AGENDA
Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
April 13, 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

Livestream: https://ait.uconn.edu/bot

(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 February 16, 2021, as circulated

DISCUSSION ITEMS:

   ➢ Presenter: Anji Seth, Ph.D., University Senate Representative, and members of the President’s Working Group

4. Office of Construction Assurance
   ➢ Introduction and Welcome to Frank LaRosa, Associate Vice President and Chief Audit Executive

5. Project Update ~ Storrs Based Programs
   ➢ Presenter: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction
Projects Reviewed by BGE and to be presented to Financial Affairs on 4/28/21:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
<th>Tab</th>
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<tbody>
<tr>
<td>UConn Hockey Arena</td>
<td>Final</td>
<td>$70,000,000</td>
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<tr>
<td>I Lot Improvements</td>
<td>Final</td>
<td>$7,000,000</td>
<td>6</td>
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<tr>
<td>NER East Steam Repair (Phase I)</td>
<td>Final</td>
<td>$650,000</td>
<td>7</td>
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<tr>
<td>Residential Life Facilities – Hicks and Grange</td>
<td>Revised Final</td>
<td>$1,875,000</td>
<td>8</td>
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<tr>
<td>Student Room and Common Area Renovations</td>
<td>Final</td>
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<tr>
<td>Atwater Laboratory Emergency Power Installation</td>
<td>Revised Final</td>
<td>$3,537,000</td>
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</tbody>
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6. Field House Women’s Locker Room 11

7. Market Conditions Report 12

8. Off-Campus Housing 13

9. 88 Gurleyville Road, Storrs ~ Upcoming Work in excess of $1K 14
   ➢ Presenter: Michael Jednak, Associate Vice President for Facilities Operations

10. University Business Services – Capital Projects and Facilities Procurement (CPFP) Operational Activities and Organizational Improvements 15
    ➢ Presenter: Gregory Daniels, Interim Associate Vice President of UBS and Chief Procurement Officer

11. UConn Health Updates, Facilities Development and Operations 16
    ➢ Presenter: Thomas Trutter, Vice President for UConn Health Facilities Development & Operations

INFORMATION ITEMS:

12. Status of Code Correction Projects
    ➢ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report 17
    ➢ Quarterly Construction Status Report, Period Ending December 31, 2020

13. Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects) 18

14. Summary of Individual Change Orders Greater Than 3% of Project Cost (UConn Health projects) 19

15. Construction Projects Status Report ~ as of 03/25/21
INFORMATION ITEMS (Continued):

16. Other Business

17. Executive Session (*As Needed*)

18. Adjournment
MINUTES
MEETING OF THE
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
University of Connecticut
Teleconference
February 16, 2021

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

BOARD OF DIRECTORS PARTICIPATING:
Francis Archambault, Richard Carbray

STAFF PARTICIPATING: Lloyd Blanchard, James Bradley, Debbie Carone,
Patricia Casey, Robert Corbett, Laura Cruickshank,
Greg Daniels, Gail Garber, Nicole Gelston, Michael Jednak,
Scott Jordan, Thomas Katsouleas, Nathan LaVallee,
Carl Lejuez, Lynn Lesniak, Joann Lombardo, Rich Miller,
Stephanie Reitz, Rachel Rubin, Michael Schrier,
Julie Schwager, Robert Sitkowski, Darshana Sonpal, 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 10:02 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 Meeting of December 2, 2020. On a motion by Trustee
Gouin and seconded by Mr. Archambault, the item was approved as circulated.

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

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design
and Construction, briefed the Committee on agenda Item #4, UConn Health Updates, including
an overview of a project for the Musculoskeletal Institute Building (MSI) Roof Top Unit
Replacement, which will be funded 50% by Eversource and 50% from UCH operating capital
funds. The project will be presented to the Board of Trustees for approval on February 24.

Laura Cruickshank, Associate Vice President for University Planning, Design and
Construction, detailed agenda Item #5, Project Update ~ Storrs Based Programs. The update
included a review of the UCONN 2000 Code Remediation Project at the Stamford campus and
the UConn Hockey Arena project.
On a motion by Mr. Archambault and seconded by Trustee Gouin, the committee voted to go into Executive Session at 10:32 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); 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: Justin Fang, Marilda Gandara, Jeanine Gouin, Andrea Dennis-LaVigne, 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, Carl Lejuez, Lloyd Blanchard, Laura Cruickshank, Robert Corbett, Robert Sitkowski, Joann Lombardo, Gail Garber, Nathan LaVallee, and Debbie Carone.

The committee returned to open session at 11:19 a.m. and the meeting resumed.

Ms. Cruickshank continued her presentation of project updates for the Storrs campus including the Performance Center and Stadia project; the Northwest Science Quad project; and the Public Safety Building Renovation. The discussion also included a review of the Storrs projects to be presented to the Board of Trustees on February 24 including the Stamford code remediation, Andover Infrastructure Software Upgrade and the Campus Wayfinding projects. Ms. Cruickshank updated the committee on process improvements including new change order workflow. Student housing is being reviewed for Student Housing Master Plan which will be layered with the Strategic Plan and the Sustainability Plan.

Scott Jordan stated that Greg Daniels, Interim Associate Vice President of UBS and Chief Procurement Officer, is leading a series of discussions in procurement around how to best support the goal of doubling research, which will spin off a number of topics for future BGE discussion on how to meet the needs of the University’s research community through both procurement and construction and planning.

Ms. Cruickshank provided introductory remarks on agenda Item # 9, President’s Working Group on Sustainability and the Environment Update. Anji Seth, University Senate Representative, provided a brief update on the continued work of the President’s Working Group to finalize their recommendations in March. Trustee Gandara requested future cost updates and environmental impact on capital projects as they become available. President Katsouleas commended Dr. Seth on the analysis and work being accomplished by the Working Group. Reconciliation of costs is one of the Group’s top priority along with review of what peer institutions are doing. The two challenges to the achieving the goal is funding and campus disruption.

Greg Daniels briefed the Committee on agenda Item #7, Operational Activities and Organizational Improvements for University Business Services, Capital Projects and Facilities
Procurement. Trustee Gandara requested that Mr. Daniels present earlier on the agenda for the April meeting including updating the committee with a 5-year overview and progress.

The meeting was adjourned at 11:54 a.m. on a motion by Mr. Archambault and seconded by Trustee Gouin.

Respectfully submitted,

Debbie L. Carone
Debbie L. Carone
Secretary to the Committee
Transforming UConn to a Zero Carbon Campus: A Path Forward

President’s Working Group on Sustainability and the Environment
Student Body Activism & Response

Carefully Researched Demands
Presented to the Administration

1000+ Students

Climate Justice Speeches

March to Gulley Hall

Student Organizations from across campus

Sit-ins
Student Demands for Climate Action

1. DECLARE a climate emergency
2. STOP the expansion of all new fossil fuel infrastructure
3. DIVEST the UConn Foundation from all fossil fuel holdings
4. TRANSITION to 100% renewable energy as quickly as possible
5. INCREASE transparency, communication & student decision-making power
6. COMMIT to carbon neutrality by 2030 and a zero-carbon campus by at least 2050
7. PRIORITIZE diversity in environmental spaces on campus
Timeline of PWGSE

- **Sep. 2019**: Student protests
- **Oct. 2019**: PWGSE created
- **Jun. 2020**: “Planning for a Zero-Carbon Future”
- **Apr. 2021**: “Transforming UConn to a Zero Carbon Campus”
Guiding Principles for Decision-Making

- Decarbonization plan should contribute to stabilizing global climate at ~1.5 °C of warming
- Priority: zero-carbon by 2040
- Earlier reductions have greater impact on cumulative emissions
- All regional campuses should participate
- Must reduce our actual emissions without purchase of offsets

Ask:

Would global targets be met if most organizations took this step?
What additional burdens would be placed elsewhere?
Key Actions Needed

• The University should publicly commit to retiring the Storrs campus fossil fuel energy infrastructure by 2040.
  – Perform only minimal maintenance on fossil fuel infrastructure to avoid creating stranded assets
Key Actions Needed

• Appropriately distinguish between additional costs versus costs that the institution would absorb in the absence of a zero-carbon plan
  – it is critical to the sustained success of these efforts that decarbonization be afforded fair accounting across the board
Key Actions Needed

• Task a high-level administrative officer with ensuring progress between now and 2040.
  – situated at least at the level of Associate Vice President
  – not embedded within, or subordinate to, any other operational unit

• Establish a standing presidential committee comprising of faculty members and students
  – charged with monitoring progress, evaluating alternatives, and assessing tactical decisions that are being planned in the short- and intermediate-term.
Key Actions Needed

• Successful transformation to a zero-carbon 21st century campus will require transparency and accountability in decision-making and progress reporting
  – Clear communication to all stakeholders of the University
  – Information on the President's website
  – Biannual town halls
  – Increased funding for existing sustainability efforts
  – Add a justice lens to UConn sustainability efforts
  – Share this report publicly in a timely manner
Co-Benefits for UConn

- **Education, Research and Engagement Synergies**

- **Research co-benefits:**
  Vast collaborative opportunities for multidisciplinary research.
  e.g., renewable energy, solar power generation, circular economy.

- **Education and engagement co-benefits:**
  Transform the campus into a hub for living lab initiatives.
  Establish pathways to incorporate concepts of climate action and sustainability across the curriculum.
  Support student participation in campus climate action activities and foster climate leadership.

- **University Reputation:**
  Sustainability has long been a highly visible and critical issue for current and prospective students.
  Maintain UConn's strong position of leadership in sustainability.
  Benefit student recruitment.
ZC40 Key Components

- Continued Energy Conservation Measures (ECMs) -- under Climate Action Plan

- Phased retirement by 2040 of CUP (and steam lines) and stand-alone fossil-fuel boilers
  - need replacements for both electricity and heating/cooling these provide

  Thermal conversion:
  - Conversion of heating and cooling systems in all buildings from steam to hot water (mainly geothermal with electric heat pumps)

  Switch to renewable electrical power:
  - Direct investment in renewable generation (mainly solar)
    - On-campus solar (rooftops and parking lots) -- 6 MW
    - Off-campus and/or Depot campus utility-level solar (through PPA) -- 30 MW
  - Increased purchase of renewable electricity from Eversource
  - Investment in new electrical infrastructure (including substations and distribution lines)
Zero Carbon by 2040 (ZC40)

Scope 1&2 Emissions Storrs (MTCO2eq)

Scope 1&2 Cumulative Emissions (MTCO2eq)
## Zero Carbon by 2040 (ZC40)

<table>
<thead>
<tr>
<th></th>
<th>Normal Maintenance Plan (A)</th>
<th>Climate Action Plan (CAP) (B)</th>
<th>Zero Carbon by 2040 Plan (ZC40) (C)</th>
<th>Incremental Cost of ZC40 Relative to NMP (C-A)</th>
<th>Incremental Cost of ZC40 Relative to CAP (C-B)</th>
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<tbody>
<tr>
<td><strong>Emissions Avoided, MT CO₂</strong></td>
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<td>2021-2050</td>
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<td>1,171,000</td>
<td>1,920,000</td>
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<td><strong>Cumulative Capital Cost</strong></td>
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<tr>
<td>2021-2050</td>
<td>$800M - $900M</td>
<td>$1.1B - $1.4B</td>
<td>$1.8B - $2.4B</td>
<td>$1.0B - $1.5B</td>
<td>$700M - $1B</td>
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<td><strong>Present Value of Cumulative Operating Cost</strong></td>
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<tr>
<td>2021-2050</td>
<td>$1.0B - $1.1B</td>
<td>$1.2B - $1.5B</td>
<td>$1.9B - $2.2B</td>
<td>$900M - $1.1B</td>
<td>$700M</td>
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To Consider in Further Planning

• Revise sequence of district transformations to target the highest-emission zones sooner
  – Current plan transforms perimeter zones in first decade, core in second decade
  – But most emissions come from the core
  – Change would bring down emissions faster, reducing cumulative emissions

• Evaluate thermal storage to improve energy efficiency and reduce the number of wells needed
Priority Projects 2021-2030

• Install a third substation to add 100 MW of electrical capacity to the Storrs campus

• Incorporate heating system conversions into building renovations
  – Prioritize renovations based on infrastructure conversions for fastest possible reduction in carbon emissions

• Solar Installations
  – Install 6 MW of solar arrays on campus (roof and parking lot canopies)
  – 10 MW on Depot Campus, and 20 MW off-campus (PPA)
Thank You
April 13, 2021

TO: Members of the Buildings, Grounds and Environment Committee

FROM: Frank LaRosa, Associate Vice President and Chief Audit Executive

RE: Construction Assurance Quarterly Report – April 2021

Effective April 5, 2021, the responsibilities of the Office of Construction Assurance became housed within the Office of Audit and Management Advisory Services (AMAS). AMAS is assessing its responsibilities to meet the provisions of Section 10a-109cc and its obligations to provide the appropriate information to the Buildings, Grounds and Environment Committee to meet the provisions of Section 10a-109bb.

AMAS is currently performing the following steps:

1. Develop a list of UCONN 2000 projects that are open as of January 1, 2021. AMAS will use this list as the cutoff starting point of our responsibility for reviewing projects conformance with regulations and policies.

2. Develop procedures that AMAS will perform for the UConn 2000 projects identified in Step 1 above and any new projects that begin after January 1, 2021.
Updates

- Project resolutions for April BOT
  - UConn Hockey Arena  [Final Budget: $TBD - April BOT]
  - I-Lot Improvements  [Final Budget: $TBD - April BOT]
  - Res. Life Facilities - Hicks and Grange Student Room & Common Area Renovations  [Revised Final Budget: $1,875,000 - April BOT]
  - NER East Steam Repair (Phase 1)  [Final Budget: $650,000 - April BOT]
  - Atwater Lab Emergency Power Installation  [Final Budget: $535,000 - April BOT]
  - Werth Family Basketball Champions Center Hall of Fame  [Revised Budget: $3,537,000 - April BOT]
- Field House Women’s Locker Room
- Market Conditions

Project Updates (Informational)

- UConn 2000 Code Remediation - Stamford
- Northwest Science Quad - Site Plan and 5 Projects
- Public Safety Building Renovation
  2020 Campus Master Plan Update

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:

- Green: Least Risk
- Yellow: Some Risk
- Red: 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.
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**: $4,600,000 Approved Revised Design
  - April BOT request for $70,000,000 Final
  - 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.

Northwest Elevation View along Jim Calhoun Way @ Main Entry Plaza
I-Lot Improvements

- **Scope:**
  - Reconstruct, relocate and improve 360 surface parking spaces to enable the construction of the new ice hockey arena.
  - Project includes, the removal of existing pavement, regrading of existing material, new paving and curbing, storm water collection and conveyance, outdoor lighting, security, signage and utility infrastructure extended from JCW to the building for final utility connections.

- **Budget:** $475,000 Approved Design
  - April BOT request for $7,000,000 Final
  - 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 Milestone Schedule

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
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 Revised Final $1,680,000
  - April BOT request for $1,870,000 Revised Final

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

- **Key Issues & Risks:** COVID-19 Impacts including schedule & cost
NER East Steam Repair (Phase 1)

- **Scope**: Water Inflow mitigation measures at Steam Vault B6
  - Scope of work includes the installation of a concrete pump chamber and pumping appurtenances to remove inflow water from steam vault B6 and connected steam lines

- **Budget**: Approved Design - $200,000
  - April BOT request for $650,000 Final
  - BVH Integrated Services, Richards Corporation, General Contractor

- **Schedule**:
  - Design: Fall 2020 to Winter 2020
  - Construction: Spring 2021 – Summer 2021

- **Key Issues & Risks**: Work is in the Young Quad. In addition to maintaining safe pedestrian traffic around the site, work is located around specimen trees and a significant number of underground utilities.

*Overhead View of Project Area*
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
2020 Q4 Market Conditions Recap

- Escalation in 2020 was generally flat
- In 2020, profit margins offset increases in materials, labor and construction inefficiency
- Many suppliers were still being affected by pandemic related shut-downs or reduced production with many open questions about what to expect in Q1 of 2021
- Significant amount of owner uncertainty with many institutional projects on hold
2021 Q1 Current Conditions

- Owner increase in releasing projects that were on hold as of Q3 and Q4 of 2020
- Rapid increase in demand and shortages of supply from lingering decreases in production, long lead times
- Robust construction labor force (currently only 300,000 construction jobs (4%) below pre-pandemic levels Nationally)
- Construction jobs expected to return to pre-pandemic levels Nationally by this summer/fall

Markets returning to escalation, regionally dependent.

Connecticut:
- For long range capital planning use 3.5%-4.0% per year to mid-point of construction
- For projects in design use 0.5% per month (6% per year) from current pricing to the anticipated procurement date

Structural Steel Pricing, $/Ton
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:** $22M, Approved Final
  ° Pre-bid estimated total project cost of all phases $22M
  ° Bids to be received in late April 2021

• **Schedule:**
  ° Phase I completed Summer 2020
  ° Phase II expected to start construction around 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.

*Main Building*
Stamford Garage – Neighboring Site Remediation

- **Scope:**
  - Remediation of environmentally-impacted soils 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 2022). 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 Date: TBD - Likely Summer 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.
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)

Science 1

Mike S, need new photos for all science projects
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 and 3 bid and in contracting.
  - New boilers scheduled for delivery in May 2021
  - Phase 1: Reconfiguration of mechanical systems to receive new boilers nearly complete and new electrical/tunnel work progressing on schedule
  - Phase 2: Installation of new boilers in CUP scheduled for his upcoming summer
  - Phase 3: Installation of new boilers in the SUP tentatively scheduled for Spring 2022 after completion of the new SUP building

- **Key Issues & Risks**: Project is on-budget after the Phase 2 and 3 bid, but material and labor availability during the pandemic is still a concern. COVID-19 Impacts including schedule & cost
STEM Science1

- **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.

Aerial View Looking South at Building Superstructure and Foundations
NW Science Quad, Ph 2 Utilities and Site

**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
Public Safety Building Renovation

- **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.
Projects Completed, in Construction, in Bidding

Recently Completed ~$90M+
- University Athletics District Development Performance Center and Stadia

In Construction ~$500M+
- UConn 2000 Code Remediation - Stamford
- Stamford Campus - Garage Neighboring Site Remediation
- 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
- North Campus Dish Room Renovation
- North Campus Residence Halls Renovations, Phase 2

In Bidding ~$80M+
- Residential Life Security Cameras
- NER East Steam Repair (Phase 1) [April BOT]
- UConn Hockey Arena [April BOT]
- I-Lot Improvements [April BOT]
- Res. Life Facilities- Hicks and Grange Student Room and Common Area Renovations [April BOT]

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**: Typically, projects in construction may have a risk to scope and/or budget.
- **Some Risk**: projects in design and planning may have a risk to scope and/or schedule and/or budget.
Projects in Design, Planning, Development

In Design ~$100M+
- Stamford Mill River Remediation
- 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 RFIE 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.
Cumulative Changes to the Campus Master Plan

1. **Honors Residence Hall** was deferred due to uncertainty about enrollment growth and the operating budget (2015).

2. **New Student Recreation Center** was located on site of former CT Commons identified for demolition in Master Plan (2015).

3. **Supplemental Utility Plant** increased in size and location changed to proposed site of New Parking Deck (2017).


5. **Science Building 1 and Science Building 2** flipped proposed locations (2017).

6. **New Parking Lot** expanded to encompass entire parcel and provide additional capacity in lieu of developing New Parking Deck (2018).

7. **New Soccer Stadium** accompanied by a new performance center, a new and relocated baseball stadium, a practice field for athletics and recreation, and a new maintenance facility (2018).
8. Horsebarn Hill Fitness Trail was limited to an off-street circuit (2018)
9. Wilbur Cross Renovations were completed earlier and limited to reading rooms (2018)
10. Mansfield Apartments will not be a potential site for the Hockey Arena (2019)
11. Babbidge Library Renovation scope was limited to select improvements and code remediation (2020)
12. South Campus Commons was reduced to a smaller area (2020)
13. Student Recreation Field moved to former location of baseball stadium (2020)
LONGER-TERM PROJECTS (11-20 YRS)

1. Tech Park Phase II parcel allocated for new surface parking lot until funding is realized for a new parking deck (2018)

2. Wilbur Cross Renovation partially completed as a near term project (2018)

3. Athletics Expansion to be partially completed as a near term project near new stadia facilities (2018)

4. Nathan Hale Inn was sold, and renovations were completed as a near-term project by private developer (2018)

5. NW Science Quad Expansion will be limited in the future by the size and location of the supplemental utility plant (2019)

6. Academic Way Improvements were partially completed as a near term project (2019)

7. Heritage District Improvements will be partially completed as near-term projects (2019)
April 28, 2021

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 (Proposed Final: $70,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Proposed Final Budget of $70,000,000, as detailed in the attached project budget, for the UConn Hockey Arena, for design and construction 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 $17,000,000 in University Funds, $33,000,000 in Revenue Bonds, and $20,000,000 in Gift Funds for the UConn Hockey Arena Project, for design, construction and expenses associated with the Project; and that the University may enter into such agreements necessary to finalize design and architectural activities with the current project architect JCJ Architecture; and further, that the UConn Hockey Arena Project may proceed on a design-bid-build Construction Manager at Risk project delivery basis with Turner Construction Company as Construction Manager”

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 bears 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 is 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 choose 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 global pandemic Covid-19 has spread around the global and has impacted all aspects of University functions causing the design-build delivery approach to be reconsidered as the best delivery method for the University. The University then moved forward with a traditional Design-Bid-Build Construction Manager at Risk delivery method. The University will continue with the architectural firm previously contracted with the preferred development partner under a new direct contract with the University to complete the Design of bid documents. Utilizing the current architectural firm is prudent because it has completed the programming, conceptual design and bridging documents for the arena and therefore retaining a new design team may be difficult and costly, and there would be a further delay in the project completion.

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 Proposed Final Budget is attached for your information.

Attachment
## CAPITOL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** UCONN HOCKEY ARENA

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**SUBTOTAL**

- $ 350,000
- $ 400,000
- $ 449,500
- $ 750,000
- $ 2,570,000
- $ 4,225,000
- $ 65,000,000

**PROJECT CONTINGENCY**

- $ 50,000
- $ 50,000
- $ 50,000
- $ 100,000
- $ 280,000
- $ 375,000
- $ 5,000,000

**TOTAL BUDGETED EXPENDITURES**

- $ 400,000
- $ 450,000
- $ 499,500
- $ 850,000
- $ 2,850,000
- $ 4,600,000
- $ 70,000,000

**SOURCE(S) OF FUNDING**

- UNIVERSITY FUNDS: $ 400,000
- REVENUE BONDS: -
- GIFT FUNDS: -

**TOTAL BUDGETED FUNDING**

- $ 400,000
- $ 450,000
- $ 499,500
- $ 850,000
- $ 2,850,000
- $ 4,600,000
- $ 70,000,000

* 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.

** 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 (FINAL)
APRIL 28, 2021

Northwest Elevation along Jim Calhoun Way
April 28, 2021

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 I-Lot Improvements (Final: $7,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $7,000,000, as detailed in the attached project budget, for the I-Lot Improvements project. The project increase of $6,525,000 enables the project to move into construction. 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 $7,000,000 in UCONN 2000 bond funds for the I-Lot Improvements project to allow construction to proceed after bids have been evaluated for conformance with the project scope and budget.”

BACKGROUND:

The project will reconstruct, improve, and relocate a portion of Lot I’s three hundred sixty parking spaces to enable the construction and opening of a new ice hockey arena. The project scope will include, but is not limited to, removal of existing pavement, regrading of existing and imported base material, storm water collection and conveyance, curbing, paving, lighting, security, signage and striping. Existing utility infrastructure extended to the Hockey Arena site under the Athletic District Development project will be utilized to make final utility connections, as well as make connection to the Performance Center Audio/Visual control center for audio/visual show production of games.

The I-Lot Improvements project is currently in the Bidding/Negotiation Phase. Construction is anticipated to begin in May 2021 and be complete in Fall 2022.
The Final Budget is based on contractor bids received in March 2021.

The Final Budget for Phase 1 is attached for your information and reflects an increase of $6,525,000 to the previously Approved Design budget of $475,000.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** I-LOT IMPROVEMENTS

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<th><strong>BUDGETED EXPENDITURES</strong></th>
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**SOURCE(S) OF FUNDING**

- UCONN 2000 BOND FUNDS

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**TOTAL BUDGETED FUNDING**

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<td>$ 250,000</td>
<td>$ 475,000</td>
<td>$ 7,000,000</td>
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*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.*
I-LOT IMPROVEMENTS
Project Budget (FINAL)
April 28, 2021
April 28, 2021

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 NER East Steam Repair (Phase 1) (Final: $650,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $650,000, as detailed in the attached project budget, for the NER East Steam Repair project, Phase 1. The project increase of $450,000 enables Phase 1 of the project, modifications to the B-6 steam vault, to move into construction. 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 $650,000 in UCONN 2000 bond funds for the NER East Steam Repair project, Phase 1 and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been evaluated for conformance with the project scope and budget.”

BACKGROUND:

As part of the North Eagleville Road Phase IIIB project, a new section of direct buried steam pipe was scheduled to be connected through steam vault E-5 (in Glenbrook road adjacent to the Philip E. Austin Building) to a section of existing piping located in North Eagleville Road crossing route 195 and terminating in vault B-6 in the Young Quad. This existing section of steam piping serves East Campus and was installed as part of an exigent project in 2014.

Prior to making the final connections, a pressure test of the existing steam line was undertaken which revealed that the pipe was leaking at two specific locations. During the winter of 2019 the leaks were repaired but upon additional testing, additional leaks were observed. During the investigation, the University’s 3rd party engineer determined that it was necessary to install
pumping appurtenances to mitigate inflow water that is entering the B6 vault and connected steam lines. Phase 2, the remainder of the work associated with the repair of the steam pipe, will be the subject of a future resolution.

The NER East Steam Repair- Phase 1 project is currently in the Bidding/Negotiation Phase. Construction is anticipated to begin in May 2021 and be complete in August 2021.

The Final Budget for Phase 1 is based on contractor bids received in February 2021.

The Final Budget for Phase 1 is attached for your information and reflects an increase of $450,000 to the previously Approved Planning budget of $200,000.

Attachment
### CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** NER EAST STEAM REPAIR

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**TOTAL BUDGETED FUNDING**

| TOTAL BUDGETED FUNDING                                   | $ 200,000                  | $ 650,000                |

*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.*
April 28, 2021

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 Residential Life Facilities – Hicks and Grange Student Room and Common Area Renovations (Revised Final: $1,875,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $1,875,000, as detailed in the attached project budget, for the Residential Life Facilities – Hicks and Grange Student Room and Common Area Renovations, for Construction. The project increase of $275,000 to the Approved Final budget of $1,600,000 reflects contractor bids. 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 $1,875,000 in UCONN 2000 bond funds for the Residential Life Facilities- Hicks and Grange Student Room and Common Area Renovations project.”

BACKGROUND:

Hicks and Grange Residence Halls, in East Campus, were built in 1950 for agricultural students and the student rooms throughout these two buildings have never been renovated. This renovation will improve the lighting, fire alarm systems and IT cabling systems and remove hazardous material floor tiles and ceilings. Common areas such as stairwells, corridors and lounges will receive new flooring, paint and lighting. Due to the COVID-19 pandemic, this project was deferred to Summer 2021, it was preceded by the renovation of all the buildings’ bathrooms in 2019.
The Residential Life Facilities – Hicks and Grange Student Room and Common Area Renovations is currently in the Bidding/Negotiation Phase. Construction is anticipated to begin in April 2021 and be complete in August 2021.

The Revised Final Budget is based on contractor bids received in February 2021.

The Revised Final Budget is attached for your information and reflects an increase of $275,000, due to market conditions and a year’s delay from the final estimate to bidding, to the Approved Final Budget of $1,600,000.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** RESIDENTIAL LIFE FACILITIES - HICKS AND GRANGE STUDENT ROOM AND COMMON AREA RENOVATIONS

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<td>105,000</td>
<td>115,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td>40,000</td>
<td>145,000</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</td>
<td>50,000</td>
<td>100,000</td>
<td>-</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>2,500</td>
<td>47,000</td>
<td>50,000</td>
<td>60,000</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>10,000</td>
<td>50,000</td>
<td>50,000</td>
<td>65,000</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,500</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,500</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$ 70,300</td>
<td>$ 292,000</td>
<td>$ 1,450,000</td>
<td>$ 1,685,000</td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>11,700</td>
<td>50,000</td>
<td>150,000</td>
<td>190,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$ 82,000</td>
<td>$ 342,000</td>
<td>$ 1,600,000</td>
<td>$ 1,875,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

- **UCONN 2000 BOND FUNDS**
  - $ 82,000
  - $ 342,000
  - $ 1,600,000
  - $ 1,875,000

**TOTAL BUDGETED FUNDING**

- $ 82,000
- $ 342,000
- $ 1,600,000
- $ 1,875,000

* 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.
April 28, 2021

TO: Members of the Board of Trustees

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

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

RE: Project Budget for Atwater Laboratory Emergency Power Installation  
Final: $535,000

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $535,000 as detailed in the attached project budget, for Atwater Laboratory Emergency Power Installation for Construction. 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 $535,000 in University funds for Atwater Laboratory Emergency Power Installation project; and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

The existing natural gas generator serving Atwater laboratory building is obsolete, beyond its expected life and should be retired. In order to remove the existing generator and supply the Atwater Lab building with safe and reliable alternate source power, an electrical feeder from the Cogeneration plant via Chemistry building is required. The project will include the demolition and removal of the existing natural gas generator and installation of an electric feeder to be routed from the Chemistry building to Atwater Lab.

The Final Budget is based on the consultant’s preliminary opinion of construction cost during Design. The Final Budget is attached for your information.

Attachment
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: ATWATER LABORATORY EMERGENCY POWER INSTALLATION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED</th>
<th>FINAL</th>
<th>4/28/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$382,862</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>$125,100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>$507,962</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>$27,038</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL BUDGETED EXPENDITURES</td>
<td>$535,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SOURCE(S) OF FUNDING*

| UNIVERSITY FUNDS                           | $535,000          |       |           |
| TOTAL BUDGETED FUNDING                     | $535,000          |       |           |

* 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.
April 28, 2021

TO: Members of the Board of Trustees

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

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

RE: Project Budget for Werth Family Basketball Champions Center Hall of Fame
(Revised Final: $3,537,000)

RECOMMENDATION:

That the Board of Trustees note a report of the Revised Final Budget of $3,537,000, as detailed in the attached project budget, for the completion of the Hall of Fame in the Werth Family Basketball Champions Center. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees note the use of $2,500,000 in University funds and $1,037,000 of Gift funds for the Werth Family Basketball Champions Center Hall of Fame.”

BACKGROUND:

The Werth Family Basketball Champions Center opened in the fall of 2014 and is home to both our men’s and women’s Basketball programs. The facility houses all facets of these programs and includes an academic center, strength and conditioning, athletic training, locker rooms, practice courts, and offices.

At the time of opening, the main entry lobby, the men’s and women’s Hall of Fame areas and the main team corridors were not completed due to budget limitations. This initiative includes the outfitting of these areas to showcase the long and storied history of UConn basketball for recruits, student-athletes, fans and donors alike. The Division of Athletics is collaborating with Dimensional Innovations to design, fabricate and install components to
help highlight the rich history of both programs. This has been accomplished through a mixture of static displays, casework, graphics and digital technology.

This initiative has been managed by Athletics with assistance from University Facilities Operations. Construction began in the fall 2018 with completion expected by June 2021. While a majority of the project will initially be funded through University funds; Athletics will replenish these funds through philanthropy.
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL  
**PROJECT NAME:** WERTH FAMILY BASKETBALL CHAMPIONS CENTER HALL OF FAME

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED FINAL 9/26/2018</th>
<th>APPROVED REVISED FINAL 4/1/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION (electrical &amp; data)</td>
<td>$150,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>-</td>
<td>237,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>3,100,000</td>
<td>3,100,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**SUBTOTAL**

<table>
<thead>
<tr>
<th></th>
<th>$3,300,000</th>
<th>$3,537,000</th>
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</thead>
</table>

**PROJECT CONTINGENCY**

<table>
<thead>
<tr>
<th></th>
<th>165,000</th>
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</thead>
</table>

**TOTAL BUDGETED EXPENDITURES**

<table>
<thead>
<tr>
<th></th>
<th>$3,465,000</th>
<th>$3,537,000</th>
</tr>
</thead>
</table>

**SOURCE(S) OF FUNDING**

<table>
<thead>
<tr>
<th></th>
<th>$2,500,000</th>
<th>$2,500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIVERSITY FUNDS</td>
<td>965,000</td>
<td>1,037,000</td>
</tr>
<tr>
<td>GIFT FUNDS</td>
<td></td>
<td></td>
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</tbody>
</table>

**TOTAL BUDGETED FUNDING**

<table>
<thead>
<tr>
<th></th>
<th>$3,465,000</th>
<th>$3,537,000</th>
</tr>
</thead>
</table>

*BOT 4.28.21*
*FO500024*
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
2020 Q4 Market Conditions Recap

- Escalation in 2020 was generally flat
- In 2020, profit margins offset increases in materials, labor and construction inefficiency
- Many suppliers were still being affected by pandemic related shut-downs or reduced production with many open questions about what to expect in Q1 of 2021
- Significant amount of owner uncertainty with many institutional projects on hold
2021 Q1 Current Conditions

- Owner increase in releasing projects that were on hold as of Q3 and Q4 of 2020
- Rapid increase in demand and shortages of supply from lingering decreases in production, long lead times
- Robust construction labor force (currently only 300,000 construction jobs (4%) below pre-pandemic levels Nationally)
- Construction jobs expected to return to pre-pandemic levels Nationally by this summer/fall

Structural Steel Pricing, $/Ton

Markets returning to escalation, regionally dependent.

Connecticut:
- For long range capital planning use 3.5%-4.0% per year to mid-point of construction
- For projects in design use 0.5% per month (6% per year) from current pricing to the anticipated procurement date
Vermeulens Construction Cost Index

- Vermeulens Index
- Construction Trendline (3.5%)
- PCE
- PCE Trendline (1.7%)
- PCE Trendline 2010-2021 (2.0%)
- PCE 3-year projection

Years: 2000 to 2023
Index Values: 120 to 480
Dear NAME,

Thank you for your interest in real estate development on the perimeter of the UConn Storrs campus. We received your proposals concerning the LOCATION/NAME regarding the potential development of ___ units and ___ beds of new undergraduate graduate student housing, with the most recent correspondence submitted on ____________. For reasons stated below, the University is extending the moratorium on new sewer connections for the foreseeable future and is therefore unable to grant your request for sewer service.

- The sewer system in the area in which your new development is proposed is owned and operated by UConn, and UConn has the sole authority and discretion to grant connections to the sewer system. UConn notified the Town of Mansfield in writing in October 2019 of a moratorium on sewer service connections for new development. Since that time, there have been a number of items that continue to influence the University’s ability to approve sewer service connections for off-campus developments.

- The UConn wastewater treatment plant (WWTP) that serves the area may have insufficient capacity to support off-campus development. Given the University’s desire to expand research and development space, which may utilize the majority or all of the remaining existing capacity, there is likely insufficient sewer treatment capacity for the University to approve all proposed new projects abutting or on the perimeter of campus without expansion of the existing WWTP. A cost sharing model will need to be developed for both the current plant operations and capital improvements for a plant expansion prior to proceeding with any new off-campus development.

- The University is developing an updated strategic plan and it is anticipated that real estate will be an important consideration in the evaluation of this overall strategy. We do not anticipate that a fully integrated strategic plan will be adopted and implemented by the University for at least the next 18 to 24 months. We therefore cannot presently project the need for off-campus development to support the University until these planning efforts are completed and adopted by the University.
• The University started work on a Student Housing Master Plan in 2020 to create an outline and potential roadmap for future investment in student housing, but the plan requires further evaluation and is not expected to be completed until the University’s strategic plan is adopted.

• The COVID-19 pandemic that commenced in March 2020 will continue to impact our short-term housing occupancy. The potential mid-term and long-term impacts to UConn and the Town, including the on-campus and off-campus housing portfolios, are not yet known, and it is uncertain whether there will be any long-term cultural or attitude changes towards residential college campuses.

For these reasons and until further notice, UConn will be extending the moratorium on new sewer connections for the foreseeable future. We believe the University may be in a position to reassess this decision in the next 20 to 24 months when there is more financial and market certainty and when the University has completed its housing and strategic plans. While reserving our right to reconsider, UConn will not be reviewing applications for new sewer service connections for off-campus development until after December 31, 2022.

If you have any questions in the meantime, please do not hesitate to contact me.

Sincerely,

Scott Jordan
University of Connecticut
Executive Vice President and CFO

CC Laura Cruickshank, Robert Corbett, Linda Painter, Ryan Aylesworth
Mr. Rodney J. King
Senior Vice President
Core Spaces
1643 N Milwaukee Avenue, 5th Floor
Chicago, IL 60647

RE: 134 North Eagleville Road

Mr. Eric Leath
Development Manager
Landmark Properties
315 Oconee Street
Athens, GA 30601

RE: 1244 Storrs Road, Mansfield, CT

Mr. Tony Giorgio
Managing Director
The Keystone Companies
56 East Main Street
Avon, CT 06001

RE: The Lodges at Storrs

Mr. Joseph Vallone
President
Vallone Ventures
9 Bobwhite Drive
Westport, CT 06880

RE: Graduate Housing Development Proposal

Mr. Paul J. Wilmot
President
Wilmorite Real Estate
1265 Scottsville Road
Rochester, NY 14624

RE: North Eagleville Road and King Hill Road, Storrs CT
April 13, 2021

TO: Members of the Board of Trustees Buildings, Grounds and Environment Committee

FROM: P. Michael Jednak
Associate Vice President for Facilities Operation

RE: 88 Gurleyville Road – Roof Repairs and Garage Door Replacement

The University property at 88 Gurleyville Road, Storrs is utilized as the residence for the University President House and requires roof repairs and garage door replacement for a total cost of $47,900. The project is necessary to address the deterioration.

The necessary work includes:

• Replacement of 3 original wooden garage doors (rotting) to polyurethane-filled insulated steel doors (R-Value improved from 0 to 12.76), estimated $2,900.
• Replacement of 20-year old asphalt shingled roof (leaking) to new with 50 year manufacture warranty and 25 year contractor workmanship warranty Protection Plan, estimated $45,000.

This project will be managed by University Facilities Operations. The project is for repair to a University rental property and will be funded with rental income from campus properties. Construction will begin immediately, and the completion is expected by June 2021.
June 10, 2010

TO: Members of the Board of Trustees
FROM: Members of the Buildings, Grounds and Environment Committee
RE: Approval Process for Projects Benefiting University President

Any project initiated by the President or for the benefit of the President is to be approved by the Board of Trustees Building, Grounds and Environment Committee rather than the University’s internal Building and Ground Committee.
April 13, 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 April 13, 2021:

The On-Call Professional Services Program Master Agreements solicitation process is on-going. Submissions for the 16 categories have been received through the eSourcing Bidding Module and are currently under internal evaluation by CPFP and the Evaluation Committees. Metrics for the solicitation process (i.e., number of submissions received/accepted) will be provided to BGE in our next report once the new contracts are completed for the Program. The expectation is to have the contracts in place for May 1, 2021.

The CPFP team continues to build the eSourcing Bidding Module and we are now focusing on the bidding templates for the Facilities Operations solicitations. The goal is to provide consistency and efficiency in the bidding process for both internal stakeholders as well as vendors/contractors submitting a proposal through the new system. Our goal is to be 100% electronic bidding by summer 2021.
**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 (3/11/2016 through 2/28/21)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category T&amp;M</td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$14,075,237</td>
</tr>
<tr>
<td>Assignments</td>
<td>503</td>
</tr>
<tr>
<td>In-State vs. Out-of-State spend</td>
<td>100% to 0%</td>
</tr>
<tr>
<td>Category Lump Sum</td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$2,251,802</td>
</tr>
<tr>
<td>Contracts awarded</td>
<td>47</td>
</tr>
<tr>
<td><strong>Total Awards to SBEs and MBEs</strong></td>
<td></td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>76%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>24%</td>
</tr>
<tr>
<td>Total aggregate spend in the program</td>
<td>$16,327,039</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Call Trades and General Contractors Program</th>
<th>$100,000 - $500,000 (5/1/2014 through 2/28/21)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category</td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$42,731,406</td>
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<tr>
<td>Assignments</td>
<td>647</td>
</tr>
<tr>
<td>In-State vs. Out-of-State spend</td>
<td>99.52% to .48%</td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>42%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>22%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Call Professional A/E Program</th>
<th>(2013 through 2/28/21)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate spend</td>
<td>$75,457,777</td>
</tr>
<tr>
<td>Assignments</td>
<td>1487</td>
</tr>
<tr>
<td>In-State vs. Out-of-State spend</td>
<td>83% to 17%</td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>24%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>13%</td>
</tr>
</tbody>
</table>

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

#### CT vs. Non-CT Firms

- **Total CT Firms:** $62,852,117 (83%)
- **Total Non-CT Firms:** $12,605,660 (17%)
- **Total Awarded:** $75,457,777 (100%)

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

- **Total SBE:** $18,242,419 (24%)
- **Total MBE:** $9,600,586 (13%)
- **Total Non-S/MBE:** $47,614,772 (63%)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT Non-S/MBE</td>
<td>$35,009,112</td>
<td></td>
</tr>
<tr>
<td>Other States Non-S/MBE</td>
<td>$12,605,660</td>
<td></td>
</tr>
<tr>
<td><strong>Total Awarded:</strong></td>
<td>$75,457,777</td>
<td>100%</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:** 302
- **CT MBE:** 278
- **CT Non S/MBE:** 162
- **Other States:** 745

---

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 02/28/2021
$100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

Awards by Category

- Electrical: 5%
- General Contractors: 47%
- HVAC: 17%
- Roofing: 3%
- Site Work: 7%
- Telecomm: 16%
- Water Treatment: 0.17%
- Water/Sewer: 4%
- Masonry & Waterproofing: 0.30%
- Landscaping: 0.13%

<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>General Contractors</td>
<td>$20,101,013</td>
<td>47%</td>
</tr>
<tr>
<td>HVAC</td>
<td>$7,297,546</td>
<td>17%</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$55,625</td>
<td>0.13%</td>
</tr>
<tr>
<td>Masonry &amp; Waterproofing</td>
<td>$129,202</td>
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</tr>
<tr>
<td>Site Work</td>
<td>$2,980,334</td>
<td>7%</td>
</tr>
<tr>
<td>Telecomm</td>
<td>$6,919,880</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>Total</td>
<td>$42,731,406</td>
<td>100%</td>
</tr>
</tbody>
</table>

University Reporting Entity: Capital Projects Facilities Procurement

Period 5/1/2014 through 2/28/2021
$100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

CT vs. Non-CT Firms

- Total CT Firms: $42,528,217 99.52%
- Total Non-CT Firms: $203,189 0.48%
- Total Awarded: $42,731,406 100%

SBE vs. MBE vs. Non-S/MBE

- Total SBE: $18,070,196 42%
- Total MBE: $9,501,257 22%
- Total Non-S/MBE: $15,159,953 35%
- Total Awarded: $42,731,406 100%

MBE Makeup

- Total Woman: $7,899,364 83%
- Total Iberian Peninsula: $1,601,893 17%
- Total Black American: $0 - 0%
- Total Awarded MBE: $9,501,257 100%

No. of Assignments Awarded

- CT MBE: 190
- CT SBE: 7
- CT Non-SBE: 221
- Other States Non-SBE: 229

University Reporting Entity: Capital Projects Facilities Procurement

Period 5/1/2014 through 2/28/2021
Awards by Category

- Site Work: 25% ($3,841,557)
- Asphalt: 1% ($174,954)
- Masonry: 7% ($968,490)
- Electrical: 2% ($309,780)
- Plumbing: 1% ($867,873)
- Painting: 15% ($2,480,724)
- Roofing: 10% ($1,610,916)
- HVAC: 6% ($968,490)
- Insulation: 4% ($671,741)
- Flooring: 24% ($3,841,557)
- GC: 5% ($867,873)

Total: $16,327,039 (100%)

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/11/2016 through 02/28/2021
$0 - $100,000 On-Call Trade and GC Services Contract Utilization Report

Total Lump Sum: $2,251,802 14%
Total T&M: $14,075,237 86%
Total Awarded: $16,327,039 100%

Total SBE: $12,468,529 76%
Total MBE: $3,858,510 24%
Total Awarded: $16,327,039 100%

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: 503
- T&M MBE Assignments: 90
- Total Lump Sum: 47
- Lump Sum MBE Assignments: 17
- Total Award: 550
- Total Awards to MBEs: 105 (19% of work)
Buildings & Grounds Committee
April 13, 2021

UConn Health Updates
Facilities Development & Operations
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
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

## Partial Project List: Design & Construction Phase

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Location 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>
</table>

## Project List: Design & Construction Phase - DPH COVID-19 Review

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Location Details</th>
</tr>
</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>
</tr>
</tbody>
</table>

## Project List: Design & Construction Phase - Suspended due to COVID-19

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Location 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>
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: The Psoriasis Center opened on March 8. The project is complete.

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 expected to be complete at the end of April.

Budget: $7.8 m – project remains on budget

Issues/Concerns: The delay due to the windows may result in additional General Conditions
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:** The low bid for installation of the RTUs is higher than budgeted. (less than 5% over) Some funding adjusted will be required.
University Planning, Design & Construction
UCONN 2000 Code Correction Program

Exception Report

16-Mar-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>Discrepancies</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>
</tr>
</tbody>
</table>

**Totals**

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>53</strong></td>
<td><strong>28</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>25</strong></td>
<td></td>
<td></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: 03/15/2021

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project #</th>
<th>Project Manager</th>
<th>Estimated/Actual completion date</th>
<th># of open Discrepancies</th>
<th># Awaiting Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamford - Phase I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stamford - Design Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>10/1/2020</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Stamford - Contractor Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>10/1/2020</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Stamford - UCONN Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>10/1/2020</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Stamford - Phase II</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stamford - Design Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Stamford - Contractor Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Stamford - UCONN Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>4</td>
<td>0</td>
</tr>
</tbody>
</table>

### Completion Date Explanations:

**Stamford - Phase I**

Construction was substantially complete in December 2020.

**Stamford - Phase II**

Construction document completion is scheduled for April 2021. Procurement and GMP to be complete by June 2021. Anticipated construction schedule is July 2021 through December 2022.

Grand Totals: 25 0
Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 01/16/2021 - 03/15/2021

<table>
<thead>
<tr>
<th>Change Order ID</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>POA-001426</td>
<td>CR #022 - Removal and disposal of PCB Remediation waste soils</td>
<td>Unforeseen Conditions</td>
<td>$162,477.46</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #015 - Removal and disposal of additional lead impacted soils. This CR is a continuation of the exceedances in CR #009</td>
<td>Unforeseen Conditions</td>
<td>$54,725.87</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #002A/CCD #2 - Abutter driveway cleaning</td>
<td>Regulatory Changes</td>
<td>$15,517.96</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #007/CCD #4 - Soil remediation in the CT DOT Right of Way</td>
<td>Unforeseen Conditions</td>
<td>$216,472.41</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #010 - Rental of wheel mounted excavator in place of a similar sized crawler mounted excavator in an effort to minimize vibrations</td>
<td>Unforeseen Conditions</td>
<td>$26,880.00</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #009 - Removal and disposal of additional lead impacted soil</td>
<td>Unforeseen Conditions</td>
<td>$46,807.81</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #008 - Landscape modifications</td>
<td>Unforeseen Conditions</td>
<td>$-8,347.30</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #001C - Credit for Bid Alternate #1: Bituminous concrete sidewalk and relocate construction fence with blue scrim to opposite side of proposed bituminous concrete sidewalk prior to demobilization, which was removed the the scope of work in Bulletin #1</td>
<td>Owner Scope Change</td>
<td>$-40,150.00</td>
</tr>
<tr>
<td>POA-001426</td>
<td>CR #006 - Riverbank tree removal</td>
<td>Owner Scope Change</td>
<td>$17,512.72</td>
</tr>
</tbody>
</table>

Total Change Order ($): $491,896.93

Project Budget: $10,000,000.00

% of Change Order to Project Budget: 4.92%
**Change Order**

**PROJECT:** (Name and address)  
Main Building Renovation, 3rd Floor,  
Project 3  
#19-007

**ARCHITECT:** (Name and address)  
Stanlee Connecticut, Inc.  
55 Church St, Suite 601  
New Haven, CT 06510

**CONTRACT INFORMATION:**  
Contract For: General Construction

**CONTRACTOR:** (Name and address)  
O&G Industries, Inc.  
12 Wall St  
Torrington, CT 06790

**CHANGE ORDER INFORMATION:**  
Change Order Number: 004  
Date: 2/22/2021

---

**THE CONTRACT IS CHANGED AS FOLLOWS:**

(Inset 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.)

<table>
<thead>
<tr>
<th>PCO #</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>#022rev1</td>
<td>CCD #2, Bulletin #2, Part 1</td>
<td>$121,295.02</td>
</tr>
<tr>
<td>#025rev1</td>
<td>RFI 53 Water Fountain Demolition</td>
<td>$1,953.69</td>
</tr>
<tr>
<td>#027rev1</td>
<td>RFI #68 Added Valves</td>
<td>$1,142.16</td>
</tr>
<tr>
<td>#028rev1</td>
<td>Fire Hose Cabinets Demolition - North &amp; South</td>
<td>$1,512.71</td>
</tr>
<tr>
<td>#033ID</td>
<td>Blower &amp; Revised Scope</td>
<td>$53,633.83</td>
</tr>
<tr>
<td>#035</td>
<td>Markboard MB-1</td>
<td>$2,954.35</td>
</tr>
<tr>
<td>#037rev1</td>
<td>Shaft Platform for Flow Station</td>
<td>$6,374.37</td>
</tr>
</tbody>
</table>

**Total:** $220,866.15

---

The original Contract Sum was $5,051,799.00.  
The net change by previously authorized Change Orders $5,603.78.  
The Contract Sum prior to this Change Order was $5,167,402.78.  
The new Contract Sum will be increased by this Change Order in the amount of $220,866.15.  
The new Contract Sum including this Change Order will be $5,388,268.93.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

**ARCHITECT:**  
Stanlee Connecticut, Inc.  
Margaret Molnar-Ryan

**CONTRACTOR:**  
O&G Industries, Inc.  
Aaron Modnick, Vice President

**OWNER:**  
UCONN Health  
RJA, 3/9/21

**SIGNATURE:**  
Margaret Molnar-Ryan  
3/3/2021

**DATE:**  
JG 3/15/21

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