AGENDA

Special Meeting of the
University of Connecticut
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
May 13, 2020

Conference Call In:
415-655-0002
Access code: 647 939 273##
Note that this meeting will be recorded.

Call to order at 10:00 a.m.

1) Public Participation

ACTIONS ITEM:

2) Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of April 15, 2020, as circulated

PRESENTATION/DISCUSSION ITEM:

3) Hockey Arena Update

4) Executive Session (As Needed)

5) Adjournment
Vice-Chair Marilda Gandara convened a meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:02 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 #1, Approval of the Minutes of the Buildings, Grounds and Environment Committee Meetings of December 4, 2019 and February 25, 2020. On a motion by Trustee Dennis-LaVigne and seconded by Trustee Bunnell, the items were approved as circulated.

Trustee Gandara asked for a motion and a second to change the order of the agenda, to begin the meeting with agenda Item #5, Project Update ~ Storrs Based Programs ~ Program Modifications due to COVID 19. On a motion by Mr. Archambault and seconded by Trustee Gouin the order of the agenda was altered.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, presented agenda Item #5, Project Update ~ Storrs Based Programs ~ Program Modifications due to COVID 19. She detailed the effects of the Coronavirus on the capital building program for projects in construction, bidding and design. She also provided an update of the Northwest Science Quad project and associated projects. Projects in construction were recommended to continue; projects in bidding or not awarded were recommended to be delayed or deferred and projects in design were recommended to continue. The Committee discussed funding, approval and schedule for the various projects.
The Committee agreed to allow the projects to move forward with the caveat that the administration continue to update the Committee on changes in the situation with a 30 day review. Robert Corbett, Executive Director & Director of Real Estate and Regional Projects, provided an update on the student housing master plan and the housing RFEI.

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design and Construction, briefed the Committee on agenda Item #4, Update on Hospital Space Modification due to COVID 19.

James Bradley, Director of Construction Assurance, reviewed his findings and recommendations contained in agenda Item #3, Office of Construction Assurance Quarterly Report – March 2020.

Brian Gore, Director of Project and Program Management, briefed the Committee on agenda Item #6, Status of Code Correction Projects. Laura Cruickshank informed the committee that Brian is retiring as of June 1. The Committee thanked Brian for his many years of service to the Committee and the University.

On a motion by Trustee Dennis-LaVigne and seconded by Trustee Fang, the committee voted to go into Executive Session at 11:30 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, Rebecca Lobo, Brian Pollard, Thomas Ritter, Philip Rubin, and Daniel Toscano.

University staff participating in the session included: President Katsouleas, Rachel Rubin, Scott Jordan, John Elliott, Nicole Gelston, Mike Kirk, David Benedict, Laura Cruickshank, Robert Corbett, Michael Schrier and Debbie Carone.

The Committee returned to open session at 12:27 p.m. and the meeting was adjourned at 12:31 p.m. on a motion by Mr. Archambault and seconded by Trustee Gouin.

Respectfully submitted,

Debbie L. Carone
Debbie L. Carone
Secretary to the Committee
ATTACHMENT 2
BGE
Hockey Arena Update

University Planning, Design and Construction

May 13, 2020
Agenda

• Project Scope
• Project Budget
• Excluded from Scope
• Project Schedule
• Open Issues
• Next Steps
Project Scope - Jan to May Comparison

BGE 1.23.2020
• What’s in - $68M
  • Hockey Program
    i. 92,200 GSF
    ii. 2,800 seats
    iii. No club level
    iv. 2 Visitor Locker Rooms
    v. Strength & Conditioning

BGE 5.13.2020
• What’s in - $68M
  • Hockey Program
    i. 98,500 GSF
    ii. 2,700 seats
    iii. Center-ice club level w/ Bar
    iv. Additional Exit Stair + Elevator Stop required due to Club Level add
    v. 4 Visitor Locker Rooms
    vi. Expanded Strength & Conditioning
### Project Budget - Jan to May Comparison

<table>
<thead>
<tr>
<th></th>
<th>January 2020</th>
<th>May 2020</th>
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<tbody>
<tr>
<td><strong>Total Building Area (GSF)</strong></td>
<td>92,200</td>
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<td><strong>Hockey Arena Direct Costs</strong></td>
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<td>Arena Building</td>
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<td>Club Level (New)</td>
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<td>Strength &amp; Conditioning (increase GSF)</td>
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<td><strong>Sub-Total Construction Cost</strong></td>
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<td>Indirect Costs</td>
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- **50% Schematic Design estimate shown (April 2020)**
- **90% Enhanced Schematic Design estimate is due 6/1/2020**
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<thead>
<tr>
<th>Area</th>
<th>Main Level</th>
<th>Ice Level</th>
<th>Concourse Level</th>
<th>Club Level</th>
<th>Total Area (GSF)</th>
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<td>Student Deck</td>
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Club Level – Game Night
## Club Level – Non-Game Event

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Men’s Locker Room View
Women’s Locker Room View
Team Room
Concourse Level

View Looking North
Concourse Level

View Looking Southwest to Club Level
Exterior Rendering

West Elevation
Exterior Rendering

North Elevation
HOCKEY ARENA - TENTATIVE SCHEDULE & ALTERNATIVES
UPDATED: APRIL 9, 2020 (REVISED MAY 13, 2020)

CURRENT: DESIGN-BUILD SCHEDULE
- BRIDGING DOCUMENTS (4 MONTHS)
- DB PREQUALIFICATION (3 MONTHS)
- DB BIDDING/CONTRACT (5 MONTHS)
- CONSTRUCTION (20 MONTHS)

Start of 2021 Season
Start of 2022 Season
Start of 2023 Season

BRIDGING DOCUMENTS (4 MONTHS)
DB PREQUALIFICATION (3 MONTHS)
DB BIDDING/CONTRACT (5 MONTHS)
CONSTRUCTION (20 MONTHS)

Start Construction by November 1
Start Construction by April 1
Completes Mid-Season

ALTERNATE #1: TRADITIONAL DESIGN-BID-BUILD
- BRIDGING DOCUMENTS (4 MONTHS)
- SQUOT NEW ARCHITECT (6 MONTHS)
- CONSTRUCTION DOCS (8 MONTHS)
- CM BIDDING (8 MONTHS)
- CONSTRUCTION (20 MONTHS)

Start Construction by November 1
Project Risks

• Program Scope Creep
• Design/Build Schedule is very aggressive
• Supply Chain Interruption
• Construction efficiency and potential workforce unavailability
• Unit rate cost volatility until market data feedback becomes available
• Can any portions of the project be called out as add alternates to mitigate risk in bidding?
Design-Bid-Build Project Delivery

**Pros**

- Design control
- Pre-construction services
  - Time allotted to achieve a thorough understanding of scope, schedule & budget
- Cost feedback during design
- Comprehensive bid packages
- Pre-qualify bidders
- Competitive bids with full transparency
- Fully detailed design
- Risk management

**Cons**

- Time (current D-B schedule +5 months to delivery)
  - New Design Team
  - RFQ/RFP/Interview-CM
  - Open bidding process
  - GMP Development
- Time=$ Escalation cost @ 4%/year= $2M
# Design-Build Project Delivery

## Pros
- Current Design Contract was procured under this method (Bridging Architect)
- Time - Faster project delivery ~5 months

## Cons
- Less control over design & design team
- Lack of detailed design
- Low bid @ partial design
- Low transparency in bidding
- Higher change management risk
- Single point of responsibility - 1 contract
Next Steps