





September 30, 2020

TO: Members of the Board of Trustees

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

Carl W. Lejuez 
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for UConn Hockey Arena (Revised Design: \$4,600,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Design Budget of \$4,600,000, as detailed in the attached project budget, for the UConn Hockey Arena. The increase of \$1,750,000 is for the completion of design, bidding and expenses associated with the Arena Project as described herein. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves a budget of \$4,600,000 in University Funds for the UConn Hockey Arena Project, for design and expenses associated with the Project; and that the University will enter into such agreements necessary to finalize design and architectural activities with the current project architect; and further, that the UConn Hockey Arena Project will proceed on a design-bid-build Construction Manager at Risk project delivery basis.”

BACKGROUND:

In 2013, the University joined the Hockey East Association for Men’s and Women’s ice hockey. In UConn’s acceptance of the offer of membership in Hockey East, the University committed to meet the Hockey East requirement of an on-campus arena. The originally specified capacity of the arena was 4,000 seats, but it was later reduced by Hockey East to an on-campus arena with a seating capacity of 2,500. The University thereafter worked to secure a development partner for the development and construction of a new arena. Through the Request for Expressions of Interest (RFEI) process conducted at the end of 2017, the University received three responses with financial terms. As a result of further refinement of University needs and requirements, a RFEI addendum was issued in November 2018 and the University selected a preferred development partner for the project in December 2018.

PREDEVELOPMENT SERVICES

Based on the October 2018 approval of a Plan of Finance by the Buildings, Grounds and Environment and Financial Affairs Committees, as authorized by the Board of Trustees, a term sheet and predevelopment agreement were negotiated and executed in April 2019. The purpose of the predevelopment agreement was to provide a six-month period of due diligence and investigation on the project and to confirm the program, conceptual design and total cost of the project. Under the terms of the predevelopment agreement, the University was responsible for the expenses during the predevelopment phase and is the owner of the enhanced concept design documents and site investigation reports at the end of the predevelopment period.

In November 2019, at the end of its predevelopment services, the preferred development partner indicated that it was unlikely to deliver the hockey arena development at the originally estimated project cost, and on the originally anticipated schedule, and that additional funding and time would be required to construct and finance the arena. The University therefore chose not to enter into a development agreement for the delivery of the hockey arena project.

PROPOSED PROJECT AND DELIVERY

The University investigated alternatives for the delivery of the hockey arena and initially determined that the most cost-and-time-efficient method was a University-managed design-build approach. Subsequent to that decision, the on-set of the COVID-19 pandemic impacted all aspects of University functions causing the design-build delivery approach to be reconsidered. The University is moving forward with a traditional Design-Bid-Build Construction Manager at Risk delivery method. The University is continuing with the architectural firm previously contracted with the preferred development partner under a new direct contract with the University to complete Design, Bidding and Construction Administration.

The goal of the Design documents is to make the building as efficient and cost-effective as possible, while providing required program elements, including a minimum of 2,500 seats.

During the preparation of the final design package, the University will endeavor to make the facility as energy and water-use efficient as possible.

The Revised Design Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED DESIGN

PROJECT NAME: UCONN HOCKEY ARENA

	APPROVED PLANNING 2/6/2019 PRC	APPROVED REV PLANNING 4/2/2019 PRC	APPROVED REV PLANNING 6/24/2019 PRC	APPROVED ** REV PLANNING 8/14/2019	APPROVED DESIGN 1/29/2020	PROPOSED REV DESIGN 9/30/2020
<u>BUDGETED EXPENDITURES</u>						
CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DESIGN SERVICES	295,000	295,000	295,000	395,000	2,100,000	3,675,000
TELECOMMUNICATIONS	-	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	15,000	15,000	15,000	30,000	100,000	160,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	10,000	35,000	59,500	220,000	265,000	265,000
INSURANCE AND LEGAL	25,000	50,000	75,000	100,000	100,000	120,000
MISCELLANEOUS	5,000	5,000	5,000	5,000	5,000	5,000
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	\$ 350,000	\$ 400,000	\$ 449,500	\$ 750,000	\$ 2,570,000	\$ 4,225,000
PROJECT CONTINGENCY	50,000	50,000	50,000	100,000	280,000	375,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 400,000</u>	<u>\$ 450,000</u>	<u>\$ 499,500</u>	<u>\$ 850,000</u>	<u>\$ 2,850,000</u>	<u>\$ 4,600,000</u>
<u>SOURCE(S) OF FUNDING*</u>						
UNIVERSITY FUNDS	\$ 400,000	\$ 450,000	\$ 499,500	\$ 850,000	\$ 2,850,000	\$ 4,600,000
TOTAL BUDGETED FUNDING	<u>\$ 400,000</u>	<u>\$ 450,000</u>	<u>\$ 499,500</u>	<u>\$ 850,000</u>	<u>\$ 2,850,000</u>	<u>\$ 4,600,000</u>

* 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.

** These costs reflect the extension in the time period of the pre-development agreement and fall within the approved finance plan.

UCONN HOCKEY ARENA
Project Budget (DESIGN)
September 30, 2020



Northwest Elevation along Jim Calhoun Way