



April 28, 2021

TO: Members of the Board of Trustees

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

RE: Purchase of Mobile Office Buildings

RECOMMENDATION:

That the Board of Trustees authorizes the Administration to enter an agreement, and any other ancillary documents required, to purchase the modular office buildings (MOBs) located at 25 Gampel Service Drive on the Storrs Campus for a sum of \$1,310,000.

RESOLUTION:

“Be it resolved that the Board of Trustees authorizes the Administration to enter into an agreement, and any other ancillary documents required, to purchase the modular office buildings (MOBs) located at 25 Gampel Service Drive on the Storrs Campus for a sum of \$1,310,000 utilizing UCONN 2000 bond funds.”

BACKGROUND:

The 14,000 gross square feet of modular office buildings (MOBs) are located at 25 Gampel Service Drive and are comprised of 24 connected individual MOB units. The units were newly constructed in 2017 and are currently leased from Sustainable Modular Management, Inc. by the Whiting-Turner Contracting Company, the University’s general contractor for the ongoing Gant Building Renovation project. The costs of the current lease are reimbursed to Whiting-Turner through the Gant Building Renovation capital project. This four-year lease expires in August 2021, but the lease can be extended through a new direct-to-the-University lease, if necessary.

The MOBs have been utilized for the last four years as offices for University Information Technology Services (UITS). In 2017, UITS was undertaking a staff consolidation plan and seeking a new central location on campus for their department. A portion of their staff had to relocate due to the Gant Building Renovation project and their space in the Gant Building

post-renovation was reassigned for academic use. For the foreseeable future, UITS plans to continue to utilize the MOBs office as their centralized location.

The University has investigated whether it would be more cost-effective to continue to rent the MOBs or to purchase them. It has been determined that it is more favorable financially to purchase the MOBs, since the rent payment break-even is calculated at only five years. The MOBs have a useful life of at least 15 to 20 more years and are therefore a mid-term asset. The MOBs will continue to be utilized by UITS, but should UITS decentralize or be relocated to alternate space, the MOBs can still be effectively used as office space for other departments on campus.