Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
February 16, 2021 at 10:00 a.m.
University of Connecticut

Meeting held by Telephone

Public Call In Number:
(415) 655-0002 US Toll
Access Code: 629 930 823

(A recording of the meeting will be posted on the Board website https://boardoftrustees.uconn.edu/ within seven days of the meeting.)

Call to order at 10:00 a.m.

1. Public Participation *
   * If members of the public wish to address the Committee during the Public Participation portion of the meeting, you must submit a request in writing 30 minutes prior to the start of the meeting (by 9:30 a.m.) to the following email address: BoardCommittees@uconn.edu. Please indicate your name, telephone number, and topic to be discussed. Per the University By-Laws, the Board may limit public comment. As an alternative, you may also submit your comments via email which will be shared with the Board.

APPROVAL ITEMS:

2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of December 2, 2020, as circulated

DISCUSSION ITEMS:

   ➢ Presenter: James Bradley, Director of Construction Assurance

4. UConn Health Updates, Facilities Development and Operations
   ➢ Presenter: Thomas Trutter, Vice President for UConn Health Facilities Development & Operations

5. Project Update ~ Storrs Based Programs
   ➢ Presenter: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction

6. Executive Session (As Needed)
7. Operational Activities and Organizational Improvements
   University Business Services, Capital Projects and Facilities Procurement (CPFP)
   ➢ Presenter: Greg Daniels, Interim Associate Vice President and Chief Procurement Officer

8. President’s Working Group on Sustainability and the Environment – Update
   ➢ Presenters: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction
   Anji Seth, Ph.D., University Senate Representative

INFORMATION ITEMS:

9. Status of Code Correction Projects
   ▪ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report
   ▪ Quarterly Construction Status Report, Period Ending December 31, 2020

10. Summary of Individual Change Orders Greater Than 3% of Project Cost
    (Storrs based projects)

11. Summary of Individual Change Orders Greater Than 3% of Project Cost
    (UCconn Health projects)


13. Projects Reviewed by BGE and to be presented to Financial Affairs on 2/24/21:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Wayfinding Improvements <em>(Informational)</em></td>
<td>Revised Final</td>
<td>$1,905,000</td>
</tr>
<tr>
<td>UCONN 2000 Stamford Remediation – Phase 2</td>
<td>Revised Final</td>
<td>$22,000,000</td>
</tr>
<tr>
<td>Andover Infrastructure and Software Upgrade – Phase 2</td>
<td>Final</td>
<td>$2,596,000</td>
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<tr>
<th>UCONN HEALTH</th>
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<tbody>
<tr>
<td>Musculoskeletal Institute Building (MSI) Roof Top Unit Replacement</td>
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14. Other Business

15. Adjournment
MINUTES
MEETING OF THE
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
University of Connecticut
Teleconference
December 2, 2020

TRUSTEES PARTICIPATING: Chuck Bunnell, Justin Fang, Marilda Gandara, Jeanine Gouin, Andrea Dennis-LaVigne, Rebecca Lobo, Thomas Ritter, and Daniel Toscano

BOARD OF DIRECTORS PARTICIPATING:
Francis Archambault, Richard Carbray

STAFF PARTICIPATING:
Lloyd Blanchard, James Bradley, Debbie Carone, Robert Corbett, Laura Cruickshank, Greg Daniels, Gail Garber, Nicole Gelston, Michael Gilbert, Kristi Henderson, Michael Jednak, Scott Jordan, Thomas Katsouleas, Tysen Kendig, Michael Kirk, Eric Kruger, Nathan LaVallee, Lynn Lesniak, Joann Lombardo, Radenka Maric, Stephanie Reitz, Rachel Rubin, Michael Schrier, Thomas Trutter, Kristen Wirtanen, and Reka Wrynn

SENATE REPRESENTATIVES PARTICIPATING:
Anji Seth

Vice-Chair Marilda Gandara convened a meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:04 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 Meeting of September 9, 2020. On a motion by Trustee Dennis-LaVigne and seconded by Trustee Fang, the item was approved as circulated.

Robert Corbett, Executive Director for University Planning, Design and Construction and Director of Real Estate, detailed agenda Item #3, Utility Easement to Connecticut Water Company. On a motion by Trustee Dennis-LaVigne and seconded by Trustee Fang the item was recommended to the full Board for approval. Trustee Gouin abstained from the vote.

Mr. Corbett provided a PowerPoint presentation, located behind Tab 3 of the meeting materials, on the draft Student Housing Master Plan.

On a motion by Trustee Bunnell and seconded by Mr. Archambault, the committee voted to go into Executive Session at 10:57 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); and records pertaining to strategy and negotiations with respect to pending claims or pending litigation to which the public agency is a party until such litigation or claim has been finally adjudicated or otherwise settled pursuant to Connecticut General Statutes Section 1-210(b)(4).

Trustees participating in the session included: Chuck Bunnell, Justin Fang, Marilda Gandara, Jeanine Gouin, Andrea Dennis-LaVigne, Rebecca Lobo, Thomas Ritter, and Daniel Toscano.

UConn Health Board of Directors members participating in the session included: Francis Archambault, Richard Carbray.

University staff participating in the session included: President Katsouleas, Rachel Rubin, Scott Jordan, Nicole Gelston, Mike Kirk, Lloyd Blanchard, Joann Lombardo, Gail Garber, Nathan LaVallee, Kristi Henderson, Radenka Maric, Michael Gilbert, Tysen Kendig, and Debbie Carone.

The committee returned to open session at 12:18 p.m. and the meeting was resumed.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, detailed the project budget for Residential Life Facilities South Campus Residence Hall and a project budget for Public Safety Building Improvements. The projects will be presented for approval to the Financial Affairs Committee and the Board of Trustees on December 9, 2020.

James Bradley, Director of Construction Assurance, reviewed his findings and recommendations contained in agenda Item #6, Office of Construction Assurance Quarterly Report – December 2020. It was suggested that the Facilities Building Condition Assessment Summary be brought back to the committee for further review.


Vice Chair Gandara stated her appreciation for the hard work, willingness, professionalism, and responsiveness of the staff.

Ms. Cruickshank informed the committee that the President’s Working Group on Sustainability and the Environment are continuing to meet and work toward meeting the goals of the committee.

The meeting was adjourned at 12:37 p.m. on a motion by Trustee Bunnell and seconded by Trustee Fang.

Respectfully submitted,

Debbie L. Carone
Secretary to the Committee
February 16, 2021

TO: Members of the Buildings, Grounds and Environment Committee

FROM: James Bradley, Office of Construction Assurance (OCA)

RE: Office of Construction Assurance Quarterly Report – February 2021

Copy: Marilda Gandara, Chair, Buildings Grounds Environment Committee
Buildings, Grounds and Environment Committee Members
Thomas Katsouleas, University President
Scott Jordan, EVP for Administration and Chief Financial Officer

The following represents a regular quarterly report regarding the activities, observations and recommendations of the Office of Construction Assurance submitted to the Buildings, Grounds and Environment Committee also acting on behalf of the Construction Management Oversight Committee (CMOC).

1. **Quarterly Construction Status Report:** The Quarterly Construction Status Report dated December 31, 2020, including the current status of the 11 major ongoing construction projects and describing project cost, budget, change order status, project schedule and potential risks has been reviewed.

2. **Construction Management Oversight Committee Quarterly Code Correction Status Report:** The remaining UCONN 2000 code correction project involves the Stamford Campus facility. There are 25 outstanding code deficiencies that remain to be corrected. The next phase of code correction work that includes resolution of the remaining deficiencies will start during May 2021 assuming initiation of the bidding and procurement phase next month. The project duration is currently estimated as 16 months after authorization to proceed. The code correction effort also includes certain programmatic interior modifications and improvements. The project is not without risk. The history of the Stamford Campus facility original design, renovations and code issues indicate the need for adequate contingency as the final project budget is confirmed and approved. Third party code inspection and oversight and addition of a UPDC full time project engineer are strongly recommended and being considered.

3. **Facilities Existing Condition Survey:** As previously reported the Storrs and regional facilities existing condition survey has been completed, presented to BGE and published. The survey was initiated and managed entirely in house. The Health Center facilities survey was outsourced and is also complete. The Storrs and regional existing conditions survey should be considered a live and frequently updated document to be utilized for facilities repair/replace options, annual and long-range budgeting, and as a facilities management and strategic planning resource. The survey has already informed and prioritized safety and asset
preservation repairs. Facilities Operations is currently providing survey presentations to each school providing the user groups with an assessment and encouraging feedback regarding the condition of their building(s). The Facilities Existing Condition Surveys will be a critically important resource regarding any strategic planning involving assumptions related to the University physical plant.

4. **Existing Facilities Code Compliance Oversight:** Existing University buildings are periodically inspected for building and fire code compliance. The code inspection reports are delivered to Facilities Operations for correction of code deficiencies, reinspection, if required, and final closeout. Facility Operations should provide the Buildings Grounds and Environment Committee with a periodic report regarding the status of the existing facility code inspection and compliance program.

5. **Monitoring change orders:** Project Change Orders as a percentage of approved cost of construction continue to be monitored. There were no individual projects with accumulated change orders exceeding the 3% of the cost of construction threshold during the reporting period (previous quarter).

6. **Stamford Campus environmental site remediation project:** This project includes environmental remediation of the existing river bank, and potentially portions of the river bottom, directly adjacent to the recently completed Stamford Campus Surface Parking. Regulatory review of the proposed remediation plan has not yet been completed and further delayed by the impact of COVID. Final determination of the extent of remediation, imposed regulatory requirements, conditions of approval, testing protocols, environmental oversight and monitoring, determination and final approval of disposal site(s) all represent scope and cost risks for the University.

7. **Review and improvement of departmental roles and responsibilities:** At the conclusion of the successful effort to review and revise capital project policies and procedures, BGE suggested a follow-on “next steps” phase that included a review of management response and performance related to the implementation of the revised policies and procedures. OCA follow-up includes continuing interviews and sitting in on interdepartmental and project communication and coordination meetings.

8. **Proposed Hockey project:** The project Construction Manager has been selected and the trade contractor prequalification process is nearing completion. The bidding phase is scheduled for 2/18/21-3/17/21. Estimated project cost has been updated. The project GMP will be established after trade bids are received and reconciled. This project is not without risk. Construction documents should be reviewed for adequate detail, completeness and coordination. The variable existing site and soil conditions deserve special attention. The creation, review and approval of the project GMP should include full participation of the UPDC project team. Owner and CM contingency deserve special attention.
9. **Creation and benefit from the Capital Project and Space Review Committee (CPSRC):**
   CPSRC represents a forum for coordination and prioritization of renovation, improvement and new construction projects managed by UPDC or Facilities Operations. The reestablishment of this committee is resulting in an improvement in small project coordination, establishment of agreed upon priorities and better management of renovation and improvement projects. The CPSRC organizational assumptions, participants, charge and criteria regarding responsibility for project management should be presented to BGE.

10. **Project compliance with Policies and Procedures:** BGE, acting on behalf of CMOC, is responsible for verifying that completed “named” capital projects have been managed in accordance with project procurement, management, contract compliance, budget, schedule, change order and building code compliance all in accordance with policies and procedures as accepted by CMOC. There are existing internal practices, including internal and external audits, that confirm compliance with existing policies and procedures. OCA and the Office of Audit and Management Advisory Services will be working together to recommend a process that will result in a project close out management report submitted to BGE confirming project compliance with policies and procedures. Target completion date for an initial draft is February 2021.
Buildings Grounds & Environment Committee
February 16, 2021

UConn Health Updates
Facilities Development & Operations
Musculoskeletal Institute Building (MSI): Roof Top Unit Replacement

**Scope:** This project replaces the 3 large Roof Top Units (RTUs) on the MSI. The existing units have condition issues, are less energy efficient than current units, and they also contain outdated R22 refrigerant.

**Schedule:** Project to be complete by July 18, 2021.

**Budget:** $1,679,000 - 50% of funding provided by Eversource, 50% from UCH Operating Capital.

**Issues/Concerns:** Schedule is very aggressive. Some penalties (8% per month) for missing the deadline.
COVID 19 Response

• Inpatient areas stable for COVID patients
• Garage 1 drive through testing continues
• Outpatient Pavilion lobby set up for walk in testing and vaccinations
• Vaccination areas are up and running at 16 Munson Rd., the Outpatient Pavilion, and in Storrs
UConn Health: 16 Munson Road Vaccination Site Diagram (Not to Scale)
Registration Waiting Area
Registration Station
Vaccination Stations
Observation Area
Facilities COVID 19 Focus

• Create a safe work environment
  – Enhanced building sanitation: Intensified custodial cleaning plus Clorox360 spray
  – HVAC and air quality: Filtration and air exchanges
  – Space layout and workplace analysis
  – Space use analysis
  – Keeping workforce safe

• Budget Improvement strategies
Supporting UConn Health

• All essential functions operating with safety protocols in place
  – Operating Rooms: screening test for all patients
  – Clinical sites: screened access, visitor limitations
  – Research: Research Safety Plans in place
  – Education: Hybrid courses, modified class sizes
  – Administrative: work from home when possible
Campus Planning Design and Construction

UPDATES:

BIOSCIENCE CT – CLINIC BUILDING RENOVATIONS
• All construction complete. CM/Fusco is closing out/making final payment to contractors.
• CPDC and Fusco still reviewing/negotiating extended General Conditions

PROJECT FUNDING
• FY ’21 Capital Pool: $10 Million
  • Pool used to funds requests for Clinical Equipment, IT and Capital Projects
  • $3 Million set aside for needs under $50,000
  • $7 Million available for other capital needs over $50,000
• Capital Contingency Committee is meeting monthly to review and approve funding requests.

DEFERRED MAINTENANCE
• The Facilities Condition Assessment report is reviewed to identify critical items that will require replacement in the near future.
• Funding Requests are submitted to the Capital Contingency Committee
Campus Planning Design and Construction

COVID 19 Impacts

- Capital Projects within Hospital and Clinical areas require DPH approval before moving forward with construction.

- All construction projects on the UConn Health Campus are following the COVID-19 Mandatory Safe Workplace Rules for Construction Sites in Connecticut – Executive Order 7V in conjunction with CDC and UCH Guidelines:
  - All workers to receive COVID-19 screening at the start of each shift.
  - Workers to wear masks at all times.
  - Provide an adequate supply of personal protective equipment (PPE) including but not limited to masks, gloves and hand sanitizer.
  - Workers are not to enter University Tower/JDH Hospital or Connecticut Tower/H Building.
  - Workers to limit their travels beyond the project location limits to only when required for project related work.
  - Workers to follow CDC social distancing guidelines during meals and breaks.
  - Workers are not to use UCH cafeteria to have lunch or coffee breaks.
# Campus Planning Design and Construction

## Partial Project List: Design & Construction Phase

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>DERMATOLOGY SPACE RENOVATIONS, C MAIN</td>
<td>L3 LAB RENOVATIONS</td>
</tr>
<tr>
<td>P3044B MUNSON ROAD SWITCH GEAR</td>
<td>GARAGE 1 &amp; 2 DECK SEALANT REPLACEMENT</td>
</tr>
<tr>
<td>CLASSROOM TECHNOLOGY UPGRADES</td>
<td>N4075 CHEMICAL FUME HOOD</td>
</tr>
<tr>
<td>BUILDING H DOMESTIC HOT WATER TANK REPLACEMENT</td>
<td>NMR HELIUM RECOVERY SYSTEM.</td>
</tr>
<tr>
<td>GTTF HUMIDIFICATION CONTROL - EB010</td>
<td>R1207 ZEBRA FISH ROOM</td>
</tr>
<tr>
<td>ANATOMIC PATHOLOGY OFFICE EXPANSION</td>
<td>SECURITY CAMERA &amp; BLUE PHONE UPGRADES</td>
</tr>
<tr>
<td>ASB PRE-CAST REPAIR</td>
<td>CGSB REMEDIAL ACTION PLAN</td>
</tr>
</tbody>
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## Project List: Design & Construction Phase  - DPH COVID-19 Review

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>FM048 NUCLEAR MED CAMERA REPLACEMENT (approval received)</td>
<td>MSI 1ST FLOOR X-RAY UNIT REPLACEMENT</td>
</tr>
<tr>
<td>OUTPATIENT PAVILION X-RAY ROOM FIT-OUT</td>
<td>MSI 3RD FLOOR X-RAY UNIT REPLACEMENT</td>
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## Project List: Design & Construction Phase  - Suspended due to COVID-19

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>TB115 EMERGENCY DEPARTMENT - INTAKE / TRIAGE AREA RENOVATION</td>
<td>&quot;H&quot; BLDG: CT TOWER FLOOR 1; PSYCH FINISH IMPROVEMENTS (1013B)</td>
</tr>
<tr>
<td>DIAGNOSTIC IMAGING ACCESS</td>
<td>TM112 OFFICE OF PATIENT EXPERIENCE RENOVATION</td>
</tr>
<tr>
<td>TB714: EMERGENCY ROOM LEAD LINED BOOTH INSTALL</td>
<td>T5401 T5 REHAB</td>
</tr>
</tbody>
</table>
Dermatology Clinic Renovations

**Scope:** This project will fit out 8,200 SF that was previously the Emergency Department. The program is focused on psoriasis. The operation is expected to generate new revenue by expanding the dermatology services currently offered at 21 South Road.

**Schedule:** Punchlist items are being addressed. Turnover is underway. Clinic expected to be operational in February.

**Budget:** $2,600,000 - contract award was under budget

**Issues/Concerns:** none
**Main Bldg. Lab (L) Area Renovations - 3rd Floor**

**Scope:** The project implements the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 3rd Floor Lab Renovations is similar to the Bioscience Connecticut Main Building Lab Renovations Project 2 which renovated floors 4 thru 7.

**Schedule:** Project is behind schedule due to a window fabrication issue. Exterior wall finish work cannot proceed until the windows are installed. The overhead MEP is complete.

**Budget:** $7.8 m – project remains on budget

**Issues/Concerns:** The delay due to the windows may result in additional General Conditions
Agenda

Project Updates

- UConn 2000 Code Remediation - Stamford [February BOT]
- Stamford Campus- Garage Neighboring Site Remediation [on hold]
- Stamford Mill River Remediation [in planning]
  University Athletics District Development
    - UConn Hockey Arena [in design]
    - Performance Center and Stadia [subtially complete]
- Northwest Science Quad - Site Plan and 5 Projects [in construction]
- Public Safety Building Renovation [spring 2021/summer 2022 construction]
- Various Residence Hall projects [spring/summer 2021 construction]

For Discussion

- Project resolutions for February BOT
  - UConn Stamford Code Remediation
  - Campus Wayfinding (informational)
  - Andover Infrastructure and Software Upgrade – Phase 2
- Update on Process Improvements
- Update on Student Housing

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

- Least Risk
- Some Risk
- Most Risk

Typically, projects in construction may have a risk to schedule and/or to budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.
KEY TO PROJECTS

1. Main Building- Code Remediation Project
2. 900 Washington Residence Hall
4. Stamford Abutting Property Remediation
5. Mill River Remediation
6. Franklin Street Residence Hall
UCONN 2000 Code Remediation: Stamford Downtown Relocation

- **Scope**: Remediation of code discrepancies relating to the original UConn 2000 project. Planned minor programmatic renovations will be integrated with code correction.
  - Scope of work includes sprinkler, egress, fire separation assemblies, restrooms and; office/classroom renovations.

- **Budget**: $4M, Approved Final
  - $22M Revised Final to BOT in February 2021
  - Pre-bid estimated total project cost of all phases $22M

- **Schedule**:
  - Phase I completed Summer 2020
  - Phase II work going out to bid February 2021
  - Phase II expected to start construction July 1, 2021 and continue for 16 – 18 months

- **Key Issues & Risks**: Likelihood of discovering additional code conditions during construction presents on-going budget and scheduling risks. COVID-19 Impacts including schedule & cost.
**Stamford Garage – Neighboring Site Remediation**

- **Scope:**
  - Remediation of environmentally-impacted soils to 11 properties to the north of UConn’s parking lot
- **Budget:** $2.5M, Approved Final
- **Schedule:**
  - Remediation Complete at 10 of 11 Properties
  - Last hold-out property in legal dispute
  - Minor landscaping and property repairs complete
- **Key Issues & Risks:** Property line dispute with one owner has led to a protracted delay of clean-up at that property (and will likely not be resolved until 2021). Close-out reporting and acceptance by DEEP/EPA pending.

*Neighboring properties to UConn parking lot*
Stamford Garage – Mill River Remediation

• **Scope:**
  ° Remediation of environmentally-impacted soils and sediments at the Mill River adjacent to the west of UConn’s parking lot

• **Budget:** $0.5M, Approved Planning

• **Schedule:**
  ° Ecology Report needs review and concurrence from EPA, DEEP and Army Corps of Engineers on remediation levels, but response has not been received.
  ° Target Remediation Start Date: TBD - Likely Spring 2022

• **Key Issues & Risks:** Permitting of work will take 9 – 12 months after agreement on remediation scope. Budget will depend on remediation scope of work.
UConn Hockey

• **Scope:** New Hockey Arena
  - 2,600 seat (50% seatback, 50% benches) free-standing hockey arena
  - Men’s & Women’s home locker rooms, coaches’ locker rooms, visitor locker rooms, training/hydro rooms, weight room, coaches’ offices, press box, dining, ice plant, and support spaces

• **Budget:** $4.6M Approved Revised Design
  - JCJ Architecture - Design Architect
  - Turner Construction - Construction Manager

• **Schedule:**
  - Design: Summer 2020 – Winter 2021
  - Bid/Award: Winter 2021-Spring 2021
  - Construction: Spring 2021 – Fall 2022

• **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, change in program scope.

_Hockey Arena Site Plan_
UConn Hockey

View into Main Entry Lobby

View from Public Stair into Main Entry Lobby
UConn Hockey

View @ Club Lounge Entry

View @ Club Lounge
Hockey Arena - Tentative Schedule

Updated: April 9, 2020 (Revised August 21, 2020)

Traditional Design-Bid-Build (CMr) - Sole Source Current Architect

- Bridging Documents (4 Months)
- Construction Docs (5 Months)
- Solicit CM (5 Months)
- CM Bidding (3 Months)
- Construction (20 Months)

Start Construction Second Quarter
Completes Mid-Season
Athletics District Development

• **Scope:**
  - New 54,400 GSF, 2-Story Performance Center
  - New Athletic Fields including Baseball, Soccer, Softball and Recreation Field
  - Infrastructure Phase 1 (SW Campus Infrastructure Upgrades) and Phase 2

• **Budget:** $106.6M, Approved Revised Final
  - Includes cost for SW Campus Infrastructure
  - Includes cost for Site Enabling
  - Includes cost of Recreation Field

• **Schedule:**
  - GMP: executed Spring 2019
  - Construction: Spring 2019 – Fall 2020
  - Occupancy: January 2021

• **Key Issues & Risks:**
  - None

*Aerial View of Softball Looking South along JCW*
Athletics District Development

Aerial View of Complex Looking Northwest

Baseball Locker Room Branding Wall
Athletics District Development

View of Women’s Soccer Locker Room

View of Strength & Conditioning Slam Wall
NW Science Quad - Site Plan and 5 Projects
(included in the Capital Plan, bond-funded)

Utilities required:
- Electric Power
- Steam
- Chilled water
- Fire Protection
- Water
- Reclaimed water
- Communications

Gant Renovation Phases 1, 2, 3
Quad Improvements and Tunnel Ph 2
CUP Boiler Plant Equipment/Tunnel Connection Ph 3

Supplemental Utility Plant (SUP)
Gant Building Renovation - STEM

- **Scope:** 285,000 GSF Renovation
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold

- **Budget:** $170M, Approved Revised Final for Ph 1 & 2
  - Ph 1 complete, Ph 2 in construction, Ph 3 in design
  - $240M - $260M total anticipated project cost, combined phases 1, 2, 3 and addition of 4th floor

- **Schedule:**
  - Construction Ph 1: Winter 2018 – Summer 2019
  - Construction Ph 2: Fall 2019 – Spring 2021
  - Design Ph. 3: Spring 2020 – Summer 2021
  - Bid/Award Ph. 3: Summer 2022 – Fall 2022
  - Construction Ph 3: Winter 2023 – Fall 2024

- **Key Issues & Risks:** Schedule; Ph.3 Cost escalation
Boiler Plant Equipment Replacement and Utility Tunnel Connection

- **Scope**: Boiler Plant Equipment Replacements and Utility Tunnel Connection
  - Scope of work includes extension of the tunnel and utilities from Phase I tunnel to the Central Utility Plant (CUP).
  - Replacement of 4 aged existing boilers at the CUP. EPA requires the boilers be decommissioned by 2023 to reduce greenhouse gas emissions.
  - Two dual-fuel boilers to be reinstalled at the CUP and one dual-fuel boiler at the SUP, plus electrical and tunnel upgrades.

- **Budget**: Approved $40M Final

- **Schedule**: Phase 1 Released. Phase 2 bids recieved.
  - New boilers on order with one-year delivery projected (Spring 2021)
  - GMP for Phase 1 completed and released June 2020, includes prep/temporary work in the CUP to make it reliable for the 2020-2021 winter and ready to receive new boilers.
  - Phase 2 bids for the new boiler installations have been received and scope reviews are being conducted. Anticipated GMP by April 2021.

- **Key Issues & Risks**: Project is on-budget after the Phase II bid, but material and labor availability during the pandemic is still a concern. COVID-19 Impacts including schedule & cost
STEM Science 1

- **Scope:** Science 1
  - 198,000+/- GSF Building program (including Wet & Dry labs, Clean Room, Active learning Classroom + PV array)

- **Budget:** $220M, Approved Final
  - Payette Architects, Dimeo Construction Manager

- **Schedule:**
  - Design: Fall 2017 – Fall 2019
  - Construction: Summer 2020 – Summer 2022

- **Key Issues & Risks:** Change in scope. Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure. COVID-19 Impacts including schedule & cost.
**Scope:** NW Science Quad Site Development
- Scope of work includes extension of existing Gant utility tunnel (Ph 2) terminating at new SUP, direct burial utilities for connections to the campus loop, woodland corridor stormwater extension from Gant, surface parking, improvements to King Hill Rd, Alumni Drive and Hillside Rd.

**Budget:** $56M, Approved Final
- Payette Architects, Dimeo Construction Manager

**Schedule:**
- Design: Fall 2017 – Fall 2019
- Construction: Summer 2020 – Summer 2022

**Key Issues & Risks:** Tunnel 1A modifications due to pile movement, coordination with new SUP, COVID-19 Impacts including schedule & cost.
Supplemental Utility Plant

- **Scope**: Supplemental Utility Plant (SUP) to enable completion of the Next Generation CT Science program, including heating and cooling for the Gant Complex renovation and the new construction Science 1 research building.
  - Project includes 1 replacement boiler from the CUP; 4 new chillers; 2 emergency generators; electrical switchgear.
  - Formerly known as Ph 2, construction with combustion turbines for power production is on hold pending study of renewable energy sources by University committees and working groups.

- **Budget**: $67M Approved Final

- **Schedule**:
  - Construction Start Summer 2020
  - Construction Completion Spring 2022

- **Key Issues & Risks**: Coordination with Science 1 and NW Science Quad utilities; COVID-19 Impacts including schedule & cost
• **Scope:** Public Safety Building Addition
  - New 3,500 sf. addition to the east side of the building for the Fire Department staff and offices
  - Addition of vestibule
  - Enlarge the dispatch center, locker rooms and lobby of the existing building

• **Budget:** $7.0M Approved Final

• **Schedule:**
  - Construction: Spring 2021– Summer 2022

• **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, change in program scope.
Hicks and Grange Student Room Renovations

- **Scope**: Remove asbestos in student rooms; patch, paint and provide new lighting. Paint common areas. Upgrade fire alarm and telecommunication cables.

- **Budget**: Approved Final $1,600,000

- **Schedule**: April 2021 – August 2021

- **Key Issues & Risks**: COVID-19 Impacts including schedule & cost
North Campus Residence Hall Renovations, Ph 2

- **Scope:** Remove asbestos from student rooms and upgrade finishes in Windham and New London Halls. Upgrade bathrooms in Middlesex Hall.

- **Budget:** Approved Final $2,170,000

- **Schedule:** April 2021 – May 2021

- **Key Issues & Risks:** COVID-19 Impacts including schedule & cost
North Dining Dish Room Renovation

- **Scope:** Replace dishwasher and dish accumulator and upgrade finishes in the dish room in McConaughy Hall

- **Budget:** Approved Final $850,000

- **Schedule:** April 2021 – August 2021

- **Key Issues & Risks:** COVID-19 Impacts including schedule & cost

McConaughy Hall
NE Residence Halls – Security Camera System

- **Scope**: Provide cameras for identification level surveillance at all entry/exit points for Buckley, Shippee, Whitney, Holcomb, Sprague, Hicks, Grange and Towers

- **Budget**: Approved Final $1,750,000

- **Schedule**: Spring 2021 – Fall 2021

- **Key Issues & Risks**: COVID-19 Impacts including schedule & cost
Projects Completed, in Construction, in Bidding

Recently Completed ~$20M
- Babbidge Library Renovation - Egress Stair
- UCONN 2000 Code Remediation - Northwest Quad
- Stamford Campus - Garage Demo & Surface Lot

In Construction ~$600M
- UConn 2000 Code Remediation - Stamford [February BOT]
- Stamford Campus - Garage Neighboring Site Remediation
- University Athletics District Development Performance Center and Stadia
- Public Safety Building Renovation
- Gant Renovation - Phase 2
- Boiler Plant Equipment Replacement and Utility Tunnel Connection
- STEM Science 1
- Northwest Quad Site Improvements and Tunnel Phase 2
- Supplemental Utility Plant

In Bidding ~$7.5M
- Longley Bathroom Renovation
- Hicks and Grange Student Room Renovations
- North Campus Residence Halls Renovations, Phase 2
- North Campus Dish Room Renovation
- Residential Life Security Cameras
- East Campus Steam Line - Vault B6-E5

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

- Least Risk
- Some Risk
- Most Risk

Typically, projects in construction may have a risk to schedule and/or budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.
Projects in Design, Planning, Development

In Design ~$180M+
- Stamford Mill River Remediation
- UConn Hockey Arena
- I-Lot Improvements
- Gant Building Renovation - Phase 3
- Mirror Lake Improvements
- University Dam Evaluation and Restoration
- Bronwell Switchgear Replacement

In Planning ~$150M+
- Unfunded Planning Backlog
- Science Facilities Planning 2017 - 2025
- Utility Framework - ongoing Infrastructure planning
- Campus Master Plan 2020 Supplement - in progress
- South Campus Residence Hall
- Shakers Testing Facility
- Athletics Space Assessment: Rec Center and Field House backfill

Other Initiatives in Planning
- Drainage Master Plan - DEEP/UCONN MOU in force for one of two watersheds
- Second MOU pending completion of Mirror Lake Improvements Concept
- Training and implementation of Space Management software - ongoing
- Town-University Relations - ongoing
- Construction Mitigation Planning & Communication - ongoing
- Updates to Division 1 - ongoing
- Deferred Maintenance Landscape Improvements - ongoing
- Zero Carbon Scenario Planning & Geothermal Study

In Development
- UConn RFEI for Student Housing
- Opportunity Zone planning with Town
- Depot Campus Space Planning

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

- Least Risk
- Some Risk
- Most Risk

Typically, projects in construction may have a risk to schedule and/or to budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.
Planning is underway to "backfill" the vacant Student Rec Center and Field House. Working with Athletics, the renovation of the existing locker rooms was identified as the highest priority to achieve equity with other UConn sports for the following teams: field hockey (W), track & field (M&W), cross country (W) and tennis (W). The renovated locker areas will not only serve student athletes but will also include lockers for coaches, visiting teams and game officials. Design for this project will begin as the planning efforts are finalized. Funding TBD.

Existing locker areas proposed for renovation
+/- 10,000 sf
February 16, 2021

TO: Members of the Buildings, Grounds & Environment Committee

FROM: Gregory F. Daniels  
Interim Associate Vice President of UBS and Chief Procurement Officer/University Director of Procurement Contracts and Compliance, University Business Services

RE: University Business Services – Capital Projects and Facilities Procurement (CPFP) Operational Activities and Organizational Improvements

Chairperson Gandara and Members of the Buildings, Grounds & Environment Committee, I have the following to report for Operational Activities and Organizational Improvements for this meeting occurring on February 16, 2021:

CPFP has completed the solicitation process to establish the new vendors for the On-Call $0-$100,000 SBE/MBE Trades and General Contractors Programs and the new Master Agreements. These contracts began on January 1, 2021.

The On-Call Professional Services Program Master Agreements expire April 30, 2021. CPFP has begun the solicitation process to establish the new list of on-call consultants for sixteen (16) categories. One of the categories, Architectural Small Projects, will be a set-aside category for Small and Minority Business Enterprises. The Request for Qualifications solicitations for this program are being released through the eSourcing Bidding Module, and the expectation is to have new contracts in place for May 1, 2021.

Development of the templates in the eSourcing Bidding Module continues to make progress. CPFP has begun revising the solicitation templates for facilities/service maintenance solicitations in preparation for entering them into the eSourcing Bidding Module. CPFP is also standardizing the forms used for the different CPFP solicitations of professional services, construction, and facilities procurement solicitations. The combination of the eSourcing Bidding Module and the efforts to standardize the forms will prove valuable in CPFP’s initiative of process improvement and efficiencies with the solicitation procedures.
Current On-Call Program Metrics
The following are the current key performance metrics regarding the On-Call Programs contract series for Construction Services and Professional Services.

<table>
<thead>
<tr>
<th>On-Call Trades and General Contractors Program</th>
<th>$0 - $100,000</th>
<th>$100,000 - $500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category T&amp;M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$13,941,749</td>
<td>$42,713,612</td>
</tr>
<tr>
<td>Assignments</td>
<td>498</td>
<td>646</td>
</tr>
<tr>
<td>In-State vs. Out-of-State spend</td>
<td>100% to 0%</td>
<td>99.58% to 42%</td>
</tr>
<tr>
<td>Category Lump Sum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$2,251,802</td>
<td></td>
</tr>
<tr>
<td>Contracts awarded</td>
<td>47</td>
<td></td>
</tr>
<tr>
<td>Total Awards to SBEs and MBEs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>77%</td>
<td>42%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>23%</td>
<td>22%</td>
</tr>
<tr>
<td>Total aggregate spend in the program</td>
<td>$16,193,551</td>
<td></td>
</tr>
</tbody>
</table>

This information concludes my update.
On-Call Professional Services Contract Utilization Report

**Awards by Category**

- Athletics/Recreation: $670,768 1%
- CEPA/NEPA: $718,317 0.95%
- Civil/Structural: $13,317,429 18%
- Commissioning Services: $2,600,678 3%
- Cost Estimating: $1,066,050 1.41%
- Gnl Architecture: $17,717,306 23%
- Gnl Environmental Eng: $1,702,712 2%
- Geo-Tech Engr: $1,183,795 1.56%
- Hazardous Material: $5,637,584 7%
- Landscape Architecture: $2,449,967 3%
- MEP: $5,162,015 7%
- Parking & Transportation: $603,229 0.83%
- Plan Checking: $14,976 0.02%
- PMO: $10,354,479 14%
- Roof Consultant: $2,600,678 3%
- Site Safety: $1,260,117 2%
- Small Projects: $7,987,457 11%
- Surveying Services: $1,197,304 1.58%
- Telecom: $851,651 1.13%
- Vertical Trans: $58,750 0.08%

**Total: $75,673,331 100%**

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 01/31/2021
On-Call Professional Services Contract Utilization Report

**CT vs. Non-CT Firms**

- Total CT Firms: $63,155,250 (83%)
- Total Non-CT Firms: $12,518,081 (17%)
- Total Awarded: $75,673,331 (100%)

**SBE vs. MBE vs. Non-S/MBE**

- Total SBE: $18,114,990 (24%)
- Total MBE: $9,600,586 (13%)
- Non-S/MBE: $47,957,755 (63%)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total CT Firms</td>
<td>$63,155,250</td>
<td>83%</td>
</tr>
<tr>
<td>Total Non-CT Firms</td>
<td>$12,518,081</td>
<td>17%</td>
</tr>
<tr>
<td>Total Awarded</td>
<td>$75,673,331</td>
<td>100%</td>
</tr>
<tr>
<td>Total SBE</td>
<td>$18,114,990</td>
<td>24%</td>
</tr>
<tr>
<td>Total MBE</td>
<td>$9,600,586</td>
<td>13%</td>
</tr>
<tr>
<td>Non-S/MBE</td>
<td>$47,957,755</td>
<td>63%</td>
</tr>
</tbody>
</table>

**MBE Makeup**

- Total Black American: $712,937 (7%)
- Total Asian Pacific: $7,365,938 (77%)
- Total Hispanic: $571,536 (6%)
- Total Woman: $950,175 (10%)
- Total Awarded MBE: $9,600,586 (100%)

**No. of Assignments Awarded**

- CT SBE: 741
- CT MBE: 276
- CT Non-S/MBE: 162
- Other States: 741

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 01/31/2021
## $100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

### Awards by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td>$2,190,725</td>
<td>5%</td>
</tr>
<tr>
<td>Roofing</td>
<td>$1,373,542</td>
<td>3%</td>
</tr>
<tr>
<td>HVAC</td>
<td>$7,297,546</td>
<td>17%</td>
</tr>
<tr>
<td>Site Work</td>
<td>$2,980,334</td>
<td>7%</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$55,625</td>
<td>0.13%</td>
</tr>
<tr>
<td>Telecomm</td>
<td>$6,904,841</td>
<td>16%</td>
</tr>
<tr>
<td>Water Treatment</td>
<td>$73,777</td>
<td>0.17%</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$1,609,763</td>
<td>4%</td>
</tr>
<tr>
<td>General Contractors</td>
<td>$20,098,259</td>
<td>47%</td>
</tr>
<tr>
<td>Masonry &amp; Waterproofing</td>
<td>$129,202</td>
<td>0.30%</td>
</tr>
</tbody>
</table>

### Total

- **$42,713,612**

**University Reporting Entity:** Capital Projects Facilities Procurement  
**Period:** 5/1/2014 through 1/31/2021
$100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

CT vs. Non-CT Firms

- Total CT Firms: $42,532,967 99.58%
- Total Non-CT Firms: $180,645 0.42%
- Total Awarded: $42,713,612 100%

SBE vs. MBE vs. Non-S/MBE

- Total SBE: $18,067,441 42%
- Total MBE: $9,509,499 22%
- Total Non-S/MBE: $15,136,673 35%
- Total Awarded: $42,713,612 100%

MBE Makeup

- Total Woman: $7,907,606 83%
- Total Iberian Peninsula: $1,601,893 17%
- Total Black American: $ - 0%
- Total Awarded MBE: $9,509,499 100%

No. of Assignments Awarded

- CT MBE: 190
- CT SBE: 221
- CT Non-SBE: 229
- Other States Non-SBE: 6

University Reporting Entity: Capital Projects Facilities Procurement

Period 5/1/2014 through 1/31/2021
$0 - $100,000 On-Call Trade and GC Services Contract Utilization Report

Awards by Category

- **Asphalt**: $174,954, 1%
- **Electrical**: $271,233, 2%
- **Flooring**: $3,832,164, 24%
- **GC**: $867,873, 5%
- **HVAC**: $867,873, 5%
- **Insulation**: $671,741, 4%
- **Masonry**: $1,130,128, 7%
- **Painting**: $2,395,176, 15%
- **Plumbing**: $111,443, 1%
- **Roofing**: $1,610,916, 10%
- **Site Work**: $4,159,435, 26%

**Total**: $16,193,551, 100%

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/11/2016 through 1/31/2021
$0 - $100,000 On-Call Trade and GC Services Contract Utilization Report

**T&M vs. Lump Sum By Dollar Value**

- Total Lump Sum: $2,251,802 (14%)
- Total T&M: $13,941,749 (86%)
- Total Awarded: $16,193,551 (100%)

**SBE vs. MBE By Dollar Value**

- Total SBE: $12,449,501 (77%)
- Total MBE: $3,744,050 (23%)
- Total Awarded: $16,193,551 (100%)

**T&M Assignments By Category**

- General Contractor - 19 Assignments
  - Prequalified pool of 18 General Contractors had the opportunity to bid on 19 projects.
- Site Work - 14 Assignments
  - Prequalified pool of 13 Site Work Contractors had the opportunity to bid on 14 projects.

As well Flooring had 5 Lump Sum and Electrical had 4 Lump Sum assignments that went out to a prequalified pool.

**No. of Awarded Assignments**

- Total T&M: 498
- Total Lump Sum: 47
- Total Awarded: 545

**No. of MBE Assignments**

- Total T&M MBE Assignments: 88
- Total Lump Sum MBE Assignments: 17
- Total Awarded: 105 (19% of work)
University Planning, Design & Construction
UCONN 2000 Code Correction Program

Exception Report

15-Jan-21

Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NUMBER OF OPEN PROJECTS</td>
<td>1</td>
</tr>
<tr>
<td>NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI</td>
<td>0</td>
</tr>
<tr>
<td>NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR</td>
<td>0</td>
</tr>
<tr>
<td>NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED</td>
<td>25</td>
</tr>
</tbody>
</table>
# Category Type 2 - Major Addition and Renovation and Other New Construction

<table>
<thead>
<tr>
<th>Project #</th>
<th>Building</th>
<th>Cited</th>
<th>Corrected</th>
<th>Corrected/ Pending Inspection</th>
<th>Correction by Original Contractor</th>
<th>Balance</th>
<th>Status/Projected Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>900475</td>
<td>Stamford Downtown Relocation</td>
<td>53</td>
<td>28</td>
<td>0</td>
<td>0</td>
<td>25</td>
<td>TBD</td>
</tr>
</tbody>
</table>

**Program Summary**

- **TOTAL NUMBER OF OPEN PROJECTS**: 1
- **TOTAL NUMBER OF CITED DISCREPANCIES IN REMAINING OPEN PROJECTS**: 53
- **NUMBER OF CORRECTED AND APPROVED DISCREPANCIES IN REMAINING OPEN PROJECTS**: 28
- **NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI**: 0
- **NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR**: 0
- **NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED**: 25
## UCONN 2000 CODE REMEDIATION PROGRAM

### PROGRAM COMPLETION SCHEDULE

**Data Date:** 01/15/2021

| Project Name | Project # | Project Manager | Estimated/Actual completion date | # of open Discrepancies | # Awaiting Inspection | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul |
|--------------|-----------|-----------------|----------------------------------|-------------------------|-----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Northwest Quad | 201413 | SG | 8/31/2020 | 0 | 0 | | | | | | | | | | | | | | | | | | |
| Wilbur Cross - Phase 3 (Mechanical) | 201525 | SG | 9/30/2020 | 0 | 0 | | | | | | | | | | | | | | | | | | |
| Stamford - Phase I | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamford - UCONN Discrepancies | 201523 | TH | 10/1/2020 | 3 | 0 | | | | | | | | | | | | | | | | | | |
| Stamford - UCONN Discrepancies | 201523 | TH | 10/1/2020 | 0 | 0 | | | | | | | | | | | | | | | | | | |
| Stamford - UCONN Discrepancies | 201523 | TH | TBD | 4 | 0 | | | | | | | | | | | | | | | | | | |

### Completion Date Explanations:

- **Northwest Quad**
  
  All NOD’s have been corrected and inspected. The project is in Close Out.

- **Wilbur Cross**
  
  All NOD’s have been corrected and inspected. The project is in Close Out.

- **Stamford - Phase I**
  
  Construction was substantially complete in December 2020.

- **Stamford - Phase II**
  
  Construction document completion is scheduled for February 2021.
  
  Procurement and GMP to be complete by June 2021.
  
  Anticipated construction schedule is July 2021 through December 2022.
Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 11/14/2020 - 01/15/2021

During the period between November 14, 2020 and January 15, 2021 no individual project's construction change order value equaled or exceeded 3% of the project cost.
Change Order

PROJECT: (Name and address)  
Project No. 17-037  
Dermatology Clinic Renovation  
263 Farmington Avenue  
Farrington, CT 06030

CONTRACT INFORMATION:  
Contract For: General Construction

CHANGE ORDER INFORMATION:  
Change Order Number: 002

OWNER: (Name and address)  
UConn Health  
263 Farmington Avenue  
Farrington, CT 06030

ARCHITECT: (Name and address)  
Amenta/Emma Architects, PC  
242 Trumbull Street  
Hartford, CT 06103

CONTRACTOR: (Name and address)  
Sarazin General Contractors, Inc.  
6 Commerce Drive  
North Windham, CT 06256

Date: April 16, 2020  
Date: December 3, 2020

THE CONTRACT IS CHANGED AS FOLLOWS:  
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Request No. 6 – Additional Drywall per SK D1.00 $7,138.36
Change Request No. 7R – Additional Floor Prep $3,410.98
Change Request No. 8R2 – Plumbing Hot Water Recirculation Line CCD 01 $34,650.02
Change Request No. 9 – Precast Wall & CMU Demolition $13,571.80
Change Request No. 10R2 – ASI 3 Exam Rm. 11 Counter Relocation -$1,725.69 (Credit)
Change Request No. 11R2 – Duct Redesign / Tie-In $4,165.02
Change Request No. 14 – Drop Plates @ Auto Door Operators $2,392.00
Change Request No. 15 – Furr out Exterior Wall $911.54
Change Request No. 16 – PR 3 Coat Hooks $2,496.88
Change Request No. 17 – PR 1 Door Hardware -$3,560.00 (Credit)
Change Request No. 18 – PR 5 Solid Surface Window Sills $3,031.92
Change Request No. 19 – Door Stops $334.65
Change Request No. 21 – PR 4 Add Acoustical Ceiling $210.69
Change Request No. 22 – PR 6 Low Wall @ Nurse Station $1,316.76
Change Request No. 23 – Insulate Around Windows $241.32
Change Request No. 24 – Watercloset WC-2 Custom Fixture $3,995.73
Change Request No. 25 – PR 6 Wall Covering Credit & Soak Therapy Ceiling -$33.69 (Credit)
Change Request No. 26 – PR 8 Locker Reconfiguration $687.60
Change Request No. 27 – Powder Coat Wilson Storefront Partition $6,588.75

The original Contract Sum was $1,547,880.00
The net change by previously authorized Change Orders $15,337.18
The Contract Sum prior to this Change Order was $1,563,217.18
The Contract Sum will be increased by this Change Order in the amount of $79,824.64
The new Contract Sum including this Change Order will be $1,643,041.82

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

User Notes:
<table>
<thead>
<tr>
<th>Firm name</th>
<th>Signature</th>
<th>Printed Name and Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenta/Emma Architects, PC</td>
<td>[Signature]</td>
<td>Robert F. Swain, Principal</td>
<td>12/1/2020</td>
</tr>
<tr>
<td>Sarazin General Contractors, Inc.</td>
<td>[Signature]</td>
<td>Paul Sarazin, CEO</td>
<td>12/8/2020</td>
</tr>
<tr>
<td>UConn Health</td>
<td>Thomas P. Trutter, VP</td>
<td>[Signature]</td>
<td>12/08/20</td>
</tr>
</tbody>
</table>

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.
**Procedure 502  CHANGE ORDER CHECKLIST - CO #2**

<table>
<thead>
<tr>
<th>Project: Dermatology Renovations</th>
<th>Project #: 17-037</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager: Kevin Norton</td>
<td>Date: 12/7/2020</td>
</tr>
</tbody>
</table>

1. **Initiating Documentation**

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✅ Initiating Documentation, describing the change in work and why it is required, in form of:</td>
<td></td>
</tr>
<tr>
<td>✅ • RFI</td>
<td></td>
</tr>
<tr>
<td>✅ • Bulletin</td>
<td></td>
</tr>
<tr>
<td>✅ • ASI (Architectural Supplemental Instruction)</td>
<td></td>
</tr>
<tr>
<td>✅ • Field Directive</td>
<td></td>
</tr>
<tr>
<td>✅ • Local officials Inspection report</td>
<td></td>
</tr>
<tr>
<td>✅ • User Request</td>
<td></td>
</tr>
<tr>
<td>✅ Initiating documentation provided for each contractor proposal</td>
<td></td>
</tr>
</tbody>
</table>

Note: The Initiating Documentation for each proposal may include several of the above listed items (i.e. A Bulletin may have an RFI attached and a request from a local official).

2. **Contractors Proposal**

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✅ Proposal provided for each change in work broken out by Labor, Material and Overhead.</td>
<td></td>
</tr>
<tr>
<td>✅ Contractor and Subcontractor proposals associated with each change in work:</td>
<td></td>
</tr>
<tr>
<td>✅ • Are written on Company letterhead and signed by the owner / agent</td>
<td></td>
</tr>
<tr>
<td>✅ • Include a Direct Labor breakdown with # of hours and rate/hour for each worker classification associated with the work.</td>
<td></td>
</tr>
<tr>
<td>✅ • Include Material costs supported by Vendor / Supplier quotes.</td>
<td></td>
</tr>
<tr>
<td>✅ • Include Equipment and rental costs supported by Vendor / Supplier quotes</td>
<td></td>
</tr>
<tr>
<td>✅ • References contract unit prices where applicable.</td>
<td></td>
</tr>
<tr>
<td>✅ • Include the appropriate mark-up for Overhead and Profit for the Subcontractor and Contractor, per the terms of the contract.</td>
<td></td>
</tr>
<tr>
<td>✅ • Includes a detailed schedule to support adjustments in the contract time.</td>
<td></td>
</tr>
<tr>
<td>✅ • Include detailed backup to support Indirect Labor time and expenses (Field Supervision, Project Management, Field Office rental, etc) associated with the work.</td>
<td></td>
</tr>
<tr>
<td>✅ • Includes signed copies of any relevant CCDs</td>
<td></td>
</tr>
<tr>
<td>✅ Project Manager, Construction Manager and Architect / Engineer shall review each Contractor proposal to confirm:</td>
<td></td>
</tr>
<tr>
<td>✅ • Labor rate proposed complies with prevailing wage rates or contract rate and certified payrolls. Verify if contract rates included Overhead &amp; Profit.</td>
<td></td>
</tr>
<tr>
<td>✅ • # of Hours proposed are reasonable for the scope of work associated with the change.</td>
<td></td>
</tr>
</tbody>
</table>
### Procedure 502  
#### CHANGE ORDER CHECKLIST

<table>
<thead>
<tr>
<th>Project: Dermatology Renovations</th>
<th>Project #: 17-037</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager: Kevin Norton</td>
<td>Date: 9/4/2020</td>
</tr>
</tbody>
</table>

- Material Quantities proposed are reasonable for the scope of work associated with the change.
- Contract Unit Prices and Labor Rates are being utilized where applicable. Verify if Overhead & Profit are included in Unit Prices or Contract rates.
- Overhead and Profit mark-ups for the Contractor and/or subcontractor are per the terms of the contract for self-performing and subbing out of work.
- A CPM schedule is provided and supports any requests for modifications in the Contract Time.
- Sales tax is excluded
- Bond cost is excluded
- Complies with the terms of AIA 201 article 7

Note: The culmination of the Contractor Proposal review is the Review Memo required as part of the Evidence of Review.

### 3. Evidence of Review

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔️</td>
<td>Memo from PM, including description of change(s), why required and acceptance of price and /or schedule Change</td>
</tr>
<tr>
<td>✔️</td>
<td>Memo from Construction Manager and Architect / Engineer, including description of change(s), why required, acceptance of price and /or schedule Change and Change was reviewed for compliance with the AIA 201.</td>
</tr>
</tbody>
</table>

Note: The review memo or the Contractor proposals should make mention of pricing revisions that occurred during the negotiation process (i.e. “Contractor PCO #14 was reduced to $1,400 to reflect pricing revisions” or Contractors PCO#14 is marked up to show corrections or change in pricing).

### 4. Change Order

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔️</td>
<td>AIA G-701 completed:</td>
</tr>
<tr>
<td>✔️</td>
<td>Description of Changes in work</td>
</tr>
<tr>
<td>✔️</td>
<td>Contract sums listed (Original, Previously Changed and Proposed Change)</td>
</tr>
<tr>
<td>✔️</td>
<td>Change in Contract time listed</td>
</tr>
<tr>
<td>✔️</td>
<td>Initiating Documentation attached (see checklist)</td>
</tr>
<tr>
<td>✔️</td>
<td>Contractor Proposal(s) attached (see checklist)</td>
</tr>
<tr>
<td>✔️</td>
<td>Evidence of Review attached (see checklist)</td>
</tr>
<tr>
<td>✔️</td>
<td>Change Order Signed by</td>
</tr>
<tr>
<td>✔️</td>
<td>Contractor</td>
</tr>
<tr>
<td>✔️</td>
<td>Architect</td>
</tr>
<tr>
<td>✔️</td>
<td>CPDC / PM (initialed)</td>
</tr>
<tr>
<td>✔️</td>
<td>Owner</td>
</tr>
</tbody>
</table>

Note: The AIA G-701 should not be filled out until the Contractor, Architect and Owner are in agreement of the cost of the change and /or modification to the contract time.
Department of Campus Planning, Design & Construction

To:   File

From:  Kevin R. Norton – Project Manager

Date:   November 16, 2020

Project:   Dermatology Renovations Psoriasis Center
           Project No. 17-035

Subject:  Change Order No.002

Change Request No. 6 –Additional Drywall per SK D1.00 $7,138.36
This additional cost is for labor and materials associated with revising “existing walls to remain” refurbishing scope of work involving partial removal of wallboard sections, existing finishes and electrical modifications making it extremely difficult to obtain an acceptable wall finish. Revised scope was to remove all existing wall board and finishes to allow electrical to be installed and obtain acceptable new wall finish. Existing walls to remain locations are in high visibility visitor and patient areas. Currently negotiating credit from GC for based bid scope of work.

Change Request No. 7R – Additional Floor Prep $3,410.98
This additional cost is for labor and materials associated with additional sub-floor preparation due to unforeseen existing floor tile, recessed floor walk-off door mat, terrazo and floor depression from removal of precast wall section and other irregular sub-floor conditions found. $10,000 floor prep allowance was applied.

Change Request No. 8R2 – Plumbing Hot Water Recirculation Line CCD 01 $34,650.02
This additional cost is for all labor and materials associated with the installation of a new hot water recirculation piping system that was identified on the documents as being existing for new plumbing to connect to, existing recirculation system was not present as shown. Extension of new HW recirculation system was required to be extended to the clinical research side of clinic and was made part of this change request with work performed under CCD 01 increasing CCD 01 cost slightly. CCD 01 cost was $31,052.

Change Request No. 9 – Precast Wall & CMU Demolition $13,571.80
This additional cost is for all labor and material associated with the removal of unforeseen precast wall panel and CMU wall section. Precast wall panel required to be saw cut into sections to allow for it to be removed in a safe manor. CMU wall section was embedded in concrete floor slab requiring it to be hammered out.

Change Request No. 10R2 – ASI 3 Exam Rm. 11 Counter Relocation -$1,725.69 (Credit)
This additional cost is a credit for all labor and materials associated with relocating sink to opposite wall allowing plumbing scope to be reduced.

Change Request No. 11R2 – Duct Redesign / Tie-In $4,165.02
This additional cost is for all labor and materials associated with revising the new supply air duct connection point to existing duct work in existing shaft. Existing shaft was found to have inadequate space for new duct work connections and required to be relocated to other existing duct shaft being supplied from blower 56. Currently negotiating credit from GC for masonry work that would have been involved at initial existing duct shaft.
Change Request No. 14 – Drop Plates @ Auto Door Operators $2,392.00
This additional cost is for all labor and material associated with providing drop plates at eight (8) door locations for mounting auto door closures.

Change Request No. 15 – Furr out Exterior Wall $911.54
This additional cost is for all labor and materials associated with furring out existing wall with metal framing to accommodate existing wall conditions.

Change Request No. 16 – PR 3 Coat Hooks $2,496.88
This additional cost is for all labor and materials associated with providing additional coat hooks as requested by UCH.

Change Request No. 17 – PR 1 Door Hardware -$3,560.00 (Credit)
This additional cost is a credit for all labor and materials associated with revising door CM001 hardware set and omitting hardware on door CM038 B & C (existing hardware to remain).

Change Request No. 18 – PR 5 Solid Surface Window Sills $3,031.92
This additional cost is for all labor and materials associated with providing necessary blocking and solid surface window sills at three (3) existing windows that was not called for in the construction documents.

Change Request No. 19 – Door Stops $334.65
This additional cost is for all labor and material associated with providing two (2) additional doors stops to doors CM198 & 199.

Change Request No. 21 – PR 4 Add Acoustical Ceiling $210.69
This additional cost is for all labor and material associated revising ceiling from GWB to ACT in soak therapy corridor. Currently negotiating additional credit from GC for GWB scope of work.

Change Request No. 22 – PR 6 Low Wall @ Nurse Station $1,316.76
This additional cost is for all labor and materials associated providing solid surface wall cap at nurse station. Extend initial low wall to bottom side of soffit at patient scale alcove to create screen between patient on scale and waiting/reception area.

Change Request No. 23 – Insulate Around Windows $241.32
This additional cost is for all labor and materials associated with providing insulation around three (3) existing windows that was not called for in construction documents.

Change Request No. 24 – Watercloset WC-2 Custom Fixture $3,995.73
This additional cost is for materials associated with providing custom toilet to accommodate existing to remain in-wall carrier in staff restroom.

Change Request No. 25 – PR 6 Wall Covering Credit & Soak Therapy Ceiling -$33.69 (Credit)
This additional cost a net credit for all labor and material associated with omitting painting of GWB ceiling that was revised to ACT in the soak therapy corridor and a add for additional wall covering at the nurse station extended wall to soffit per PR 6/CR 22.

Change Request No. 26 – PR 8 Locker Reconfiguration $687.60
This additional cost is for all labor and material associated with providing two (2) additional locker finished end panels due to locker reconfiguration.

Change Request No. 27 – Powder Coat Wilson Storefront Partition $6,588.75
This additional cost is for all labor and materials associated with repainting previously factory painted aluminum storefront entrance system to grey to match existing C/Main Bldg. recently completed storefront entrance systems as requested by UCH.
Current Contract Amount $1,563,217.18
Change Amount $79,824.64
NEW GMP AMOUNT $1,643,041.82

Capital Projects and Facilities Procurement Review:

Lynn Lesniak 11/30/2020
Lynn Lesniak, Director CPFP

Reviewed that the change is consistent with the intent of the project and is in conformance with procurement policies in accordance with the contract terms and conditions.
December 7, 2020

Kevin Norton  
Project Manager  
Campus Planning, Design & Construction | UCONN Health  
263 Farmington Avenue  
Farmington, CT 06030

RE: 17-037 Dermatology Clinic Renovation Change Order 2

Dear Mr. Norton,

This letter is to offer our opinion of added project costs to date, submitted as Change Order 2, from Sarazin General Contractors, Inc. for the construction of the Dermatology Clinic at UCONN Health Center, Building C. Amenta Emma has reviewed the submitted amounts in Change Order 2 and finds them to be acceptable.

Sincerely,

Dennis J. Faga, AIA  
Senior Associate  
Amenta Emma Architects PC  
242 Trumbull Street, Suite 201  
Hartford, CT 06103  
860.549.4725  
dfaga@amentaemma.com

cc: Project File