

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

University of Connecticut  
Lewis B. Rome Commons Ballroom  
Storrs, CT  
November 29, 2016

TRUSTEES: Richard Carbray, Andrea Dennis-LaVigne (*via Telephone*),  
Marilda Gandara (*via Telephone*), Adam Kuegler, Donny  
Marshall (*via Telephone*), Rebecca Lobo (*via Telephone*), and  
Thomas Ritter

BOARD OF DIRECTORS: Francis Archambault

UNIVERSITY SENATE  
MEMBER PRESENT: Elizabeth Jockusch

STAFF PRESENT: David Benedict, Alan Calandro, Debbie Carone, Cheryl Chiaputti,  
Jason Coite, Robert Corbett, Laura Cruickshank, Elaine Dumas,  
Beth Goetz, Brian Gore, Michael Jednak, Scott Jordan, Michael  
Kirk, Matthew Larson, Lynn Lesniak, Joann Lombardo, Richard  
Miller, Patrick Nevins, Stan Nolan, Richard Orr, Bhupen Patel,  
Rachel Rubin, Michael Schrier, Katrina Spencer, Thomas Trutter,  
Sean Vasington, Kristin Wirtanen and Reka Wrynn

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.

On a motion by Mr. Archambault and seconded by Trustee Carbray the Committee voted to add a resolution to the agenda for the approval of a Sewer Agreement with the Town of Mansfield.

On a motion by Trustee Kuegler and seconded by Trustee Carbray agenda *Item #1, Minutes of the Buildings, Grounds and Environment Committee meeting of September 16, 2016* were approved.

Scott Jordan, Executive Vice President for Administration and Chief Financial Officer, outlined the *Sewer Agreement with the Town of Mansfield*. Mr. Jordan informed the committee that the Town of Mansfield had approved the agreement with a minor amendment while keeping within the spirit of the agreement. On a motion by Trustee Carbray and seconded by Mr. Archambault the item was recommended to the full board, subject to the administration negotiating the final terms with the Town of Mansfield while staying within the spirit of the agreement reviewed by the Committee. Mr. Jordan agreed to inform the committee of changes to the agreement.

Bhupen Patel, Director of Construction Assurance, explained his recommendations to the committee included in the, *November 2016 Quarterly Report on Construction Performance Reported by the Office of Construction Assurance.*

Trustee Carbray inquired as to why the Energy Services Performance Contract, Phase 1, indicates an approximate 20% pending change order. Brian Gore explained that a piece of steam line is being expanded which was not in the original project. The expansion was necessary in order to service the new Student Recreation Center. This was a University directed change order not an error.

Trustee Kuegler inquired about a \$4 million change order for NextGen Connecticut Hall as a transfer to Putnam renovations which is 5.6% of the project's total change order. Ms. Cruickshank explained that the work was originally in the Putnam project and when it went out to bid as a CM at Risk an insufficient number of bids were received. That was cancelled and resubmitted as a GC bid, but prior to that some of the work was transferred to the Next Gen residence hall because it was for transformers that were critical to the addition of generators required to open the residence halls. When the timing went off for Putnam they needed to transfer it. The same contractor was on both projects with one a design build and the other GC so had a third party estimate was completed as well. \$4.5 million was returned from the NextGen contingency.

Matthew Larson, Director of Procurement Services, updated the committee on agenda *Item #3, Operational and Organizational Activities, and Improvements* for Capital Project and Contract Administration (CPCA).

Brian Gore, **Director of Project and Program Management**, informed the committee of the status of Code Correction Projects as contained in agenda *Item #4, Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report* and the *Quarterly Construction Status Report, for the Period Ending September 30, 2016.*

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, provided a PowerPoint presentation on agenda *Item #5, Project Updates: Storrs based programs including updates on operational and organizational activities and improvements as well as a summary of individual change orders greater than 3% of the project cost.* Robert Corbett, Director of Regional Projects and Development provided an update on the progress of the Downtown Hartford campus including agreements the Board of Trustees will be asked to approve at the December 7 meeting regarding parking and retail space. Still to be approved by the Board will be the final transfer of the property and the bookstore lease. The University is in discussions with DASH, a Hartford bus service, to provide transportation to the various parking locations. If this is not viable, there may be a need for University transportation to provide an evening shuttle service. Mr. Ritter requested a 15-minute discussion at the next BGE Committee meeting with the Police Chief to discuss security for the new downtown Hartford campus.

Ms. Cruickshank detailed the anticipated delay of some of the projects due to possible financial constraints. Included in the list of delayed projects was Gampel Pavilion roof being delayed until 2018. Trustee Ritter voiced strong concern about the delay of the Gampel roof project beyond the one-year delay to 2017, presented to the Board of Trustees in April 2016. He stressed that in order to extend the delay of the project, the administration would require Board approval. Richard Orr, University General Counsel, suggested that a decision be delayed until the State determines the FY18 capital program allocation, which would allow the University to better

recommend capital program priorities. Trustee Dennis-LaVigne confirmed her understanding that the project was to be delayed for one year as it did not yet pose a health risk and construction had not begun.

David Benedict, Athletic Director, stated that he was not prepared to discuss the project as he was unaware of the plan to delay the project for another year. While he does understand the financial challenges, he stated that an additional one-year delay would create challenges that effect all of the programs utilizing the facility. He stated the need for a decision on the project timeline due to its effect on rescheduling, as team moves, camps, etc. are all effected by timing decisions. He added that delay beyond 2017 would be very difficult for Athletics.

Trustee Ritter stated that he is to be contacted by December 15 if the administration would like to propose postponement until 2018. Mr. Ritter stated that if he does not receive a call by December 15 the Gampel roof project will go ahead as originally planned in 2017. Mr. Jordan agreed to bring a recommendation as he better understands the State budget effect on the University's capital priorities.

A brief discussion of athletic facility improvements occurred including discussion of the 2015 stadia facility study, fund raising, ticket fees, bonds, and debt service. Mr. Benedict expressed his concerns about utilizing the current hockey rink facilities as recommended by the consultant to accommodate the Hockey East requirements. Hockey East maintains that the University needs to fulfill its building commitment but may be softening some on timing for a spring groundbreaking.

Trustee Kuegler inquired about the status of housing in Stamford. Mr. Orr responded that the transaction documents have not been executed as there have been a series of issues with the city, the Attorney General, and the Department of Labor, He stated that he is cautiously optimistic that the issues will be resolved.

Mr. Orr stated, for the record, that the Gampel project had not been voted on at the April 27, 2016 Board of Trustees meeting but had been removed from the agenda. Mr. Ritter requested that the Gampel roof project be added to the next Board agenda as needed to accommodate 2017 construction.

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design and Construction, provided a PowerPoint presentation on the BioScience Connecticut projects.

There being no additional agenda items the meeting was adjourned 12:08 p.m. on a motion by Mr. Archambault and seconded by Trustee Carbray.

Respectfully submitted,

*Debbie L. Carone*

Debbie L. Carone  
Secretary to the Committee