

1-30-2015

## 2015 January 30 -- Agenda and attachments

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# UConn

UNIVERSITY OF CONNECTICUT

*Board of*



# TRUSTEES

VOL. 149 JANUARY 30, 2015

## SPECIAL MEETING

### UNIVERSITY OF CONNECTICUT BOARD OF TRUSTEES

#### AGENDA

University of Connecticut  
Office of the President Conference Room  
Albert Gurdon Gulley Hall  
Storrs, Connecticut

January 30, 2015

#### BOARD OF TRUSTEES SCHEDULE

8:00 a.m. Special Financial Affairs Committee Meeting  
8:05 a.m. Special Board of Trustees Meeting

#### BOARD MEETING AGENDA

Call to order at **8:05 a.m.**

1. Public Participation (limited to agenda items)
2. Financial Affairs Committee Report
  - (a) Report on Committee activities
  - (b) Items requiring Board discussion and approval:
    - (1) Contract for Approval (Attachment 1)
    - (2) Project Budget (Final) to Replace Gampel Cooling Towers (Attachment 2)
3. Institutional Advancement Committee Report
  - (a) Report on Committee activities
  - (b) Item requiring Board discussion and approval:
    - (1) Naming Recommendation:
      - (a) The McGuigan Room at the Jorgensen Center for the Performing Arts (Attachment 3)
4. Other business
5. Executive Session
6. Adjournment

**PLEASE NOTE:** *If you are an individual with a disability and require accommodations, please call the Board of Trustees Office at (860) 486-2333 prior to the meeting.*

# **ATTACHMENT 1**

CONTRACTS AND AGREEMENTS  
FOR APPROVAL  
January 28, 2015

**PROCUREMENT - AMENDMENT**

**JANITORIAL SERVICES**

No.	Contractor	Contract No.	New Approval Amount	Term	Fund Source	Program Director	Total Expenditures as of 12/31/14	Expenditures FY 14	Expenditures FY 13	Purpose
1	GCA Services Group, Inc.	UC-08-KJ120707-1-B	\$2,593,288 [Contract Value Previously \$648,322; Total New Contract Value \$3,241,610]	01/01/15-05/31/15	Operating Fund - General	Michael Jednak, Associate Vice President Facilities Operations and Building Services	\$0	\$0	\$0	Custodial services at the Storrs and Depot campuses. <b>Amend to increase contract value by \$2,593,288, for a new total contract value of \$3,241,610. Amend to extend term for four (4) months, through 05/31/15.</b> Zero (0) options to extend.

## **ATTACHMENT 2**



January 28, 2015

TO: Members of the Board of Trustees

FROM: Scott A. Jordan *ST*  
Executive Vice President for Administration and Chief Financial Officer

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

RE: Project Budget for Replace Gampel Cooling Towers (Final: \$2,550,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$2,550,000 for the planning, design and construction of cooling tower replacements at Gampel Pavilion.

BACKGROUND:

Gampel Pavilion cooling is accomplished by the use of internal electric chillers and exterior cooling towers used to eject the heat to the outside air. The exterior cooling towers are approaching twenty five (25) years of age, and exceed the normal life span of this type of system equipment. The normal age-related problems include leaks, the deterioration of the sump basins, internal fill materials, structural members, gearboxes, fans, valves, and connecting piping.

The University has determined that the best single course of action is to replace them as soon as possible to prevent possible building closure. There are two existing cooling towers within a walled compound on the west side of the building – at ground level. These two towers were installed approximately 25 years ago, and failed on November 23, 2014. Without these towers, we are unable to provide air conditioning to the building. A trailer-mounted rental chiller is currently being used to provide chilled water to the building.

The design of the project is 100% complete and has been publically bid and scoped, with the Final Budget based on the low bid.

The University is requesting a waiver to the three phase budget approval process in order to begin construction as soon as possible.

This Final Budget is attached for your consideration and approval.

Office of the Executive Vice President for  
Administration and Chief Financial Officer  
352 MANSFIELD ROAD, UNIT 1122  
GULLEY HALL  
STORRS, CT 06269-1122  
PHONE 860.486.3455  
FAX 860.486.1070

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: FINAL**

**PROJECT NAME: REPLACE GAMPEL COOLING TOWERS**

	<b>APPROVED PLANNING 7/31/2013</b>	<b>APPROVED REVISED PLANNING 2/26/2014</b>	<b>PROPOSED FINAL 1/28/2015</b>
<b><u>BUDGETED EXPENDITURES</u></b>			
	<b>SARCC</b>		
CONSTRUCTION	\$ -	\$ 1,900,000	\$ 2,036,000
DESIGN SERVICES	44,500	200,000	200,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	150,000	-
OTHER AE SERVICES (including Project Management)	875	5,000	98,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	2,000	2,000
MISCELLANEOUS	-	10,000	10,000
OTHER SOFT COSTS	-	-	-
<b>SUBTOTAL</b>	<b>\$ 45,375</b>	<b>\$ 2,267,000</b>	<b>\$ 2,346,000</b>
PROJECT CONTINGENCY	4,625	233,000	204,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 50,000</b>	<b>\$ 2,500,000</b>	<b>\$ 2,550,000</b>
<b><u>SOURCE(S) OF FUNDING</u></b>			
UCONN 2000 PHASE III - FY14 DM	\$ 50,000	\$ 940,000	\$ 940,000
UCONN 2000 PHASE III - FY15 DM	-	1,560,000	1,610,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 50,000</b>	<b>\$ 2,500,000</b>	<b>\$ 2,550,000</b>

# GAMPEL PAVILION COOLING TOWERS

Project Budget (Final)

1/28/2015



*EXISTING COOLING TOWERS*



*PROPOSED COOLING TOWER ARRANGEMENT*

## **ATTACHMENT 3**

January 28, 2015

TO: Members of the Board of Trustees

FROM: Susan Herbst 

RE: Naming Recommendation for The McGuigan Room at the Jorgensen Center for the Performing Arts

RECOMMENDATION:

That the Board of Trustees establish the naming of a gallery/multi-purpose space in the Jorgensen Center for the Performing Arts on the UConn Storrs Campus as The McGuigan Room.

BACKGROUND:

The gallery/multi-purpose space is 300 square feet and is located on the lower level of the Jorgensen Center for the Performing Arts. The space is intended for guests to gather prior to performances and during intermission to socialize. It will be used as a lounge with an accompanying bar area. The updated space will also be available for outside rentals on a limited basis.

Austin and Joan McGuigan have been donors since 1998, supporting UConn through Athletics and the School of Fine Arts. They established the Joan and Austin McGuigan Jorgensen Center for the Performing Arts Fund in 2013, and are members of the Jorgensen Co-Star Fund and the Jorgensen Outreach for Youth Program. To date the McGuigan's donations exceed the recommended named gift guidelines for a Conference Room/Multi-use room.

Austin McGuigan's career spans more than 35 years as a Founding Member, Managing Principal and CEO of Rome McGuigan, P.C. of Hartford, CT. Attorney McGuigan received his law degree from Boston University.

# **COMMITTEE AGENDAS**

**University of Connecticut Board of Trustees  
Institutional Advancement Committee**

**Special Meeting  
Teleconference**

Monday, January 26, 2015  
3:00 p.m.

1. Executive session to discuss preliminary drafts and notes that the University has determined that the public interest in withholding such documents clearly outweighs the public interest in disclosure.
2. Naming Recommendation.....Mr. Newton  
**Attachment 1**

**Facilities:**

Jorgensen Center for the Performing Arts

- The McGuigan Room

3. Alumni Relations.....Ms. Gandara

## **Financial Affairs**

# AGENDA

Special Meeting of the  
**FINANCIAL AFFAIRS COMMITTEE**  
**January 30, 2015 at 8:00 a.m.**

University of Connecticut  
Office of the President Conference Room  
Albert Gurdon Gulley Hall  
Storrs, Connecticut

**ATTACHMENT  
LOCATION  
COMMITTEE   FULL BOARD**

## **EXECUTIVE SESSION**

- 1) Approval of the Minutes of the Financial Affairs Committee Meeting of December 10, 2014, as circulated A

## **ACTION ITEMS:**

- 2) Contract for Approval 1

## **PROJECT BUDGET FOR APPROVAL:**

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<b><u>STORRS BASED PROGRAMS</u></b>	<b><u>Phase</u></b>	<b><u>Budget</u></b>	<b><u>Tab</u></b>
3) Replace Gampel Cooling Towers	Final	\$2,550,000	2

**ATTACHMENT A**

**MINUTES**  
**MEETING OF THE FINANCIAL AFFAIRS COMMITTEE**  
**December 10, 2014**

TRUSTEES PRESENT: Louise Bailey, Andy Bessette, Shari Cantor, Richard Carbray, Michael Daniels, Andrea Dennis-LaVigne, Marilda Gandara, Jeremy Jelliffe, Thomas Kruger, Rebecca Lobo, Larry McHugh, Denis Nayden (*via Telephone*), and Thomas Ritter

STAFF PRESENT: Andrew Agwanobi, Carolle Andrews, John Biancamano, Thomas Callahan, Debbie Carone, Cheryl Chiaputti, Mun Choi, Elizabeth Conklin, Robert Corbett, Laura Cruickshank, Amy Donahue, Eleanor Donahue, Joanne Fazio, Kim Fearney, Nathan Fuerst, Kristy Gafford, David Galloway, Nicole Gelston, Jeff Geoghegan. Michael Gilbert, Brian Gore, Susan Herbst, Michael Jednak, Tysen Kendig, Mike Kirk, Matthew Larson, Bruce Liang, Susan Locke, Wayne Locust, Michael Mundrane, Brandon Murray, Richard Orr, Bhupen Patel, Dennis Pearce, Sally Reis, Rachel Rubin, Jeff Seeman, Larry Silbart, Robert Sitkowski, Katrina Spencer, Eli Strassfeld, Jack Sullivan, Michael Sullivan, Tom Trutter, William Wendt, Scott Wetstone, Dana Wilder, Beverly Wood and Reka Wrynn

UNIVERSITY SENATE MEMBERS PRESENT:  
Rajeev Bansal, Elizabeth Jockusch, Angela Rola, William Stwalley, Zeki Simsek and Shayla Nunnally

Committee Chairman Thomas Kruger convened the meeting of the Financial Affairs Committee at 9:16 a.m. in the Lewis B. Rome Commons Ballroom on the University of Connecticut campus in Storrs, Connecticut.

Mr. Kruger directed the committee to a revised agenda which was revised to add two janitorial contracts (one for Storrs and one for the regional campuses) and two on-call General Contractor contracts to increase their value, both added to agenda Item #2, Contracts and Agreements for Approval. On a motion by Trustee Cantor and seconded by Trustee Bessette the revised agenda was accepted as circulated.

Mr. Kruger directed the committee to agenda *Item #1, Approval of the Minutes of the Financial Affairs Committee Meeting of October 29, 2014*. On a motion by Trustee Cantor and seconded by Trustee Bessette the minutes were approved as circulated.

Matthew Larson, Director of Procurement, presented a thorough overview of agenda *Item #2, Contracts and Agreements for Approval – Revised*.

John Biancamano, Interim Executive Vice President for Administration and Chief Financial Officer, introduced and reviewed ***agenda Item #3, Residential Life Facilities Project Definition*** in light of *agenda Item #4*.

Richard Orr, General Counsel, introduced ***agenda Item #4, Acquisition of Nathan Hale Inn***; providing a detailed overview of the acquisition framework. The recommendation was for the Board of Trustees to authorize the University administration to enter into a purchase and sale agreement to acquire the Nathan Hale Inn for use as student residence space. The land under the Nathan Hale Inn is owned by the University and leased to a private group of investors to construct a hotel. The hotel currently consists of approximately 100 rooms; of which the University rents half for use as student housing. This rental includes the right to rent the space as student housing for the next two academic years; with no rights after that time. The private investors put the hotel on the market and received an offer to purchase for \$8.3 million.

Under the University's pre-existing ground lease for the property, the University has a right of first refusal. This allows the University to step into the offer and pay the amount of that offer. The University has exercised its right of first refusal. Exercising the right of first refusal does not irrevocably commit the University to purchase the hotel. The purchase and sale agreement will be on the same fundamental terms as that of the private buyer; however, the University has the ability to make adjustments because it is a public entity. The approval to enter into a purchase and sale agreement does not mean that the sale is irrevocable as there will be contingencies that must be satisfied and financing secured.

If the University acquires the hotel it would continue to be managed as it is currently; by a hotel management company. The building would continue to be a mixed use of hotel and student housing for the foreseeable future as the University continues to need a hotel for University visitors. The current ground lease prohibits the University from promoting a competing hotel. Engaging in the conversation of a new hotel in the vicinity cannot occur until after the acquisition is complete. There is a market for a hotel in the area and the private market will support it. When a private hotel is built in a close proximity to campus the University may then convert the entire building to student housing.

John Biancamano provided detail on the financing, tax liability, abatement, as well as costs for replacement of furniture, fixtures and equipment for the hotel property acquisition. Chairman McHugh stated he was happy with the plan and his earlier concerns had been addressed. He stated his belief that the acquisition would be an advantage to the University.

***Agenda Item #5, Proposed School of Medicine and School of Dental Medicine Tuition and Fees Rates for Fiscal Years 2016 and 2017*** was presented by Dr. Bruce Liang, Interim Dean for the School of Medicine. The proposal reflected a 4% increase for the next two academic years.

On a motion by Trustee Cantor and seconded by Trustee Bessette agenda **Items #1-4** were recommended to the full Board for approval with Trustee Carbray abstaining from agenda Items #3 and #4. Subject to the abstention the motion passed.

Laura Cruickshank, University Master Planner and Chief Architect, explained the project budgets for Storrs based programs presented for approval which included: **Putnam Refectory (Design: \$23,000,000); McMahon Kitchen Alterations (Final: \$885,935); Residential Life Facilities – Husky Village Housing Complex Heating Upgrades (Final: \$600,000); Residential Life Facilities – Whitney Hall Renovations (Final: \$685,000); Technology Quadrant Phase III – Innovation Partnership Building (Final: \$162,300,000); and Whetten Renovations and Code Remediation (Final: \$710,000)**. President Herbst inquired about the status of shades for the Fine Arts Complex and was assured the project would be completed over the holiday break. On a motion by Trustee Bessette and seconded by Trustee Cantor the project budgets were recommended to the full Board for approval.

Thomas Trutter, UConn Health Associate Vice President of Campus Planning, Design and Construction, detailed project budgets for the UConn Health programs presented for approval which included: **New 3T MRI Renovations (Planning: \$3,400,000) and Demolition of Dowling North and Dowling South Buildings (Final: \$1,295,000)**. On a motion by Trustee Cantor and seconded by Trustee Bessette the project budgets were recommended to the full Board for approval.

Mr. Biancamano informed the committee that based on an audit recommendation, all projects valued at \$500,000 or more will be brought to the Trustees for approval. Therefore, although IT project budgets historically have not been presented for Board approval, the Board is requested to approve two IT projects as agenda **Item #14, Fiscal Year 2015, 2016 and 2017 HR/Payroll Implementation into Core-CT** and agenda **Item #15, Kualii Financial Systems Upgrade**. Michael Mundrane, Chief Information Officer, explained the projects presented. On a motion by Trustee Bessette and seconded by Trustee Cantor these items were recommended to the full Board for approval.

Mr. Biancamano directed the committee to the information items on the agenda. There being no additional agenda items the meeting was adjourned at 10:03 a.m. on a motion by Trustee Cantor and seconded by Trustee Bessette.

Respectfully submitted,

*Debbie L. Carone*

Debbie L. Carone,  
Secretary to the Committee