

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

University of Connecticut  
Lewis B. Rome Commons Ballroom  
Storrs, Connecticut  
April 15, 2016

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

BOARD OF DIRECTORS: Francis Archambault

STAFF PRESENT: Carolle Andrews, Alan Calandro, Debbie Carone,  
Cheryl Chiaputti, Robert Corbett, Cynthia Costanzo,  
Laura Cruickshank, Elaine Dumas, David Galloway,  
Michael Gilbert, Brian Gore, Michael Jednak, Scott Jordan,  
Matthew Larson, Richard Miller, Stanley Nolan, Richard Orr,  
Bhupen Patel, Rachel Rubin, Michael Schrier, Jack Sullivan,  
Tom Trutter, Sean Vasington, Kristin Wirtanen 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 10:30 a.m. in the Lewis B. Rome Commons Ballroom on the University of Connecticut campus in Storrs, Connecticut.

Laura Cruickshank, University Master Planner and Chief Architect, introduced Michael Schrier, Director of STEM and Design, and serving as Director of the Recreation Center Project; Michael Gilbert, Vice President of Student Affairs; and Cindy Costanzo, Recreation Center Director. Mr. Schrier provided a PowerPoint presentation of the new Recreation Center including the project scope, budget, schedule, key issues effecting the project; as well as showing schematic designs.

Brian Gore, Director of Project and Program Management, provided an overview of the infrastructure project which effects the whole campus including future projects. A framework consultant has been engaged to prepare GIS based computer models of all campus utilities; and computer models will be utilized to analyze utility production/collection capacity and system demands based on campus build-out. The studies will support a number of upcoming projects including the Recreation Center and stadia redevelopment. The information provided will inform the planning for the new baseball, softball, and soccer facilities.

Mr. Ritter was assured that the coaches have signed off on the stadia plans. Mr. Jordan added that the new Athletic Director, David Benedict, has been briefed on the project along with the challenges that may be faced involving costs and expectations. He has since met with the coaches as a group to review and is actively engaged to see that this project can happen within

budget and he is managing needs. While there is not a phasing plan determined for the project yet; there is a financing plan which calls for work on ticket pricing during the summer and roll out of surcharges in time for football in the fall. Bonding is planned concurrent with the Recreation Center in fall 2017. Mr. Gore stated that a framework consultant is engaged on the utility study and the 50% deliverable is May 13 with 100% due June 17. At that time the information will be available to determine how to phase in the utilities, what is necessary to build, and what is necessary to move. The project schedule and bonding schedule are related but not dependent upon one another. Hockey is not part of these plans but is still under consideration. Although the consultant is including hockey in their review.

Attorney Orr explained to the committee that during a previous meeting of the Trustees he had given the Board information regarding some construction claims and had stated that there were records that could not be located. He clarified that substantially all of the records for that project are located and identifiable and in good shape. However, some portion of the records were stored in a facility that suffered water damage and some of the records were damaged and not recoverable. This did not impair the University's ability to prosecute their case because the records were available from other parties. This is not a manifestation of a record retention issue.

On a motion by Mr. Archambault and seconded by Trustee Carbray, agenda ***Item #2, Minutes of the Buildings, Grounds and Environment Committee meeting of February 18, 2016*** were approved as circulated.

Robert Sitkowski, University Attorney, provided detail on agenda ***Item #3, Utility Easements on Properties Along the North Side of North Eagleville Road*** and agenda ***Item #4, Inter-Agency Transfer of Custody and Control from DOT***. Mr. Jordan briefed the committee on agenda ***Item #5, Environmental Impact Evaluation, South Campus Development, Storrs, CT*** and agenda ***Item #6, CEPA Post Scoping Notice for Student Recreation Center, Storrs, CT***. On a motion by Trustee Ritter and seconded by Trustee Carbray agenda Items #3-6 were approved and recommended to the full Board for approval.

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design and Construction, provided an overview and update in the form of a PowerPoint presentation on the BioScience Connecticut projects. In addition, Mr. Trutter distributed a handout regarding Hospital Tower change orders which are running at approximately 6.8%. Mr. Ritter and Mr. Patel re-stated that at the last committee meeting it was determined that the committee would be informed of change orders over 3%.

Mr. Patel detailed agenda ***Item #8, April 2016 Quarterly Report on Construction Performance Reported by the Office of Construction Assurance***.

Ms. Cruickshank provided a PowerPoint presentation on projects for the Storrs based program. In addition, she informed the committee of a legislative capital bonding deferral of \$26 million requiring a review of projects to determine how to defer or cancel projects. Summer demolition of the "Brown Houses" is tied to the Recreation Center project. There are five houses which may be deferred as the University works with the State Historic Preservation officer on mitigation for demolition of some of the houses.

Michael Jednak, Associate Vice President for Facilities Operations and Building Services, introduced Stan Nolan, Director of Utilities, and updated the committee on the ESCO contract and summer slammers including the work done over the summer to prepare for student return. This is accomplished through many small projects which in the aggregate is substantial but each small project does not rise to the level of Board approval.

Trustee Ritter inquired about the status of the Gampel roof project. Mr. Jordan responded that the Gampel roof project is one of the projects subject to delay due to the Legislature's delay of bond funding. The project is for \$10 million, is not a life safety project, and is not integral to the academic mission of the institution. In addition, the new Athletic Director has indicated that he would like to review the project before it begins. Mr. Ritter requested follow up on the decision making for the project timeline. Trustee Dennis-LaVigne and Trustee Ritter expressed strong safety concerns about delaying the project. Ms. Cruickshank assured the committee that the structural engineers have confirmed that delay would not create a safety issue. The plan is to withdraw the project budget resolution from the upcoming Board meeting and resubmit at a later date when the project can begin. Mr. Ritter stated that ultimately the decision on whether to do the project or not is a Board decision. Ms. Cruickshank agreed to provide written confirmation that delay of the project for one year would not cause safety issues.

Ms. Cruickshank updated the committee on the status of the Stamford residential project as well QA/QC. In addition, she provided information on the project budget process; contingency use and return of unused contingency and other funds to the construction program. She added that when an increase is needed in a project during the construction phase that the additional background information on the process and return of contingency would give context to the request.

Matthew Larson, Director of Procurement Services, updated the committee on agenda ***Item #9, Operational and Organizational Activities, and Improvements*** for the Capital Project and Contract Administration office.

Mr. Gore updated the committee on agenda ***Item #6, Status of Code Correction Projects*** and stated that the Code Exception Report had been distributed and he was available to answer questions as needed.

There being no additional agenda items the meeting was adjourned on a motion by Committee Chairman Ritter and seconded by Mr. Archambault.

Respectfully submitted,

*Debbie L. Carone*

Debbie L. Carone  
Secretary to the Committee