

**MINUTES  
MEETING OF THE  
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE**

University of Connecticut  
Lewis B. Rome Commons Ballroom  
Storrs, Connecticut  
September 18, 2015

TRUSTEES: Chuck Bunnell (*via Telephone*), Richard Carbray, Andrea Dennis-Lavigne (*via Telephone*), Marilda Gandara, Rebecca Lobo (*via Telephone*), Donny Marshall (*via Telephone*), and Thomas Ritter

BOARD OF DIRECTORS: Francis Archambault

STAFF PRESENT: Donna Balskus, Thomas Callahan, Debbie Carone, Robert Corbett, Cynthia Costanzo, Laura Cruickshank, Elaine Dumas, Judith Fifield, Michael Gilbert, Brian Gore, Michael Jednak, Scott Jordan, Matthew Larson, Michael Makuch, Paul McCarthy, Richard Miller, Michael Morrison, Richard Orr, Bhupen Patel, Rachel Rubin (*via telephone*), Beverly Wood and Reka Wrynn

UNIVERSITY SENATE MEMBER PRESENT: Elizabeth Jockusch

Committee Chairman Thomas Ritter convened the meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:37 a.m. in the Lewis B. Rome Commons Ballroom on the University of Connecticut campus in Storrs, Connecticut.

On a motion by Trustee Dennis-LaVigne, seconded by Trustee Ritter, agenda *Item #2, Minutes of the Buildings, Grounds and Environment Committee meeting of June 11, 2015* were approved and amended to reflect the participation of Elizabeth Jockusch, Senate Representative, at the June 11 meeting.

The committee discussed agenda *Item #1, Assuming Construction Management Oversight Committee (CMOC) responsibilities in absence of committee appointments*. The committee members agreed that it was appropriate for the BGE Committee to absorb the responsibilities of the CMOC. Richard Orr, Vice President and General Counsel, stated that both he and Scott Jordan, Executive Vice President for Administration and Chief Financial Officer, were recommending to President Herbst that she approve their recommendations, of which the Construction Assurance Officer concurs, that the reports that previously went to CMOC will now go to the Board of Trustees. The Board Chair has indicated that this would be through the BGE Committee; the Construction Assurance Office will remain in place in its current status; and that the University continue to perform the functions the legislature contemplated in the absence of a functioning CMOC.

Mr. Ritter directed the committee to agenda *Item # 3, Project Budget for Student Recreation Center (formerly named Intramural, Recreational and Intercollegiate Facilities – Recreational Center) (Revised Planning: \$2,500,000)*. He requested that as this item and the presentation scheduled for later in the meeting pertain to the same subject matter they be presented together by Laura Cruickshank, University Architect and Master Planner. Ms. Cruickshank provided a PowerPoint presentation which provided detail on Project Management Oversight, the Student Recreation Center, hotel development and various Athletics Division projects including Gampel, stadia. She informed the committee that narratives on each project were included in the meeting materials detailing project data, location, schedule, etc.

Ms. Cruickshank stated that the Student Recreation Center, a 200,000 sq. ft. building program with a Planning Budget of \$100 million, will be built on the site of the Connecticut Commons residence halls. The Center is anticipated to open in summer 2019. Michael Gilbert, Vice President for Student Affairs, informed the committee of the enthusiasm of student leadership, as well as student approval for the chosen site. The biggest concern for many students is that they will graduate prior to the opening of the Center. Student undergraduate and graduate leadership have been engaged in the project, specifically through a student advisory committee. Scott Jordan stated that the finance plan is for the University to issue a bond to construct the building. Interest will be capitalized until the doors open. After opening students would be charged a Student Recreation Center fee sufficient to pay 100% of the debt service and operating costs of the facility. At this time, the fee is expected to be mandatory for both undergraduate and graduate students. Chairman Ritter asked that he be informed if there were any obstacles related to the construction and payment of the Student Recreation Center.

Ms. Cruickshank continued with her presentation and a discussion of the Athletics projects and the stadia conceptual design. A conceptual design, including a number of options is complete for all stadia. Soccer will be addressed first with baseball and softball to follow. Chairman Ritter inquired how infrastructure costs would be addressed for these projects. Ms. Cruickshank stated that much of the infrastructure cost would be borne outside of the projects. Michael Morrison, Foundation Sr. Director of Development for Athletics, informed the committee that \$11+million has been raised for soccer stadium projects due in large part to the Frank Rizza gift as well as some verbal gifts. For the baseball stadium approximately \$1.2 million has been raised; and for softball they are just getting underway with funding the project. It is important to note that the materials were received from Populus in late August with an internal group convening October 6 for further project discussion.

Scott Jordan stated that it is the University's desire to provide adequate infrastructure to the whole campus; and is the goal for the Athletics projects as well. By working with a framework engineer to determine needs where the Rec Center and the Stadia will be. The preference is to provide funds through NextGen and other University resources to fund needed infrastructure. Costs are unknown at this time so Mr. Jordan was reluctant to commit to a finance plan to cover the costs. The understanding is that infrastructure costs will be managed and any issues will be brought back to the committee. The potential of utilizing the same type of bond funding and Foundation fund raising model for the stadia as was used previously for the Basketball Practice facility was discussed. Each athletic stadia facility, as well as the hockey rink, will be built separately dependent on funding availability. An infrastructure study will encompass each of these potential facilities to inform the building process. Chairman Ritter requested that Ms. Cruickshank and Mr. Jordan provide the committee the amount of anticipated

funds needed for each project, not including infrastructure costs, and how much money the Foundation would need before they would be willing to step in on any of the projects. He emphasized his desire that these projects get going and that funding be determined.

Ms. Cruickshank provided an update on possible future hotel development; stating there is a notice on the web indicating that info on hotel possibilities is coming. A marketing study has started and will provide information in the context of market, finances, etc. Additionally, an internal programming process is underway to offer an understanding of size, services, etc. expected from a local hotel. These efforts are key in making future hotel determination and are anticipated to be followed by a request for Expressions of Interest. Mr. Orr reinforced that this does not mean that the University has decided to build or invest in a hotel as there are a number of options that need to be explored. The baseline data being gathered will be used to inform the analysis and decision making process.

Ms. Cruickshank detailed the Gampel Pavilion dome roof repair project which is in the design phase with construction expected in spring 2016 and completion in fall 2016. The schedule is tight due to building use including commencement and basketball season. The Gant project, considered a milestone project, will be presented to the Board for approval in September. The Downtown Hartford project is running over budget due to escalation and costly building stabilization; but is on schedule. The Hartford Public library work is anticipated to be complete and possibly available 6-9 months prior to the rest of the campus. There is a plan for a phased entry into downtown and the School of Social Work is anticipated to be in downtown by fall 2016. The funding for the integrated project management software system and the project management outsource with Gilbane will be presented to the Board for approval at the September meeting.

Mr. Ritter inquired regarding the status of the West Hartford campus disposition. Mr. Orr stated that conversations with the Town of West Hartford were underway as they have the first opportunity to purchase the property. The Town will not make a decision until they have completed engineering studies which are anticipated to be complete in November 2015. It is hoped that a proposal will be presented to the Board of Trustees in November 2015 to more actively market the property. The University has an interest to dispose of the property to minimize incurring costs of maintaining a vacant property which could run \$400K-\$500K per year. The University is subject to a number of constraints with regard to disposal of the property including legislation, being a State agency, etc.

On a motion by Trustee Carbray and seconded by Trustee Gandara, agenda ***Item #3, Project Budget for Student Recreation Center (formerly named Intramural, Recreational and Intercollegiate Facilities – Recreation Center)*** was recommended to the full Board for approval.

Dr. Judith Fifield, Health Center Professor in Family Medicine and Founding Co-Director of the Bioscience Connecticut Health Disparity Institute, provided an update to the committee on the Institute. Mr. Ritter stated that the Committee supports the mission of the Institute. He clarified that as part of the original bill in 2009 and under Governor Rell, agreements were made with legislators who wanted the Health Center moved to Hartford. One of those agreements was that a Disparity Office would be located in Hartford instead of relocating the entire Health Center and was funded with \$2.5 million. Dr. Fifield responded that her office has been working under the 2011 Bioscience legislative mandate under 10a-109b

which does not mention a downtown location; however, it was known that there was a desire to have a Hartford presence. She provided an overview of the program's funding; and agreed that the time is right to move the Institute to Hartford. Mr. Ritter asked what the Board can do to assist in making the move possible. Dr. Fifield responded that the urgency of the request is understood and the next step is to work with Robert Corbett, Director of Regional Projects and Development, and Dean Liang to determine next steps including the potential of being located near the Rudd Center in Hartford. Mr. Ritter requested that when sites are determined they be brought to the attention of the committee for review.

There being no additional discussion or approval items the meeting was adjourned on a motion by Chairman Ritter and seconded by Mr. Archambault at 11:41 a.m.

Respectfully submitted,

*Debbie L. Carone*

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Secretary to the Committee