

MINUTES
MEETING OF THE
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
University of Connecticut
Teleconference
June 11, 2020

TRUSTEES PARTICIPATING: Charles Bunnell, Justin Fang, Marilda Gandara,
Jeanine Gouin, Andrea Dennis-LaVigne, Thomas Ritter,
Daniel Toscano

BOARD OF DIRECTORS PARTICIPATING:
Francis Archambault, Richard Carbray

STAFF PARTICIPATING: David Benedict, Lloyd Blanchard, James Bradley,
Debbie Carone, Robert Corbett, Laura Cruickshank,
Greg Daniels, Michael Enright, Nicole Gelston,
Michael Gilbert, Michael Jednak, Scott Jordan,
Thomas Katsouleas, Michael Kirk, Carl Lejuez,
Lynn Lesniak, Rachel Rubin, Michael Schrier,
Robert Sitkowski, Thomas Trutter, Kristen Wirtanen, and
Reka Wrynn

SENATE REPRESENTATIVES PARTICIPATING:
Anji Seth

Vice-Chair Marilda Gandara convened a meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:00 a.m. via teleconference and asked for a roll call of those on the telephone, and asked if there was anyone from the public who wished to speak. Trustee Gandara directed the Committee to agenda **Item #2, *Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of May 13, 2020.*** On a motion by Mr. Archambault and seconded by Trustee Bunnell, the items were approved as circulated.

James Bradley, Director of Construction Assurance, reported on agenda **Item #3, *Office of Construction Assurance Quarterly Report – June 2020.*** He provided the committee with a verbal briefing, given the length and importance of the agenda. At the request of Mr. Bradley, Michael Jednak provided a brief update on the status of the Building Condition Assessment.

Scott Jordan, Executive Vice President for Administration and Chief Financial Officer, provided a PowerPoint presentation to the committee on agenda **Item #4, *Fiscal Year 2021 Capital Program.***

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, presented agenda **Item #5, *Project Update ~ Storrs Based Programs.*** Robert Corbett, Executive Director & Director of Real Estate and Regional Projects, provided an update on the Stamford Campus projects including: garage demolition and site remediation,

neighboring site remediation, Mill River remediation; and the UCONN 2000 code remediation for the Stamford downtown campus relocation project; and the Babbidge Library renovation. Ms. Cruickshank and Michael Schrier, provided updates on the following projects: Northwest Quad code remediation; Gant Building renovation – STEM; Athletics District Development; Northwest Science Quad – Site Plan and 5 Projects; Boiler Plant Equipment Replacement and Utility Tunnel Connection; STEM Science 1; Northwest Science Quad, Ph 2 Utilities and Site; Supplemental Utility Plant; and UConn Hockey project including schedule options, and the CEPA process.

Ms. Cruickshank stated that a recommendation had been made to move from “design-build” to “design-bid-build” for the Hockey Arena project and to continue to utilize JCJ Architects under a sole-source contract to continue through the design process. The design-bid-build delivery method is well documented and less risky when research shows uncertainty in the market and the design-build scenario is not guaranteed to deliver the best price. Design-build no longer has a schedule advantage; and utilizing traditional design-bid-build models matches the schedule and provides the least risk to the University. This method will save the university both time and money in this unprecedented time of COVID-19. Mr. Jordan added that the statute prefers design-bid-build over design-build as the default method for project delivery on public projects in Connecticut.

The committee discussed the proposed change and agreed the change would be in the best interest of the University. President Katsouleas added that Jim Bradley, Director of Construction Assurance, had provided an internal background narrative supporting design-bid-build and asked Mr. Bradley to provide an update to the Committee. Mr. Bradley commented that given the current project requirements, investment in design, improved scheduling scenarios, better control of risk given COVID-19, better control over design, quality, scope and cost, the recommendation to adopt a design-bid-build project delivery format was preferred and likely best for the University and that retaining the current project architect under a single source procurement was also an advantage and preferred. David Benedict, Athletic Director, confirmed that the change is supported by Athletics.

While a vote is not required, the Committee determined that a vote to endorse the change from design-build to design-bid-build for the Hockey Arena project was appropriate. On a motion by Mr. Archambault and seconded by Mr. Carbray the Committee endorsed the change in project delivery method for the Hockey Arena project from utilizing a design-build project delivery method to a design-bid-build project delivery method.

Mr. Jordan informed the committee that a revised finance plan for the Hockey Arena project would be brought back to the Board at a later date. Mr. Benedict provided an update on philanthropy for the stadium and hockey projects. President Katsouleas and Mr. Jordan restated the need for a revised finance plan.

Robert Corbett briefed the committee on the Student Housing RFEI.

Dr. Anji Seth, University Senate Representative to the BGE Committee, provided a review of the report of the *President's Working Group on Sustainability and the Environment*. Trustee Gandara and Trustee Gouin commended the Working Group and the University for the work involved and look forward to moving forward with the Working

Group for another semester; as well as bringing the recommendations through the BGE and TAFS committees.

On a motion by Trustee Gouin and seconded by Mr. Carbray, the committee voted to go into Executive Session at 11:54 a.m. for a discussion concerning preliminary drafts or notes provided the public agency has determined that the public interest in withholding such documents clearly outweighs the public interest in disclosure; per Connecticut General Statutes, Section 210(b)1(1).

Trustees participating in the session included: Charles Bunnell, Justin Fang, Marilda Gandara, Jeanine Gouin, Andrea Dennis-LaVigne, and Thomas Ritter.

UCH Board of Directors participating in the session included: Francis Archambault and Richard Carbray.

University staff participating in the session included: President Katsouleas, Rachel Rubin, Scott Jordan, Carl Lejuez, Nicole Gelston, Mike Kirk, Michael Gilbert, James Bradley, Laura Cruickshank, Robert Corbett, Robert Sitkowski and Debbie Carone.

The Committee returned to open session at 12:56 p.m. and the meeting was adjourned at 12:57 p.m. on a motion by Mr. Archambault and seconded by Trustee Fang.

Respectfully submitted,

Debbie L. Carone

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Secretary to the Committee