landscape Master Plan Development	300,000	
Miscellaneous Campus Planning (Including Utility Plan)	750,000	
Miscellaneous Environmental Requirements - EIE	100,000	
Pedestrian Safety Improvements	200,000	
Rain Water Harvesting Demonstration - Core Campus	60,000	
Replacement Signs	50,000	
Stadium Road Stair Replacement	100,000	
Student Union Quad - Phase II	1,000,000	
Sustainable Energy Master Planning	100,000	
Water Conservation Audit Implementation	50,000	
Waterbury Campus Property Transfer (Old Campus)	565,000	
<b>Subtotal</b>	<b>\$ 5,450,000</b>	

<b>Total Project Allocations</b>	<b>\$ 30,100,000</b>	
<b>Emergency / Reserve</b>	<b>6,050,000</b>	
<b>Total</b>	<b>\$ 36,150,000</b>	

# University of Connecticut Health Center

## FY09 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects

### **Deferred Maintenance - Buildings**

Academic Building Roof Replacement	\$1,150,000		
Main Building Exterior Façade Joint Sealant Replacement	250,000		
<b>Subtotal</b>		<b>\$</b>	<b>1,400,000</b>

### **Deferred Maintenance - Infrastructure**

ARB Heat Piping Replacement	1,250,000		
Site Improvements - Sidewalks, Stairs and Parking	100,000		
<b>Subtotal</b>		<b>\$</b>	<b>1,350,000</b>

### **Code/ADA**

ADA Improvements	350,000		
<b>Subtotal</b>		<b>\$</b>	<b>350,000</b>

### **Renovation and Lump Sum Projects**

Signage and Way-finding Improvements	300,000		
Master Landscape Plan Implementation	750,000		
Campus Wide Security (Phase 3)	1,300,000		
<b>Subtotal</b>		<b>\$</b>	<b>2,350,000</b>

<b>Total Project Allocations</b>		<b>\$</b>	<b>5,450,000</b>
<b>Emergency / Reserve</b>			<b>550,000</b>
<b>Total</b>		<b>\$</b>	<b>6,000,000</b>