

MINUTES
MEETING OF THE
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE

University of Connecticut
Rome Commons Ballroom
Storrs, Connecticut
December 4, 2014

TRUSTEES PRESENT: Richard Carbray, Charles Bunnell (*via telephone*), Michael Daniels (*via telephone*), Andrea Dennis-Lavigne (*via telephone*), Marilda Gandara, Rebecca Lobo (*via telephone*), and Thomas Ritter

BOARD OF DIRECTORS MEMBERS PRESENT: Francis Archambault

STAFF PRESENT: Carolle Andrews, John Biancamano, Thomas Callahan, Debbie Carone, Darren Cooke, Robert Corbett, Laura Cruickshank, Elaine Dumas, Michael Gilbert, Brian Gore, Susan Herbst, David Hook, Michael Jednak, Michael Kirk, Matthew Larson, Joanne Lombardo, John Mancini, Diane Marquis, Richard Orr, Bhupen Patel, Rachel Rubin, Robert Sitkowski, Jack Sullivan, Mike Sullivan, Thomas Trutter, Beverly Wood, and Reka Wrynn

UNIVERSITY SENATE MEMBER PRESENT: Elizabeth Jockusch

CONSTRUCTION MANAGEMENT OVERSIGHT COMMITTEE MEMBERS PRESENT:
John Barrasso, Pamela Delphenich (*via telephone*), Richard Schoenhardt and Charles Urso (*via telephone*)

Prior to the commencement of the Buildings, Grounds and Environment Committee meeting, the committee was invited to participate in a discussion of the future of the Construction Management Oversight Committee (CMOC). Mr. Ritter provided a detailed history and the original statutory intent of the CMOC. He expressed the intention of the members of the CMOC to submit a request to the Governor and the legislature asking that the committee either be disbanded, as it had completed its original intent, or if it was determined that the committee should continue, that new appointments be made to the committee. Mr. Ritter recommended that the committee's oversight responsibilities be transferred to the Board of Trustees. A written request was to be submitted to the legislature shortly after the meeting. The CMOC members voted in agreement with the recommendation to send the request to the Legislature. Mr. Ritter thanked Ms. Delphenich and Messrs. Urso, Barrasso, Schoenhardt for their years of dedication and service to the University. At this time, approximately 10:37 a.m., the CMOC members left the meeting. Mr. Archambault thanked Mr. Ritter for his years of service to that committee.

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design and Construction, provided a brief overview and update in the form of a PowerPoint presentation on the BioScience Connecticut projects. He stated that over 3,000 total workers have come through the site through September with over 1.1 million hours worked. Approximately 82% of all contracts awarded have been to Connecticut companies and projected awards to minority/women/disadvantaged businesses are at 23% which exceeds the required 6.25% by 16.75%. He noted that veteran hiring is at 4% on the hospital tower project. He presented several aerial photos that emphasized the dramatic transformation the Health Center has undergone. The OCIP program continues to trend below Connecticut averages for lost time rates. The OCIP financial pro-forma is tracking below projected losses. Jacobs led a “safety summit” with Turner Construction including Turner’s national safety team. Mr. Trutter outlined an incident that occurred during excavation at the incubator lab and the managed response to the incident. In addition, he outlined the process for management of construction quality risk; project budget risk; project schedule risk; and risk of disruption to on-going UConn Health operations due to construction.

Laura Cruickshank, University Master Planner and Chief Architect, provided a PowerPoint presentation as part of her update of the Storrs based construction and renovation projects. Updates for projects completed or in construction included the Basketball Champion Center; Gateway at Fine Arts; North Eagleville Area Infrastructure Repair; North Hillside Road; Main Water Line Replacement – Phase I; fMRI Suite – in Phillips; STEM Residence Hall; and the Innovation Partnership Building. Projects in design were reviewed including the Engineering and Science Building; UConn Hartford; Monteith Renovation; Putnam Refectory Renovation; Honors Residence Hall; and utility projects.

Ms. Cruickshank provided an update on the Master Plan schedule stating that the schedule was being extended to allow for comments online as well as allowing time for the Town of Mansfield to comment after their meeting at the end of January. A final presentation of the plan is expected in February. The draft Master Plan components consist of Draft Master Plan with Executive Summary; Draft Design Guidelines and District Plans; Draft Capital Improvement Plan; Draft Framework Plans for buildings and historic assets; traffic, transportation, parking; utilities infrastructure; sustainability; landscape and open space; and space needs assessment. The Master Plan is designed in coordination with the mission of the University’s Academic Plan. A strong push has been made to connect and inform the University and Town communities on the proposed plan. She emphasized that the plan is a guide for future planning. By 2020 almost all of the Next Gen CT projects are expected to be either in construction or complete. Ms. Cruickshank introduced recommendations for a student recreation center; hockey arena; as well as residential growth.

President Herbst inquired to the status of the older abandoned houses on campus. Ms. Cruickshank stated that the original intent was to do a Master Plan EIE but OPM has indicated that the University does not have the authority to do so. Two of the houses will be effected by the Honors Residence Hall to be built near them and will be evaluated based on that project. The others will be part of other projects that will be determined through the campus Master Plan and with the State Historic Commission. It is the intent of part of the campus Master Plan to redefine

the University's historic district. A process is planned to determine which of the older houses would be demolished or remain and be incorporated into a University historic district. Michael Jednak, Associate Vice President for Facilities and Building Services, assured that his staff would ensure that the unoccupied buildings are boarded and safe.

Ms. Cruickshank provided information regarding the proposed Recreation Center and how displaced parking may be addressed, depending upon the final location of the facility, as determined by the campus Master Plan.

At approximately 11:18 a.m. Chairman Ritter convened the meeting of the Board of Trustees' Buildings, Grounds and Environment Committee.

On a motion by Mr. Archambault, seconded by Trustee Carbray, agenda ***Item #6, Minutes of the Buildings, Grounds and Environment Committee meetings of September 3, 2014 and October 23, 2014*** were approved, as circulated.

On a motion by Trustee Daniels and seconded by Trustee Gandara the committee voted to go into Executive Session at 11:20 a.m. to discuss commercial or financial information given in confidence and preliminary drafts and notes that the University has determined that the public interest in withholding such documents clearly outweighs the public interest in disclosure.

Trustees Present: Richard Carbray, Charles Bunnell (*via telephone*), Michael Daniels (*via telephone*), Andrea Dennis-Lavigne (*via telephone*), Marilda Gandara, Rebecca Lobo (*via telephone*), and Thomas Ritter

Board of Directors Members Present: Francis Archambault

University Staff Present: President Herbst, Rachel Rubin, Richard Orr, John Biancamano, Thomas Callahan, Robert Corbett, Laura Cruickshank, Michael Kirk, Michael Gilbert, Robert Sitkowski, and Debbie Carone

At 12:05 p.m. the Executive Session ended and the meeting reconvened.

Richard Orr, University General Counsel, introduced agenda ***Item #5, Acquisition of Nathan Hale Inn*** for review and recommendation by the Committee to the full Board for approval. The resolution recommends that the Board of Trustees give the University administration the authority to enter into a purchase and sale agreement to acquire the property occupied by the Nathan Hale Inn. The purpose of the acquisition is to provide student housing. The University owns the land the building stands on, which is leased to a private entity which built a building and operates it as a hotel. They recently received an offer to buy from a purchaser for \$8.3 million. Under the University's ground lease, the University has right of first refusal; enabling the University to acquire the building on the same terms as the offer. Upon discussion with members of the Trustees the University exercised that right of first refusal which has the effect of notifying the seller of the University's intent to purchase but does not irrevocably commit the University to purchase. The next step is to enter into a purchase and sale agreement that is being actively negotiated.

John Biancamano, Interim Executive Vice President for Administration and Chief Financial Officer, provided an overview of the financial plans for the acquisition including an explanation of the pro-forma provided in the materials. The cost comparison of building a dormitory versus acquiring this building proves the value in the recommended acquisition.

On a motion by Mr. Archambault and seconded by Trustee Gandara the committee recommended the Acquisition of the Nathan Hale to the full Board for approval.

On a motion by Trustee Gandara and seconded by Chairman Ritter the meeting was adjourned at 12:20 p.m.

Respectfully submitted,

Debbie L. Carone

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Secretary to the Committee