June 26, 2019

TO: Members of the Board of Trustees

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

John A. Elliott
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Supplemental Utility Plant Project (Phase 1)
(Design: $5,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $5,000,000, previously approved for the Planning Phase as detailed in the attached project budget, for the Supplemental Utility Plant Project (Phase 1), for Planning and Design. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $5,000,000 in UCONN 2000 GO bonds for the Supplemental Utility Plant Project (Phase 1).”

BACKGROUND:

The University produces or treats and distributes its own electrical power, steam, chilled water, domestic water, reclaimed water, and sanitary waste.

Utility modeling has shown that additional chilled water, steam, and electrical power will be needed to support the development of the Storrs Campus as projected by the University Master Plan and Next Generation Connecticut Capital Plan.

The University has determined that to meet these additional loads a new Supplemental Utility Plant will be constructed in the Northwest Science Quad District.
The plant will include:

Phase 1
- New chiller(s) required to be in place in order to support the Gant Science renovations Phases 2 and 3, and Science One (2020);
- An upgraded electrical utility connection to support the new Science 1 building (2021) and to re-establish the original University operating requirements for campus electrical power distribution which allowed the campus to be fully serviced by either UConn Cogen power produced at the Central Utility Plant (CUP) or imported power from the Eversource grid;
- Emergency generator(s) to support emergency power demands for Gant and Science One is completed (2023);
- Space allocation and provisions for a steam boiler as part of the replacement of the aging boilers located at the CUP which are required to be phased out of service in 2023 due to regulatory emissions caps.

Phase 2
- Electrical tri-generation production in order to increase the current capacity in order to service projected campus needs.

The project will be constructed in two phases. Phase 1 will include the new Supplemental Utility Plant building sufficiently sized to house only those components necessary to support the Science 1 and Gant renovations. The estimated total project cost of Phase 1 is $65 million. Phase 2, which includes a building addition and new electrical generating turbines, has an estimated total project cost of $40 - 60 million.

The Supplemental Utility Plant Project (Phase 1) is currently in the Design Phase. Planning began in January 2018 and the project will bid in Fall 2019. Construction is to be coordinated with the Science 1 project and Gant Phase 2 renovations and is anticipated to begin in Winter 2020 and to be complete in Fall 2021.

The Design Phase Budget is based on order of magnitude estimates of construction costs prepared by the project consultant and the Construction Manager.

The project will be constructed utilizing a Project Labor Agreement.

The Design Phase Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** DESIGN  
**PROJECT NAME:** SUPPLEMENTAL UTILITY PLANT

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 9/27/2017</th>
<th>PROPOSED DESIGN 6/26/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$200,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>3,830,000</td>
<td>3,830,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>230,000</td>
<td>230,000</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>60,000</td>
<td>60,000</td>
</tr>
<tr>
<td>RELOCATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>150,000</td>
<td>150,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$4,500,000</strong></td>
<td><strong>$4,500,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$5,000,000</strong></td>
<td><strong>$5,000,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**  
UCONN 2000 BOND FUNDS $5,000,000 $5,000,000

**TOTAL BUDGETED FUNDING**  
$5,000,000 $5,000,000

* This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
SUPPLEMENTAL UTILITY PLANT PROJECT
Project Budget (DESIGN)
June 26, 2019

Supplemental Utility Plant lower level – from King Hill Road

Supplemental Utility Plant (right) with Science One at left