

1-30-2013

## Agenda and Attachments, 2013 January 30

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University of  
Connecticut

*Board of*



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TRUSTEES

VOL. 123 JANUARY 30, 2013

**MEETING OF THE BOARD OF TRUSTEES  
UNIVERSITY OF CONNECTICUT**

**AGENDA**

University of Connecticut  
Rome Commons Ballroom  
South Campus Complex  
Storrs, Connecticut

January 30, 2013

Call to Order at **10:00 a.m.**

**EXECUTIVE SESSION**

1. Executive Session anticipated.
2. Close Executive Session.

**OPEN SESSION**

Reconvene in Open Session at **11:00 a.m.**

1. Public Participation
2. Chairman's Report
  - (a) Items requiring Board discussion and approval:
    - (1) Project Budget (Final) for South Campus Envelope Repairs (Attachment 1)
    - (2) Land Acquisition, Storrs, Connecticut (To be distributed)
  - (b) Information Item:
    - (3) Contracts and Agreements for Information (Attachment 2)
3. President's Report
  - (a) Presentations:
    - (1) Update on IT, Dr. Nancy Bull  
Vice Provost and Chief Information Officer
    - (2) Importance of the Humanities in Higher Education  
Professor J.C. Beall, Department of Philosophy
4. Adjournment

**PLEASE NOTE:** *If you are an individual with a disability and require accommodations, please call the Board of Trustees Office at 486-2333 prior to the meeting.*





University of Connecticut  
*Office of the Executive Vice President  
for Administration and Chief Financial Officer*

January 30, 2013

TO: Members of the Board of Trustees

FROM: Richard D. Gray  
Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi  
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for South Campus Envelope Repairs (Final: \$3,100,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of \$3,100,000 for construction work required to ensure public safety, investigation, restorative condition assessment and design work, as well as initial legal efforts related to the South Campus Building Complex.

BACKGROUND:

The South Campus complex comprises four buildings; Wilson, Rosebrooks and Snow Halls are residential occupancies and Rome Hall contains a cafeteria, function rooms and offices. The buildings were constructed in approximately 1998. The buildings have water infiltration problems. There is also evidence of significant masonry and exterior envelope deterioration.

The architectural firm of Wiss, Janney Elstner (WJE) was retained to investigate and report on the cause of the leaks and to make recommendations for corrective action. WJE has informed the University by reports dated July 30, 2012 and November 27, 2012 that the leaks are due to numerous conditions including improper flashing, deteriorated and cracked masonry, and deteriorated roofing and caulking. WJE also observed that pre-cast concrete capstones located on the gables and intermediate walls throughout the complex were improperly secured at the time of the original construction and that this condition represents a potential and significant safety hazard which requires prompt corrective action.

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In response, the University has developed a management plan as follows:

Phase I:

- Retain a General Contractor on an exigent basis with masonry expertise to perform emergency work to immediately respond to the potential safety issues identified and remediate.
- Retain WJE on an exigent basis to document conditions, coordinate with outside legal counsel and complete the design of permanent remediation contract documents.
- Retain an outsourced project manager on an exigent basis to assist the University in managing the project.
- Retain outside legal counsel to prepare necessary documentation to position the University to recover damages from the original architect of record and/or contractor, to the extent their work was defective.

Phase II:

- Complete the final remediation and restoration work in accordance with the remediation contract documents completed under Phase I.

Phase I work on the site is anticipated to be started in early February 2013 with an anticipated duration of six weeks.

The current budget request is for Phase I only. It is anticipated that the complete scope and additional costs for the Phase II remedial work will be presented at a future Board meeting. The timing for developing a budget for Phase II will depend upon the results of the investigation.

The University is requesting a waiver to the three step budget approval process in order that Phase I work can start as soon as possible.

## **CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET: FINAL**

**PROJECT NAME: SOUTH CAMPUS MASONRY REPAIR ENVELOPE REPAIRS**

<b><u>BUDGETED EXPENDITURES</u></b>	<b>PROPOSED FINAL 1/30/2013</b>
CONSTRUCTION	\$ 2,000,000
DESIGN SERVICES	230,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	260,000
OTHER AE SERVICES (including Project Management)	60,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	100,000
MISCELLANEOUS	50,000
OTHER SOFT COSTS	-
<b>SUBTOTAL</b>	<b>\$ 2,700,000</b>
PROJECT CONTINGENCY	400,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 3,100,000</b>
<b><u>SOURCE(S) OF FUNDING</u></b>	
DEPARTMENTAL FUNDS	\$ 3,100,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 3,100,000</b>

# **SOUTH CAMPUS DORMITORIES – ENVELOPE REPAIRS**

## **Project Budget (FINAL)**

**01/30/2013**

### ***SELECTED PHOTOGRAPHS FROM WJE REPORT OF NOVEMBER 27, 2012***



**Photo 1 - Snow Hall - Location of Exploratory Opening #1**



**Photo 2 - Wilson Hall - Location of Exploratory Openings #2 & #3**



**Photo 3 - Snow Hall - Mortar separation below frieze unit and cracked brick masonry**



## ATTACHMENT 2

**CONTRACTS AGREEMENTS  
FOR INFORMATION  
January 30, 2013**

EXIGENT PROCUREMENT - AMENDMENTS										
<b>PROJECT NO. 901719 - JAIME HOMERO ARJONA BUILDING RENOVATIONS</b>										
<b>STANDARD FIXED-FEE ARCHITECT'S CONTRACT</b>										
No.	Contractor	Contract No.	New Approval Amount	Term	Fund Source	Program Director	Total Expenditures as of 01/23/12	Expenditures FY12	Expenditures FY11	Purpose
1	BL Companies Connecticut, Inc.	901719	\$28,000 [Contract Previously Approved at \$365,000; Total New Contract Amount \$393,000]	10/10/12-03/01/14	UCONN 2000	Matthew Larson, Director of Procurement Services	\$365,000	\$0	\$0	Second Amendment to provide <b>exigent</b> Phase IIA - Project Design and Acquisition services for renovations required to make necessary, immediate improvements to the building system of <u>Jaime Homero Arjona Building</u> at the Storrs Campus. This request meets the exigent requirement to insure renovations are completed timely for new faculty and staff members. <b>Amend to increase contract \$28,000 for total new contract value of \$393,000. (Final Project Budget approved by BOT 12/12/12 - \$15,400,000 - Project No. 901719)</b>
2	BL Companies Connecticut, Inc.	901719	\$140,000 [Contract Previously Approved at \$365,000; Total New Contract Amount \$533,000]	10/10/12-03/01/14	UCONN 2000	Matthew Larson, Director of Procurement Services	\$365,000	\$0	\$0	Third Amendment to provide <b>exigent</b> Phase IIB - Project Construction Administration services for renovations required to make necessary, immediate improvements to the building system of <u>Jaime Homero Arjona Building</u> at the Storrs Campus. This request meets the exigent requirement to insure renovations are completed timely for new faculty and staff members. <b>Amend to increase contract \$140,000 for total new contract value of \$533,000. (Final Project Budget approved by BOT 12/12/12 - \$15,400,000 - Project No. 901719)</b>
<b>CONSTRUCTION SERVICES</b>										
No.	Contractor	Contract No.	New Approval Amount	Term	Fund Source	Program Director	Total Expenditures as of 01/23/12	Expenditures FY12	Expenditures FY11	Purpose
1	Daniel O'Connell's Sons, Inc.	901719	\$700,000 [Contract Previously Approved at \$59,000; Total New Contract Amount \$759,000]	10/31/12-08/15/13	UCONN 2000	Matthew Larson, Director of Procurement Services	\$22,030	\$0	\$0	Change Order No. 1 for Contractor to provide <b>exigent</b> Early Authorization (Selective Demolition) services for the renovations required to accommodate the needs of the University for necessary, immediate improvements to the building system of the <u>Jaime Homero Arjona Building</u> located at the Storrs Campus. This request meets the exigent requirement to insure renovations are completed timely for new faculty and staff members. <b>Amend to increase \$700,000 for total new contract value of \$759,000. (Final Project Budget approved by the BOT 12/12/12 - \$15,400,000 - Project No. 901719)</b>
2	Daniel O'Connell's Sons, Inc.	901719	\$11,238,000 [Contract Previously Approved at \$759,000; Total New Contract Amount \$11,997,000]	10/31/12-08/15/13	UCONN 2000	Matthew Larson, Director of Procurement Services	\$22,030	\$0	\$0	Change Order No. 2 for Contractor to provide <b>exigent</b> construction services for the renovations required to accommodate the needs of the University for necessary, immediate improvements to the building systems of the <u>Jaime Homero Arjona Building</u> located at the Storrs Campus. This request meets the exigent requirement to insure renovations are completed timely for new faculty and staff members. <b>Amend to increase \$11,238,000 for total new contract value of \$11,997,000. (Final Project Budget approved by the BOT 12/12/12 - \$15,400,000 - Project No. 901719)</b>

**Property Acquisition – Parcels along King Hill  
Road, North Eagleville Road and Hunting Lodge  
Road – Storrs, Connecticut**

**(Resolution was listed on the agenda “to be  
distributed” and was presented as a handout at  
the January 30, 2013 Board meeting.)**



University of Connecticut  
*Office of the Executive Vice President  
for Administration and Chief Financial Officer*

Richard D. Gray  
*Executive Vice President  
for Administration  
and Chief Financial Officer*

January 30, 2013

TO: Members of the Board of Trustees

FROM: Richard D. Gray  
Executive Vice President for Administration and Chief Financial Officer

RE: Property Acquisition – Parcels along King Hill Road,  
North Eagleville Road and Hunting Lodge Road – Storrs, Connecticut

RECOMMENDATION:

That the Board of Trustees approve the purchase of four parcels of land along King Hill Road, North Eagleville Road and Hunting Lodge Road, in Mansfield, Connecticut, as shown on the attached map, presently owned by TNOP, Inc., for the price of \$3,800,000.

BACKGROUND:

The subject properties – 17 King Hill Road, 29 King Hill Road, 29A King Hill Road and Lot 5 at the corner of North Eagleville and Hunting Lodge Roads – comprise approximately 26.5 acres adjacent to the Storrs campus and are privately owned by TNOP, Inc. The University controls much of the land bordering these properties and owns King Hill Road.

The University is rapidly running out of sizable parcels that can accommodate significant development to meet student needs and academic growth. The location of the parcel, at the southwest corner of the heavily traveled North Eagleville/Hillside Road intersection, is in an area of campus that will become more prominent upon the completion of North Hillside Road. In addition, the Lodewick Visitors Center, which annually hosts approximately 45,000 prospective students and their families, is immediately adjacent to these properties.

This opportunity to acquire uniquely positioned parcels contiguous to the main campus provides a strategic opportunity to reevaluate vehicular and pedestrian traffic patterns, as well as parking and transportation routing at the juncture of Hillside and North Eagleville Roads and Alumni Drive.

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The proposed acquisition will enable the University to further facilitate mitigation activities to reverse downstream storm water impacts to the North Eagleville Brook, pursuant to our campus stormwater management agreement with Connecticut DEEP. It also permits extension of existing underground utility systems to serve development that can occur on the site.

A portion of the property, formerly known as X Lot, contains a paved area of approximately 300 parking spaces that the University leased for more than a decade, until the lease expired in August 2010. Also located on the property is the parcel formerly known as Farmer Brown's parking lot, which provides approximately 360 parking spaces on a gravel lot. The proposed acquisition also contains an abandoned wood framed house and the residual foundation of a second house that was destroyed by fire some time ago. The remaining area of the properties is largely undeveloped, containing woodlands, wetlands and two rights-of-way for CL&P overhead electric power distribution lines.

While the properties are intended for a future University development, the proposed acquisition would represent an increase in parking capacity for the short term. The University estimates that for FY14, parking permits for the existing 660 spaces on the paved and gravel areas could generate between \$75,000 to \$125,000 of gross revenue.

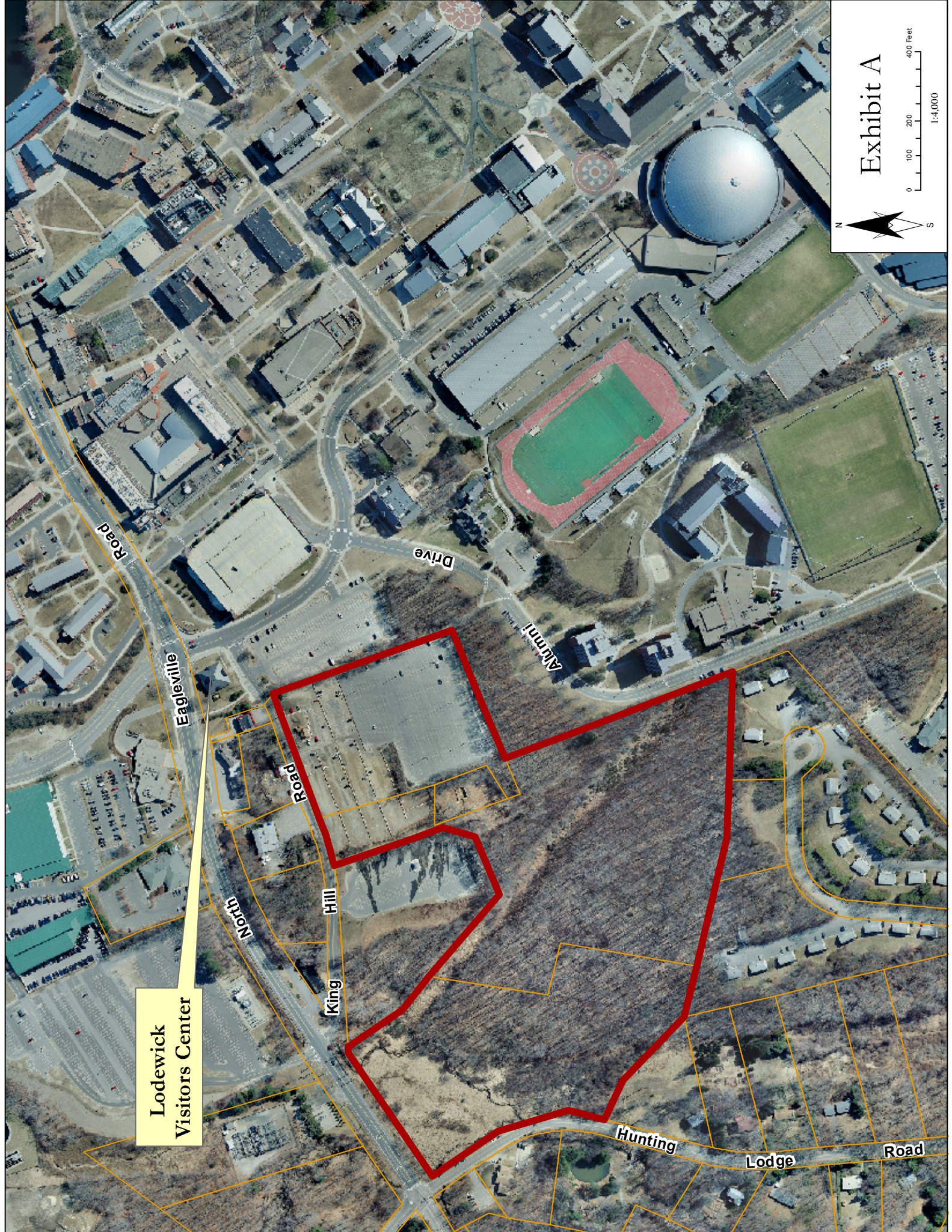
The proposed acquisition will be accomplished by agreement. In the past, efforts to reach agreement with a previous owner, Corridor ProPark, LLC, were unsuccessful. Likewise, an earlier attempt to reach agreement with the present owner (an entity related to PeoplesBank, located in Massachusetts) was unsuccessful. PeoplesBank acquired the properties from Corridor ProPark, LLC in 2011 through a deed in lieu of foreclosure.

The properties were acquired by Corridor ProPark in the spring of 2008 for \$5,690,000. An appraisal commissioned by PeoplesBank estimated the value of the properties as of November 2010 to be \$4,400,000. A University-commissioned review appraisal estimated the value of the properties as of April 2011 to be \$3,000,000.

The area of the proposed acquisition is portrayed on the attached map. An A2 Survey will be completed prior to closing.

Upon approval of the transaction by the Board of Trustees of the University of Connecticut, the parties will enter into a Purchase and Sale Agreement.





Lodewick  
Visitors Center

Exhibit A

0 100 200 400 Feet

1:4,000

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