

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

University of Connecticut
Wilbur Cross Building
North Reading Room (Room 109)
233 Glenbrook Road – Storrs, Connecticut
June 12, 2019

TRUSTEES: Chuck Bunnell (*via Telephone*), Richard Carbray, Marilda Gandara, Andrea Dennis-LaVigne (*via Telephone*), and Rebecca Lobo (*via Telephone*)

STAFF PRESENT: Lloyd Blanchard, James Bradley, Debbie Carone, Robert Corbett, Laura Cruickshank, Elaine Dumas, John Elliott, Nicole Gelston, Brian Gore, Michael Jednak, Scott Jordan, Matthew Larson, Lynn Lesniak, Richard Miller, Stephanie Reitz, Kimberly Rourke, Rachel Rubin, Robert Sitkowski, Thomas Trutter, Kristen Wirtanen, and Reka Wrynn

Committee Chair Marilda Gandara convened the meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:30 a.m. in the North Reading Room of the Wilbur Cross building on the University of Connecticut campus in Storrs, Connecticut. Ms. Gandara informed those present that she had received a memo from Interim Chairman Thomas Ritter naming her as Chair of the Buildings, Grounds and Environment Committee.

On a motion by Trustee Carbray and seconded by Trustee Dennis-LaVigne agenda ***Item #1, Minutes of the Buildings, Grounds and Environment Committee meeting of April 17, 2019*** were approved.

Scott Jordan, Executive Vice President for Administration and Chief Financial Officer, presented agenda ***Item #2, Utility Easement to Connecticut Natural Gas***. On a motion by Trustee Carbray and seconded by Trustee Dennis-LaVigne the item was recommended to the full Board for approval.

On a motion by Trustee Carbray and seconded by Trustee Dennis-LaVigne, agenda ***Item #3, Connecticut Environmental Policy Act (CEPA) Record of Decision for the Northwest Science Quad*** was recommended to the full Board for approval.

Mr. Jordan detailed agenda ***Item #4, Purchase of 88 Gurleyville Road, Mansfield, CT*** and the University's plans for the property. Trustee Gandara affirmed that the university property current serving as the President's residence on Oak Hill requires extensive repairs and is not ADA accessible. Trustee Bunnell confirmed Trustee Gandara's assessment. On a motion by Trustee Carbray and seconded by Trustee Bunnell the item was recommended to the full Board for approval.

James Bradley, Director of Construction Assurance, detailed his findings and recommendations contained in agenda **Item #5, CMOC OCA Quarterly Report – June 2019**. Mr. Bradley informed the committee that the only statutorily required issue still to be addressed, is the requirement that certain completed projects require review by the Construction Management Oversight Committee (CMOC) for compliance with established policies and procedures. When the revised policies and procedures are in place, (anticipated to be reviewed at an upcoming BGE meeting), he recommended that a discussion take place with the University auditors requesting completed projects to be reviewed for compliance with University policies and procedures.

Mr. Bradley reviewed agenda **Item #6 CMOC Policies and Procedures Update**. Each of the policies and procedures manuals is at or near final draft. Final manuals are anticipated to be presented to BGE by September 2019. He stated that the manuals are statutorily required to be approved by BGE.

Agenda Item #7, Fiscal Year 2020 Capital Budget [Draft] was detailed by Mr. Jordan including the review and approval process for the capital budget. Trustee Gandara requested frequent updates on the following projects, mostly on an exception basis: Athletics, Northwest Quad, Fine Arts, Gant Science 1, and Stamford.

Michael Jednak, Associate Vice President for Facilities Operations, provided a PowerPoint presentation on agenda **Item #8, Facilities Condition Assessment**. Mr. Jednak will continue the presentation at the September meeting with additional information on the assessment. Trustee Gandara commented that a number of campus properties were going to require significant work including infrastructure and residential facilities. She requested a group to look at this and to include student life as these issues will effect that area. This may also need involvement from Government Relations as well as the UConn Foundation to address the financial concerns. Mr. Jednak stated that Sightlines, a benchmarking firm, are providing an analysis that will include a comparison of UConn building conditions to our peers. Their report will be presented to BGE in fall 2019.

Brian Gore, Director of Project and Program Management, reviewed agenda **Item #9, Status of Code Correction Projects**. He directed the committee to the report distributed at the meeting, as the one in the book was not current. He detailed the *Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report*. He also briefed the committee on the *Quarterly Construction Status Report* for the period ending March 31, 2019. Trustee Gandara requested that in the next report any exceptions be brought to the Committee's attention.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, directed the committee to agenda **Item #10, Project Updates for Storrs Based Programs**, including QA/QC, construction activity maps, and projects that are in construction, design, planning and in development. Ms. Cruickshank stated the format of the report had changed to organize projects and initiatives by their category of risk and issues, from most risk, to some risk, to least risk. She noted that all projects have a degree of risk and primarily it is to scope, and/or schedule, and/or budget. Assessment of project risk are shown with a green, yellow, or red box. Projects in construction may have a risk to schedule and/or to budget; and projects in design and planning may have a risk to scope and/or schedule, and/or budget. Her presentation detailed projects with the most risk or with key issues; as well as the projects scheduled to go to the Board of Trustees for approval on June 26. There is one exigent project anticipated to be presented to the Board in June for a Glenbrook Road utility tunnel including the replacement of a steam line and condensate pipe.

The project review included the hockey arena project, Stamford garage project, the unfunded planning backlog, student housing planning, Gampel Pavilion dome repair project, Babbidge Library renovation, Gant building renovation – STEM, STEM Science 1, Supplemental Utility Plant project, CEPA Record of Decision on the Northwest Science Quad, main campus parking replacement, Northeast Science Quad, and Beach Hall lab renovations.

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design and Construction, briefed the committee on agenda ***Item #11, Project Update – UConn Health***. He informed the committee that the BioScience CT program is complete with only a few punch list items and financial issues with the contractor remaining on the C Building renovations. There are approximately 118 routine projects underway at UConn Health. He highlighted the following projects to be presented for Board of Trustees approval on June 26: Pharmacy Area USP-800 Regulations Compliance project; Operating Room #1 (TG514) Fit-Out; and Main Building Lab Area Renovations – 3rd Floor project. Trustee Carbray commended Mr. Trutter and his staff on the work they have done to complete the BioScience CT program as well as his other projects including energy efficiency at UConn Health. He suggested that Mr. Trutter bring a presentation he had recently presented to the Board of Directors to the BGE Committee.

Matthew Larson, Associate Vice President of University Business Services and Chief Procurement Officer, updated the committee on agenda ***Item #12, Updates on Operational and Organizational Activities, and Improvements***. He stated that there had been a financial workshop on May 3, at the UConn Law School to offer assistance to those who bid projects at the University especially small and minority businesses. The workshop emphasized assistance on bid preparation and other financial business information. Additional sessions are planned in Storrs and at UCH. There was additional discussion of outreach opportunities.

Committee Chair Gandara thanked Trustee Carbray for his years of service to the Committee and the Board and stated that his term on the Board of Trustees would be ending at the end of August 2019. There being no additional agenda items the meeting was adjourned at 12:28 p.m. on a motion by Trustee Carbray and seconded by Trustee Bunnell.

Respectfully submitted,

Debbie L. Carone

Debbie L. Carone
Secretary to the Committee