AGENDA

Meeting of the

BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE

September 14, 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 June 15, 2021, as circulated.

3. Reciprocal No-Build Easement with RMS Washington Boulevard, LLC at UConn Stamford

4. Amendment to Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health

PRESENTATION/DISCUSSION ITEMS:

5. Office of Construction Assurance
   ➢ Frank LaRosa, Associate Vice President and Chief Audit Executive

6. UConn Health Updates, Facilities Development and Operations
   ➢ Presenter: Thomas Trutter, Vice President for UConn Health Facilities Development & Operations
7. University Business Services – Capital Projects and Facilities Procurement (CPFP)
   Operational Activities and Organizational Improvements
    Introduction and Welcome to Joseph Thompson, Associate Vice President of
     University Business Services and Chief Procurement Officer

8. Project Updates ~ 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 09/29/21:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Safety Building Improvements</td>
<td>Revised Final</td>
<td>$7,450,000</td>
</tr>
<tr>
<td>UPDC Relocation (waiver)</td>
<td>Final</td>
<td>$960,000</td>
</tr>
<tr>
<td>FACOPS Bldg. Merger of Parking Services</td>
<td>Final</td>
<td>$650,000</td>
</tr>
</tbody>
</table>

Projects Reviewed by BGE and to be presented to Financial Affairs on 10/27/21:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Eagleville Road and Discovery Drive</td>
<td>Final</td>
<td>$800,000</td>
</tr>
<tr>
<td>Intersection Improvements</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9. Process Update
   • We are continuing to work on improving/streamlining our policies and procedures, specifically the
     capital project initiation/approval process, and starting to pilot some changes to our working groups
     such as different members, metrics for decision making and strategic prioritization. More details to
     follow at the November BGE meeting.

10. Other Business

11. Executive Session (As Needed)

12. Adjournment

INFORMATION ITEMS:

13. 2022 BGE Committee Meeting Schedule

14. Status of Code Correction Projects
    Construction Management Oversight Committee Quarterly Code Correction
     Status Report – Code Exception Report
    Quarterly Construction Status Report, Period Ending June 30, 2021
INFORMATION ITEMS (Continued):

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

MINUTES
MEETING OF THE
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
University of Connecticut
Teleconference
June 15, 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: Andy Agwunobi, David Benedict, Lloyd Blanchard,
Patricia Casey, Debbie Carone, Robert Corbett,
Laura Cruickshank, Greg Daniels, Nicole Gelston,
Michael Jednak, Scott Jordan, Frank LaRosa,
Nathan LaVallee, Carl Lejuez, Lynn Lesniak,
Radenka Maric, Rachel Rubin, Thomas Trutter,
Kristen Wirtanen and Reka Wrynn

Vice-Chair Marilda Gandara convened a meeting of the Buildings, Grounds and
Environment (BGE) Committee at 10:01 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. The
following student spoke about issues related to LGBTQ residential housing needs and increased
gender inclusive housing and bathroom facilities on campus: Cal Benitex. Ms. Gandara
recommended that the needs of all members of the community be taken into account as campus
facilities are built and renovated.

Trustee Gandara directed the committee to agenda Item #2, Approval of the Minutes of
the Buildings, Grounds and Environment Committee Meeting of April 13, 2021. Trustee
Gandara noted that the minutes need to be amended to add Frank LaRosa who was not
included on the minutes. On a motion by Trustee Gouin and seconded by Trustee Fang, the
item was approved, as amended.

The committee was directed to agenda Item #3, Office of Construction Assurance.
Frank LaRosa, Associate Vice President and Chief Audit Executive, reported that he is working
to finalize a number of statutorily named projects closed in the past four fiscal years in order to
prepare summary reports required for CMOC; while also finalizing procedures to be tested
against the three manuals available and the related statutes.

Scott Jordan, Executive Vice President for Administration and Chief Financial Officer,
reviewed agenda Item #4, Fiscal Year 2022 Capital Budget. He provided a PowerPoint
presentation on the FY22 Capital Budget for both Storrs and Regional campuses along with
UConn Health. Mr. Jordan noted that the budget is dependent on the Legislature and Governor’s
final approval. Thomas Trutter, UConn Health, Associate Vice President for Campus Planning,
Design and Construction, briefed the Committee on the many capital improvements that have occurred on the UConn Health campus.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, detailed agenda Item #5, Project Update ~ Storrs Based Programs. Her presentation highlighted the following projects: Fieldhouse – Old Recreation Center Backfill; South Campus Residence Hall; UCONN 2000 Code Remediation – Stamford; UConn Hockey Arena and I-Lot Improvements; Northwest Science Quad – Site Plan and 5 Projects; Public Safety Building; Bergin Correctional Institute; Connected and Automated Vehicle (CAV) Test Track; and the Living Building Challenge.

Thomas Trutter, briefed the Committee on agenda Item #8, UConn Health Updates, Facilities Development and Operations. The report included an update on COVID 19 response; and Main Building Lab (L) Area Renovations – 3rd floor; and the Musculoskeletal Institute Building (MSI) Roof Top Unit Replacement.

Michael Jednak, Associate Vice President for Facilities Operations, reviewed the draft project budgets to be presented to the Financial Affairs Committee and the Board of Trustees for review and approval on June 30, 2021.

Trustee Gandara thanked the staff for their hard work and assistance throughout the past year. She also stated that this was Scott Jordan’s last BGE Committee meeting and thanked him for years of service to the University. Trustee Ritter also stated his appreciation and recognition of Scott’s work for the University. Dr. Agwunobi echoed the comments about Scott and assured the committee that Lloyd Blanchard will step into the finance portion of the role and Dr. Andy will manage the operations side of the division as he determines the best structure moving forward to serve the University. Mr. Jordan thanked the Committee, administrators and staff for their support and dedication to the University.

The meeting was adjourned at 11:38 a.m. on a motion by Mr. Archambault and seconded by Trustee Fang.

Respectfully submitted,

Debbie L. Carone
Debbie L. Carone
Secretary to the Committee
TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

DATE: September 29, 2021

RE: Reciprocal No-Build Easement with RMS Washington Boulevard, LLC at UConn Stamford

RECOMMENDATION:

That the Board of Trustees approves a permanent "no build" reciprocal easement with RMS Washington Boulevard, LLC at UConn Stamford. The Administration recommends that the Board of Trustee adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approves a permanent "no-build" reciprocal easement with RMS Washington Boulevard, LLC at UConn Stamford."

BACKGROUND:

This permanent reciprocal easement is associated with the code remediation project for the UConn Stamford campus main building (Project #201523).

The University acquired the main UConn Stamford building from the State of Connecticut Department of Public Works in 1996. The building was originally constructed on the northern lot line, and a renovation of the building in 1997 did not change that condition. The property to the north is presently owned by The Wolff Company, dba RMS Washington Boulevard, LLC ("RMSWB"). A code review by UConn Public Safety determined that a deficiency exists in the fire rating of the exterior wall construction on the northern property line and in the rating and number of windows on the northern façade.

In order to mitigate the deficiency in the most fiscally responsible manner, the University has negotiated with RMSWB a reciprocal and permanent "no-build" area on the contiguous property. The
easement will restrict construction on the RMSWB property along a significant portion of the northern boundary and the area ranges in width from approximately ten (10) feet wide to slightly over thirty (30) feet. The agreement also grants to RMSWB a more modest three (3) foot wide no-build easement on the eastern end of the northern boundary on the University’s property, to cure a potential RMSWB code deficiency. In each case, existing site features would remain undisturbed.

The proposed easement areas are shown in cross-hatching on the attached draft “Easement Map Establishing No-Build Areas, 1201 Washington Boulevard and 20 Broad Street, Stamford, Connecticut,” prepared by Freeman Companies and dated June 30, 2021. The final easement language remains subject to final negotiations. Neither the University nor RMSWB will seek consideration for this easement given its reciprocal nature.
ESTABLISHED NO-BUILD AREAS
1201 WASHINGTON BOULEVARD AND
20 BROAD STREET
STAMFORD, CONNECTICUT

LOCATION MAP

LEGEND

EASEMENT MAP

MAP REFERENCE(S)

GENERAL NOTES

1. The map is intended for informational purposes only and is subject to change without notice.
2. Use of the map is subject to its terms and conditions.
3. Use of the map is subject to the terms and conditions of the licenses governing the use of the map.
4. The map is not intended to be used for legal purposes.
5. The map is not intended to be used for navigational purposes.

FREEMAN COMPANIES, LLC
36 JOHN STREET
HARTFORD, CT 06106
WWW.FREEMANCOS.COM
(860) 251-9550
FAX: (860) 986-7161
TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

DATE: September 29, 2021

RE: Amendment to Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health

RECOMMENDATION:

That the Board of Trustees approves an amendment to the Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health. The Administration recommends that the Board of Trustee adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves an amendment to the Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health.”

BACKGROUND:

This easement is associated with the entrance drive to UConn Health’s property known as the Cell and Genomic Research Building, located at 400 Farmington Avenue in Farmington, Connecticut.

In 2005, UConn’s predecessor in interest granted an access and utility easement to 402 Farmington LLC’s (“402 Farmington”) predecessor in interest to allow the construction of an entry drive and the installation of utilities over what is now UConn Health’s property. Presently, 402 Farmington desires to marginally expand the existing easement area to the east to allow for the placement of a new monument sign, as well as for temporary access along the north side of the existing easement area to allow for grading and landscaping.

The proposed temporary and permanent easement areas are shown on the attached draft “Easement Map, Proposed Residential Development, 402 Farmington Avenue (Route 4) & Quarry Road, Farmington, Connecticut,” prepared by Milone & Macbroom and dated June 15, 2021. The final easement language remains subject to final negotiations. The University will not seek consideration for this easement given that it is a modification of an existing easement.
NOTES
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN EASEMENT MAP BASED ON AN ORIGINAL SURVEY WITH EXISTING BOUNDARIES AND EASEMENTS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE EXPANSION OF AN EXISTING ACCESS AND UTILITY EASEMENT AND THE PROPOSED TEMPORARY EASEMENTS.
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
A. "PROPERTY/TOPOGRAPHIC SURVEY, PREPARED FOR: 402 FARMINGTON AVE, LLC, 8231 & 9249 FARMINGTON AVENUE, FARMINGTON, CONNECTICUT", SCALE: 1"=60', DATED: APRIL 22, 2020 AND PREPARED BY MILONE AND MACBROOM, INC.

LEGEND
EXISTING EASEMENT
PROPOSED EASEMENT
PROPERTY LINE

COPYRIGHT MILONE & MACBROOM, INC. - 2020
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
WWW.MMINC.COM
September 14, 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 – September 2021

The following represents the report for the September 2021 quarter regarding the Construction Assurance activities of the Audit and Management Advisory Services.

1. AMAS has finalized the list of statutory named projects that were closed from July 1, 2016 to June 30, 2018 and July 1, 2018 to June 30, 2020. Attached are the lists of statutory name projects closed for each period. The lists will be used to prepare the biennial summaries of construction performance of UConn 2000 required under General Statutes Section 10a-109bb. The summary report for the period July 1, 2016 through June 30, 2018 will be submitted at the November 30, 2021 BGE Committee Meeting. The summary report for the period July 1, 2018 through June 30, 2020 will be submitted by the June 2022 BGE Committee Meeting.

2. Attached is a list of projects that have been tested during the period June 1, 2021 and July 31, 2021 for compliance with General Statutes Section 10a-109n and the Capital Projects Policies and Procedures Manuals, dated September 2019, as submitted by Finance, Capital Projects and Facilities Procurement, and University Planning, Design and Construction. No exceptions were noted.
# Office of Construction Assurance Report

## Statutory Name Projects Closed

**July 1, 2016 to June 30, 2018**

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall - Academic Building Refurbishment</td>
<td>901965</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Building 137/139 Classroom Labs</td>
<td>902093</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Renovations - MCB Lab for New Faculty</td>
<td>901773</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Renovations-Phase I</td>
<td>901273</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Renov-Facade &amp; Roof Repair</td>
<td>901646</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Room 446 Anthropology New Faculty Lab</td>
<td>901952</td>
</tr>
<tr>
<td>Bishop Renovation</td>
<td>Bishop Center 2nd Floor Fine Arts</td>
<td>901771</td>
</tr>
<tr>
<td>Bishop Renovation</td>
<td>Bishop Center Roof Replacement &amp; M/E Renovation</td>
<td>902056</td>
</tr>
<tr>
<td>Bishop Renovation</td>
<td>Bishop Ren-Mech Sys Improv &amp; Facade Modi</td>
<td>901645</td>
</tr>
<tr>
<td>Bishop Renovation</td>
<td>Bishop Renovation-Digital Media Art</td>
<td>901743</td>
</tr>
<tr>
<td>CLAC Renovation Biosafety Level 3 Lab</td>
<td>UCHC CLAC Renovation</td>
<td>901133</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Emergency Repairs To Gant Façade</td>
<td>901718</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant - Cooling System Improvements</td>
<td>901896</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Bldg Renov-Univent &amp; Fumehood, Invest &amp; Repl</td>
<td>901769</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Building Renov &amp; Assessment - Ph 1</td>
<td>901374</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Building Renovations - Data Center Stabilization</td>
<td>901755</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Building Renovations - Immediate Exterior Repairs</td>
<td>901753</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Building Renovations - Physics Lab P001 New Faculty</td>
<td>902057</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Building Renovations - Univent Installation</td>
<td>901760</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Building Renov-Phase I (Roof)</td>
<td>901562</td>
</tr>
<tr>
<td>Gant Building Renovations</td>
<td>Gant Data Center-Computer Room AC (CRAC) Rep &amp; Temp Cooling</td>
<td>901742</td>
</tr>
<tr>
<td>Manchester Hall Renovation</td>
<td>Manchester Hall Electrical Upgrades</td>
<td>901739</td>
</tr>
<tr>
<td>Manchester Hall Renovation</td>
<td>Manchester Hall Renovations - Water Intrusion</td>
<td>902033</td>
</tr>
<tr>
<td>Manchester Hall Renovation</td>
<td>Manchester Hall Renov-Envelope Repairs</td>
<td>901644</td>
</tr>
<tr>
<td>Parking Garage #3</td>
<td>Master Plan - Parking Garage #3</td>
<td>901852</td>
</tr>
<tr>
<td>Research Tower</td>
<td>Research Tower</td>
<td>901132</td>
</tr>
<tr>
<td>Research Tower</td>
<td>UCHC Research Tower - Incubation Lab Addition</td>
<td>901750</td>
</tr>
<tr>
<td>Support Building Addition/Renovation</td>
<td>Support Building (ASB) Improvements</td>
<td>902129</td>
</tr>
<tr>
<td>Support Building Addition/Renovation</td>
<td>Support Building Addition/Renovations</td>
<td>901327</td>
</tr>
<tr>
<td>Torrey Renovation Completion &amp; Biology Expansion</td>
<td>Torrey Life Science 235 MCB Class Lab</td>
<td>901971</td>
</tr>
<tr>
<td>Torrey Renovation Completion &amp; Biology Expansion</td>
<td>Torrey Renov Completion &amp; Biology Expansion - Roof Repl</td>
<td>901806</td>
</tr>
<tr>
<td>Torrey Renovation Completion &amp; Biology Expansion</td>
<td>Torrey Renov. Completion/Biol. Expansion</td>
<td>900705</td>
</tr>
<tr>
<td>Torrey Renovation Completion &amp; Biology Expansion</td>
<td>Torrey Renovation Completion - Room 282 MCB IVIS</td>
<td>902034</td>
</tr>
</tbody>
</table>
## Buildings, Grounds and Environment Committee Meeting

**September 14, 2021**

### Office of Construction Assurance Report

**Statutory Name Projects Closed**

**July 1, 2018 to June 30, 2020**

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arjona &amp; Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith - Arjona Renovations</td>
<td>901719</td>
</tr>
<tr>
<td>Arjona &amp; Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith - Arjona Room 303 New Fac Sound Lab</td>
<td>901936</td>
</tr>
<tr>
<td>Arjona &amp; Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith - Monteith Renovations</td>
<td>901756</td>
</tr>
<tr>
<td>Arjona &amp; Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith (New Cslrm Bldgs) Ph III</td>
<td>901126</td>
</tr>
<tr>
<td>Arjona &amp; Monteith (new classroom buildings)</td>
<td>Arjona and Monteith Window Treatments</td>
<td>901754</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avery Point Renov - Acad Bldg Classroom 207 Renovation</td>
<td>902008</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avery Point Renov - CPB 210/210 Classroom Renovation</td>
<td>902087</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avery Point Renov - Project O Facade Improvements</td>
<td>901889</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avy Pt Renov - Utility Reloc &amp; Bldg 21 &amp; 23 Demolition</td>
<td>901824</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avy Pt Renov-Library Improvements</td>
<td>901588</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Commun Prof Bldg Renov-Avery Point</td>
<td>201543</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Marine Sciences - Switchgear Analysis</td>
<td>901972</td>
</tr>
<tr>
<td>Biobehavioral Complex Replacement</td>
<td>Biobehavioral Complex Repl - Bio4 Annex Mold Remediation</td>
<td>300005</td>
</tr>
<tr>
<td>Biobehavioral Complex Replacement</td>
<td>Biobehavioral Complex Repl - Science 4 Annex Reroofing</td>
<td>901903</td>
</tr>
<tr>
<td>Biobehavioral Complex Replacement</td>
<td>Biobehavioral Complex Replacement</td>
<td>901380</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>Not Listed</td>
<td>901225</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>Dental Sch Renov-Grasso Phase III - 24/7 Student Lounge</td>
<td>901709</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>Dental School Renovation - Orthodontics Renovation</td>
<td>901526</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>LM030-Faculty Office Renov-School of Dental Medicine</td>
<td>901814</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>UCH Dental School Renov - Clinic Building</td>
<td>901737</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>UCHC-Dental Sch Renov-PreClinical Teaching/Prosthetics</td>
<td>901212</td>
</tr>
<tr>
<td>Family Studies (DRM) Renovation</td>
<td>Fam Stud (Drm)Renov-Foundation Drainage</td>
<td>901533</td>
</tr>
<tr>
<td>Family Studies (DRM) Renovation</td>
<td>Fam Stud (Drm)Renov-Front Step Repairs</td>
<td>901532</td>
</tr>
<tr>
<td>Family Studies (DRM) Renovation</td>
<td>Family Studies (Drm)Ren-Elevator Repl</td>
<td>901365</td>
</tr>
<tr>
<td>Family Studies (DRM) Renovation</td>
<td>Family Studies (Drm)Ren-Wind Repl/Facade</td>
<td>901293</td>
</tr>
<tr>
<td>Hartford Relocation Acquisition/Renovation</td>
<td>Hartford Relocation Acquisition/Renovation</td>
<td>901779</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgr - Upgr Chilled Water System</td>
<td>901696</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgrade</td>
<td>900513</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgrade - Chiller and Boiler House Roofs</td>
<td>901951</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgrade - CUP Steam Treatment System</td>
<td>901941</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgrade-Emergency Power System Upgrade</td>
<td>901697</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgr-Boiler Reliab Improv</td>
<td>901695</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgr-Impr Condensate Retur</td>
<td>901698</td>
</tr>
<tr>
<td>Jorgensen Renovation</td>
<td>Jorgensen Renovation - HVAC Renewal</td>
<td>901989</td>
</tr>
<tr>
<td>Jorgensen Renovation</td>
<td>Jorgensen Renovation-Phase I</td>
<td>901274</td>
</tr>
<tr>
<td>Koons Hall Renovation/Addition</td>
<td>Koons Hall Ren/Addition-Wind,Facade,Mech</td>
<td>901379</td>
</tr>
<tr>
<td>Koons Hall Renovation/Addition</td>
<td>Koons Hall Roof Investigation</td>
<td>901994</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law Sch Ren/Improv-Facade Restoration</td>
<td>901169</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law Sch Ren/Impr-Starr,Chase,Knight Hall</td>
<td>901188</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law Sch Renov/Improv-Knight Hall,Rm 215</td>
<td>901589</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law School - Hosmer Hall Elevator Modernization</td>
<td>901956</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law School Renov/Improv-Hosmer Facade Restoration</td>
<td>901957</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law School Renovations/Improvements</td>
<td>901131</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>UConn Law School Hosmer Parking Lot</td>
<td>901872</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>E &amp; L Building Swing Space Lab Renovation Phase II</td>
<td>901748</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>Main Building Renovation - Clinic Building &quot;C&quot; Renovations</td>
<td>901737</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>Main Building Renovation-L Building Swing Space Lab Renov</td>
<td>901649</td>
</tr>
</tbody>
</table>
## Office of Construction Assurance Report
### Statutory Name Projects Closed
#### July 1, 2018 to June 30, 2020 (continued)

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Building Renovation</td>
<td>UCHC Main Bldg Renov - Clinical Skills Renovation</td>
<td>901211</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>UCHC Main Bldg Renov:Lab(L) Bldg Renov-Proj</td>
<td>901134</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>UCHC Main Bldg Renov-Lab(“L”) Bldg Renov Project 2</td>
<td>901772</td>
</tr>
<tr>
<td>Medical School Academic Building Renovation</td>
<td>Not Listed</td>
<td>901136</td>
</tr>
<tr>
<td>Medical School Academic Building Renovation</td>
<td>Academic Building Addition/Renovations</td>
<td>901729</td>
</tr>
<tr>
<td>Planning and Design Costs</td>
<td>HC Hospital Planning &amp; Design Costs</td>
<td>901590</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford - Exterior Vestibule Glass Doors</td>
<td>901901</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus - Hot Water Storage Replacement</td>
<td>902043</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus - Kitchen Air Balancing</td>
<td>201656</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus Impr/Housing - Cooling Tower Replacement</td>
<td>901904</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus Improv-Classrm 305 Renov</td>
<td>901716</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus Improvements / Housing</td>
<td>901798</td>
</tr>
<tr>
<td>Waterbury Downtown Campus</td>
<td>Waterbury Downtown Campus - Aluminum Strip Repair</td>
<td>901763</td>
</tr>
<tr>
<td>Waterbury Downtown Campus</td>
<td>Waterbury Downtown Campus - Rectory Renovations</td>
<td>901830</td>
</tr>
<tr>
<td>Waterbury Downtown Campus</td>
<td>Waterbury Downtown Campus Flooring Replacement</td>
<td>901978</td>
</tr>
<tr>
<td>Waterbury Downtown Campus</td>
<td>Wtby Downtown Camp-Courtyard Landsc/Art</td>
<td>901179</td>
</tr>
<tr>
<td>Young Building Renovation/Addition</td>
<td>Young Building Renov/Addition</td>
<td>901373</td>
</tr>
<tr>
<td>Young Building Renovation/Addition</td>
<td>Young Building Renovation / Addition - Envelope Repairs</td>
<td>901811</td>
</tr>
</tbody>
</table>
## Office of Construction Assurance Report

### Closed Projects Tested

**June 1, 2021 to July 31, 2021**

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
<th>Change Orders Made</th>
<th>Final Project Budget</th>
<th>Project Costs per KFS</th>
<th>Costs Tested by IPA</th>
<th>Costs Tested by AMAS</th>
<th>Review Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arjona and Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith - Monteith Renovations</td>
<td>901756</td>
<td>Yes</td>
<td>24,000,000</td>
<td>23,700,924</td>
<td>49,862</td>
<td>4,086,941</td>
<td>No Exceptions Noted</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Building 137/139 Classroom Labs</td>
<td>902093</td>
<td>No</td>
<td>300,000</td>
<td>296,113.06</td>
<td>35,845</td>
<td>0</td>
<td>No Exceptions Noted</td>
</tr>
<tr>
<td>Biobehavioral Complex Replacement</td>
<td>Biobehavioral Complex Repl - Science 4 Annex Reroofing</td>
<td>901903</td>
<td>Yes</td>
<td>761,000</td>
<td>750,420</td>
<td>177,034</td>
<td>0</td>
<td>No Exceptions Noted</td>
</tr>
<tr>
<td>Koons Hall Renovation/Addition</td>
<td>Koons Hall Roof Investigation</td>
<td>901994</td>
<td>Yes</td>
<td>450,000</td>
<td>381,089.0</td>
<td>0</td>
<td>241,775</td>
<td>No Exceptions Noted</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law School Renov/Improv-Hosmer Facade Restoration</td>
<td>901957</td>
<td>Yes</td>
<td>615,883</td>
<td>564,678</td>
<td>0</td>
<td>244,332</td>
<td>No Exceptions Noted</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus Improvements / Housing</td>
<td>901798</td>
<td>No</td>
<td>340,000</td>
<td>206,998</td>
<td>62,218</td>
<td>0</td>
<td>No Exceptions Noted</td>
</tr>
</tbody>
</table>
Buildings, Grounds, & Environment Committee
September 14, 2021

UConn Health Updates
Facilities Development & Operations
COVID 19 Response

• Inpatient areas: COVID patients increasing
• Garage 1 drive through testing continues
• Vaccination areas continue at the Outpatient Pavilion
BIOSCIENCE CT – CLINIC BUILDING RENOVATIONS

- All construction complete. CPDC and Fusco finalizing the extended General Conditions.

PROJECT FUNDING

- FY ’22 Capital Pool: $15.1 Million
  - Pool used to funds requests for Clinical Equipment, IT and Capital Projects
  - $4.1 Million set aside for needs under $50,000
  - $11 Million available for capital needs over $50,000
  - Capital Contingency Committee is meeting monthly to review and approve funding requests.

DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

- The Facilities Condition Assessment report along with input from Facilities personnel was used to create a list of potential projects.
- Projects will be reviewed and prioritized based on Guiding Principles.
# Campus Planning Design and Construction

## Partial Project List: Design & Construction Phase

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 MUNSON ROAD EMERGENCY LIGHTING UPGRADE</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>BLDG C &amp; H EXPANSION TANK REPLACEMENT</td>
</tr>
<tr>
<td>BUILDING H DOMESTIC HOT WATER TANK REPLACEMENT</td>
<td>NMR HELIUM RECOVERY SYSTEM.</td>
</tr>
<tr>
<td>B BUILDING EXHAUST FAN NOISE REDUCTION</td>
<td>CHILLED WATER PUMP REPLACEMENT</td>
</tr>
<tr>
<td>ANATOMIC PATHOLOGY OFFICE EXPANSION</td>
<td>SECURITY CAMERA &amp; BLUE PHONE UPGRADES</td>
</tr>
<tr>
<td>MSI &amp; OP BUILDING SECURITY UPGRADES</td>
<td>CGSB REMEDIAL ACTION PLAN</td>
</tr>
</tbody>
</table>

DPH has rescinded the suspension of construction projects in Healthcare settings as long as COVID screening and masking protocols are followed.

## Project List: Construction Phase - previously suspended due to COVID-19

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>OP CANCER CENTER EXAM ROOM RENOVATION</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>
<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>OP CANCER CENTER INFUSION RM RENOVATION</td>
</tr>
</tbody>
</table>
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:** Temporary Certificate of Occupancy received on 6/22/21. Work is extending into August to complete the installation of laboratory support equipment.

**Budget:** $7.8 m – project is projected to close under budget.

**Issues/Concerns:** A reasonable increase in the General Conditions due to the schedule extension has been negotiated.
**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 met the completion deadline of July 18, avoiding the funding penalties from Eversource that would have been imposed for missing the deadline.

**Budget:** $1,762,500 - 48% of funding provided by Eversource, 52% from UCH Operating Capital

**Issues/Concerns:** None.
UConn Health Facilities Summary

UConn Health – Farmington

- 210 Acres on 3 sites
- 26 Buildings
- 3 Parking Garages
- 3.7 Million SF
- Parking spaces:
  - Garages: 2,300
  - Surface lots: 2,940
- Replacement Value: $1.6 Billion
UConn Health has $295 M in Deferred Maintenance Needs

UCH 2018 Facilities Condition Assessment (FCA) Identified $295 Million in Deferred Maintenance needs across the following categories*:

1. **Recurring Deferred Renewal:**
   Items that have not been replaced during the normal course of maintenance that have reached or exceeded their expected life: $119 Million (e.g., original 1970 era HVAC systems)

2. **Recurring Projected Renewal:**
   Items that during the 2018 - 2028 time period will “age out” and need to be replaced: $159 Million (e.g., roofs that are 25 years old now but will reach their 30 year life expectancy in the next 5 years and need to be replaced)

3. **Nonrecurring:**
   Items that require replacement on a one time basis: $17 Million (e.g., stair railings that are not code compliant and need to be replaced, but are not expected to be replaced again)

*Based on independent third-party FCA report*
Deferred Maintenance Needs

Summary of $295 Million of Deferred Maintenance Needs

Based on independent third-party FCA report

- **Recurring (Deferred Renewal)**: $119M
- **Recurring (Projected Renewal)**: $159M
- **Nonrecurring**: $17M

10-Year Renewal Needs: $295 M

- **54%**: Recurring
- **40%**: Recurring
- **6%**: Nonrecurring
The Legislature Approved $25 Million in Deferred Maintenance Funding

- In FY 22, For the first time since 2018, $25 Million of State Bond Funds were approved for UConn Health pursuant to PA21-2, June Special Session

Allowable Uses of the Funds:

FY ‘22 - $25,000,000 funded through UCONN 2000 (10a-109b)

- Deferred Maintenance/Code Compliance/ADA Compliance/Infrastructure Improvements & Renovation Lump Sum and Utility, Administrative and Support Facilities – Health Center
- Per statute, the “deferred maintenance” (DM) portion of the project name is defined as “repair of an infrastructure or structure that was not maintained, repaired or replaced in the usual course of maintenance and repair.”
- Public Act 17-2 from the June 2017 Special Session clarified the DM line item in statute and added a new definition to the law for “utility, infrastructure, administrative and support facilities,” which will allow the University to construct these new facilities as needed.
UConn Health’s Guiding Principles for Prioritization

• **Protect Physical Assets** (roofs, exterior envelopes, etc.)
• **Address Safety and Building/Fire Code Issues** (items related to staff and patient safety, paving, sidewalks, critical infrastructure items, and ADA/accessibility, etc.)
• **Replace aged building system components to extend the life of the systems**
• **Enable full utilization of existing space by upgrading infrastructure** (CT Tower electrical and IT distribution systems)
• **Utilize funds for larger projects** (smaller projects can be done with UCH Operating Capital)
• **ROI/long term cost savings**
Scope Examples:
Replace aged roof systems:
• Academic Research Building (ARB)
• Area K, Research support
• Area F, Clinical Support Building
• Administrative Support Building (ASB)

Exterior Caulking and Window/Skylight Repair/Replacement
• 400 Farmington Cell and Genome Sciences Building skylights
• 195 Farmington Research Building exterior facade
• Main Building caulking

Preliminary Estimated Budget: $3,000,000*

*Conceptual estimate only: Priorities and specific needs to be confirmed
Scope Examples:
• Repave various roads and parking lots.
• Repair deteriorated retaining walls
• Improve site lighting and security
• Correct various Life Safety Code
• Improve ADA/Accessibility

Preliminary Estimated Budget:
$4,000,000*

*Conceptual estimate only: Priorities and specific needs to be confirmed
Replace Aged Building System Components

Scope Examples:
• Replace Main Cooling Tower Cell 6
• Replace Labor &Delivery/NICU Chiller
• Replace Fire Protection components
• Replace Pumps & Compressors
• Replace Electrical System Components
• Renew Lighting Systems
• Replace HVAC System Components
• Renew Building Architectural components

Preliminary Estimated Budget: $8,000,000*

*Conceptual estimate only: Priorities and specific needs to be confirmed
Enable Full Utilization of Existing Space by Upgrading Infrastructure

Scope Examples:
• Connecticut Tower
  • Repair/Replace Electrical Distribution
  • Repair/Replace IT Distribution
  • Repair/Replace Fire Alarm Components
  • Repair/Replace HVAC System Components
• 16 Munson Road Improvements
• Lab (L) Area Improvements
• Day Care Building Improvements

Preliminary Estimated Budget: $10,000,000*

*Conceptual estimate only: Priorities and specific needs to be confirmed
Summary of Spending Plan

- Protect Physical Assets: $3,000,000
- Address Safety and Building/Fire Code Issues: $4,000,000
- Replace aged building system components to extend the life of the systems: $8,000,000
- Enable full utilization of existing space by upgrading infrastructure: $10,000,000
Supplemental Information
Examples of Existing Conditions

**Building P**  16 Munson Road

- Aged and reworked hot water pumps
- Old walk-in cooler and evaporative unit fan –
Examples of Existing Conditions

Building P  16 Munson Road

Original air handler - 1975

Original water heater – 1975
Examples of Existing Conditions

**Building H**  John Dempsey Hospital (Connecticut Tower)

- Original bathroom fixtures
- Original single-pane glazing
Examples of Existing Conditions

**Building H**  John Dempsey Hospital (Connecticut Tower)

- Damaged suspended ceiling tile
- Aged interior finishes
RECURRING NEEDS

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>DEFERRED RENEWAL</th>
<th>2018-2021</th>
<th>2022-2027</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Exterior</td>
<td>$9,285,028</td>
<td>$8,165,528</td>
<td>$1,922,380</td>
</tr>
<tr>
<td>Interior</td>
<td>$28,571,510</td>
<td>$6,938,379</td>
<td>$32,113,956</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$5,289,476</td>
<td>$266,133</td>
<td>$20,986,189</td>
</tr>
<tr>
<td>HVAC</td>
<td>$50,182,904</td>
<td>$16,491,383</td>
<td>$27,681,348</td>
</tr>
<tr>
<td>Fire/Life Safety</td>
<td>$4,439,560</td>
<td>$0</td>
<td>$691,504</td>
</tr>
<tr>
<td>Electrical</td>
<td>$15,785,472</td>
<td>$2,944,393</td>
<td>$36,689,894</td>
</tr>
<tr>
<td>Site</td>
<td>$0</td>
<td>$0</td>
<td>$39,451</td>
</tr>
<tr>
<td>Vertical Transportation</td>
<td>$5,116,631</td>
<td>$2,071,062</td>
<td>$0</td>
</tr>
<tr>
<td>Health</td>
<td>$588,815</td>
<td>$306,812</td>
<td>$678,970</td>
</tr>
</tbody>
</table>

Subtotals $119,259,395 $37,183,691 $120,803,692

TOTAL RECURRING NEEDS $277,246,778
## NONRECURRING NEEDS

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>IMMEDIATE</th>
<th>CRITICAL</th>
<th>NONCRITICAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility</td>
<td>14,014</td>
<td>1,195,237</td>
<td>1,493,518</td>
</tr>
<tr>
<td>Exterior</td>
<td>0</td>
<td>42,357</td>
<td>3,790,676</td>
</tr>
<tr>
<td>Interior</td>
<td>0</td>
<td>0</td>
<td>64,016</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0</td>
<td>0</td>
<td>76,379</td>
</tr>
<tr>
<td>HVAC</td>
<td>0</td>
<td>0</td>
<td>4,889,745</td>
</tr>
<tr>
<td>Fire/Life Safety</td>
<td>0</td>
<td>1,199,850</td>
<td>2,507,970</td>
</tr>
<tr>
<td>Electrical</td>
<td>0</td>
<td>0</td>
<td>1,190,080</td>
</tr>
<tr>
<td>Site</td>
<td>0</td>
<td>0</td>
<td>143,439</td>
</tr>
<tr>
<td>Vertical Transportation</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Health</td>
<td>0</td>
<td>659,009</td>
<td>158,119</td>
</tr>
<tr>
<td><strong>Subtotals</strong></td>
<td><strong>$14,014</strong></td>
<td><strong>$3,096,454</strong></td>
<td><strong>$14,313,942</strong></td>
</tr>
<tr>
<td><strong>TOTAL NONRECURRING NEEDS</strong></td>
<td><strong>$17,424,409</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Based on 2018 independent third-party Facilities Condition Assessment (FCA) report
Agenda

Project Resolutions for September and October BOT

- Public Safety Building Renovation
  [Revised Final Budget: $7,450,000 - September BOT]

- UPDC Relocation
  [Final Budget: $960,000 - September BOT]

- NER and Discovery Drive Intersection Improvements
  [Final Budget: $800,000 - October BOT]

Process Update

- Fieldhouse - Old Recreation Center Backfill
- South Campus Residence Hall
- UConn 2000 Code Remediation - Stamford
- UConn Hockey Arena and I-Lot Improvements
- Northwest Science Quad - Site Plan and 5 Projects

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.
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
  - $7.45M Proposed Revised Final, September 2021 BOT
  - Cost increase due to relocation of communications duct bank, incorporation of primary electrical feeders into the project, and absorption of already allocated funds for FF&E into project budget

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

• **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, and long lead times for materials
UPDC Relocation

• **Scope:**
  - Renovate 7,200 sf for the relocation of University Planning Design and Construction department (UPDC) from trailers
  - Scope comprises minor reconfigurations and finish upgrades to accommodate a variety of shared/not designated workspaces with different levels of privacy:
    - Workstations; private rooms/meeting-on-demand; formal and informal collaboration areas
  - This project is intended as a campus pilot to test new work styles which allow a 31% space footprint reduction for UPDC

• **Budget:** $480,000 Approved Design
  - $960,000 Proposed Final, September 2021 BOT

• **Schedule:**
  - Feasibility Study: Spring 2021 – Summer 2021
  - Design: August – September 2021
  - Construction: October 2021 – March 2022

• **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, and long lead times for materials
North Eagleville Road and Discovery Drive Intersection Improvements

- **Scope:**
  - Essential, safety-related improvements to signalization and pedestrian facilities
  - Replacement of outdated poles, mast arms, signal heads and other traffic control appurtenances

- **Budget:** $750K, Approved Design
  - $800K Proposed Final, October 2021 BOT
  - Includes cost for pedestrian signal heads, push button pedestals, dedicated left turn signal, new poles & mast arms, curb ramps and crosswalks

- **Schedule:**
  - Bidding: Preconstruction activities and GMP Amendment complete by October 2021
  - Construction: November 2021 – July 2022

- **Key Issues & Risks:**
  - Traffic control during construction
  - Long lead items
  - DOT review and permitting
  - Coordination with adjacent work at Public Safety Complex and completion of NWSQ / Science 1
Process Update

• We are continuing to work on improving/streamlining our policies and procedures, specifically the capital project initiation/approval process, and starting to pilot some changes to our working groups such as different members, metrics for decision making and strategic prioritization.

• More details to follow at the November BGE meeting.
Scope of the project is for a programming/feasibility/due-diligence study that will include a rough order-of-magnitude construction cost estimate for the Athletics backfill occupancy of the Field House-Old Recreation Center.

Scope also includes enhanced schematic design services for the 13,000 sf of locker space in the Field House and Wolff-Zackin, to be followed by construction documents and construction. The renovation of the existing locker rooms to a standard established in the new Rizza Performance Center was identified as the highest priority.

- Feasibility Study: Spring 2021 – Summer 2021
- Locker Room Design: Fall 2021 – Winter 2022
- Locker Room Construction: TBD
South Campus Residence Hall

• **Scope:**
  ° Construction of a new 600 – 650 bed Residence Hall in the South Campus

• **Budget:** $0.8M, Approved Planning

• **Schedule:**
  ° 2015 design being reviewed with original designer (Sasaki Architects) and concept design is being updated based on the 2020 Housing Study and Master Plan
  ° Revised concept design package and updated estimates anticipated in December 2021
  ° Full design and construction Schedule: TBD

• **Key Issues & Risks:** Reviewing the need for dining services at the Residence Hall, sustainability goals and requirements and potential impacts on budget and material availability due to the pandemic
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, and new restrooms.
- **Budget:** $22M, Approved Final
  - Contract executed June 2021 on budget
- **Schedule:**
  - Phase I completed Summer 2020
  - Phase II started construction around July 1, 2021 and will continue to December 2022
- **Key Issues & Risks:** Likelihood of discovering additional code conditions during construction presents on-going budget and scheduling risks. COVID-19 Impacts, including availability of materials.
Stamford Garage – Neighboring Site Remediation

- **Scope:**
  - Remediation of environmentally-impacted soils at 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.
• **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.
UConn Hockey

- 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

- JCJ Architecture - Design Architect
- Turner Construction - Construction Manager

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

- COVID-19 impacts including schedule & cost, change in program scope.

Foundation Installation Looking Southwest
I-Lot Improvements

- 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.

- JCJ Architecture - Design Architect
- Turner Construction - Construction Manager

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

- COVID-19 impacts including schedule & cost, change in program scope.
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
CUP Boiler Plant Equipment/Tunnel Connection Ph 3
Quad Improvements and Tunnel Ph 2
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 substantially complete, 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:** 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. All work awarded on budget.

• **Schedule**:
  ° New boilers scheduled for delivery in September 2021
  ° Phase 1: Reconfiguration of mechanical systems to receive new boilers complete.
  ° Phase 2: Installation of new boilers in CUP scheduled for this upcoming fall
  ° 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 bid, but material and labor availability during the pandemic is still a concern, particularly concerning Phase 3. Rigging boilers into place by end of September is critical for campus winter heating.
• **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.
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**: 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
Recently Completed ~$85M+

- Gant Renovation- Phase 2
- North Campus Dish Room Renovation
- North Campus Residence Halls Renovations, Phase 2
- NER East Steam Repair (Phase 1)
- Res. Life Facilities- Hicks and Grange Student Room and Common Area Renovations

In Construction ~$500M

- UConn 2000 Code Remediation - Stamford
- Stamford Campus- Garage Neighboring Site Remediation
- Public Safety Building Renovation
- Boiler Plant Equipment Replacement and Utility Tunnel Connection
- STEM Science 1
- Northwest Quad Site Improvements and Tunnel Phase 2
- Supplemental Utility Plant
- Residential Life Security Cameras
- UConn Hockey Arena
- I-Lot Improvements

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.
In Design ~$100M+
- Stamford Mill River Remediation
- UPDC Relocation
- NER and Discovery Drive Intersection Improvements
- Gant Building Renovation - Phase 3
- Shakers Testing Facility

In Planning ~$250M+
- Unfunded Planning Backlog
- Science Facilities Planning 2017 - 2025
- Utility Framework - ongoing Infrastructure planning
- 2025 Campus Master Plan Major Update
- Fieldhouse- Old Recreation Center Backfill
- South Campus Residence Hall
- Bronwell Switchgear Replacement
- Mirror Lake Improvements
- Jones Annex Renovation
- Innovation Partnership Building- Backup Power
- Eversource Second Electrical Feed
- Athletics Space Assessment: Rec Center and Field House backfill

Other Initiatives in Planning
- Drainage Master Plan - Pending completion and acceptance of Mirror Lake Improvements Feasibility Study
- Public Safety Risk Assessment and Design Guidelines
- 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
- UConn RFEI for Student Housing - on hold
- Opportunity Zone planning with Town
- Depot Campus Space Planning
- Bergin Correctional Institute
- Connected and Automated Vehicle (CAV) Test Track
- Living Building Challenge

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.
September 29, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

RE: Project Budget for Public Safety Building Improvements
(Revised Final: $7,450,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $7,450,000, as detailed in the attached project budget, for the Public Safety Building Improvements project, for Construction. The increase of $450,000 to the Project Budget is attributable to an existing communications duct bank that conflicted with the new addition’s floor elevations, the additional primary feeder cost that was originally going to be leased by the University and the Dispatch furniture cost that was budgeted separately outside of the project budget. 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 $7,400,000 in UCONN 2000 bond funds and $50,000 in University Funds for the Public Safety Building Improvements project.”

BACKGROUND:

The Public Safety Building on North Eagleville Road is the headquarters for the Division of Public Safety and houses the UConn Police Department, UConn Fire Department, statewide Dispatch Center as well as Division administrative staff. The building serves to support UConn’s statewide public safety efforts at all UConn campuses. The building was opened in 1992 and has not expanded in the nearly 30 years it has been occupied, even though the Division has grown significantly during this time. The dispatch center is undersized to handle the increase in statewide responsibilities, most notably UConn Health. The proposed facility will include gender equitable space for both police, fire and dispatch personnel as well as a safe and inviting lobby area for visitors to the building. The renovation moves the perception of UConn public safety from an early 1990’s view of public safety (police centric) to a progressive and modern university public safety organization.
The scope of this project is to design and construct a new addition at the lawn area adjacent the existing fire department equipment bays to house the fire department staff. The floor area in the existing facility currently occupied by the Fire Department will be renovated to provide additional locker areas for the Police Department, and an expanded dispatch area. To address potential security concerns, a new entrance vestibule and site upgrades are a component of the project scope. The final design is based upon drawings prepared by an architecture firm which have been reviewed during planning and design and approved by the Public Safety Department.

The Public Safety Building Improvements project is currently in the Construction phase with completion in Summer 2022.

The Public Safety Building Improvements project will conform to Connecticut High Performance Building Code regulations where feasible. The project does not fall within the Statute requirements of a new building construction cost of $5 million or greater, and the renovation portion of the project is not a construction cost of $2 million or greater. Applying the high-performance standards to the entire existing building would be burdensome and possibly force changes that are otherwise not within the budget.

The Revised Final Budget is based on cost of these changes. Additional scope includes relocation of the communications duct bank, assuming the cost of the primary feeder wires and incorporating the furniture budget from another University account into this project.

The Revised Final Budget is attached for your information and reflects an increase of $450,000 to the previously approved Final Budget of $7,000,000.

Attachment
### CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** PUBLIC SAFETY BUILDING IMPROVEMENTS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>PRC $ 50,000</td>
<td>PRC $ 370,000</td>
<td><strong>$ 5,500,000</strong></td>
<td><strong>$ 5,550,000</strong></td>
<td><strong>$ 6,000,000</strong></td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ART</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RELOCATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$ 55,000</strong></td>
<td><strong>$ 449,500</strong></td>
<td><strong>$ 4,125,750</strong></td>
<td><strong>$ 6,574,000</strong></td>
<td><strong>$ 7,024,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$ 65,000</strong></td>
<td><strong>$ 488,000</strong></td>
<td><strong>$ 4,550,000</strong></td>
<td><strong>$ 7,000,000</strong></td>
<td><strong>$ 7,450,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

- UNIVERSITY FUNDS
  - $ 65,000
  - $ 488,000
  - $ 4,550,000
  - $ 50,000
  - $ 50,000

- UCONN 2000 BOND FUNDS
  - $ 6,950,000
  - $ 7,400,000

**TOTAL BUDGETED FUNDING**

- $ 65,000
- $ 488,000
- $ 4,550,000
- $ 7,000,000
- $ 7,450,000

* 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.
September 29, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

RE: Project Budget for UPDC Relocation (Final: $960,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $960,000, as detailed in the attached project budget, for the UPDC Relocation project, 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 $960,000 in UCONN 2000 bond funds for the UPDC Relocation 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 Department of University Planning, Design and Construction currently is housed in an outdated modular building at 31 Ledoyt Road. Several building assessments and surveys outlined the failing systems and many limitations and recommended the replacement of this facility.

This project proposes the renovation of office space at 3 Discovery Drive (Central Warehouse) for the relocation of the University Planning, Design and Construction (UPDC). This outcome of this renovation is intended as a campus pilot to test new work styles (which allows for 31% footprint reduction for UPDC).

The project area includes ~ 7,200 asf of available space to be renovated into workspace to include a mix of private offices, open environment workstations of various sizes, as well as meetings spaces, office support and drawing viewing areas, storage and, kitchenette. Portions of the existing space will maintain the same configuration while other portions need to be altered to better accommodate functional needs of UPDC.
A reception area will be created using furniture systems. The construction budget includes furniture and Audio visual. The level of finishes varies: no work, paint only or alterations triggered by reconfigurations.

The Final Budget is attached for your information and reflects an increase of $480,000 to the previously approved Design budget of $480,000.

Attachment
### CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** UPDC RELOCATION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED DESIGN 4/20/2021</th>
<th>PROPOSED FINAL 9/29/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>$100,000</td>
<td>$530,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>23,000</td>
<td>23,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>14,400</td>
<td>28,800</td>
</tr>
<tr>
<td>ART</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RELOCATION</td>
<td>6,000</td>
<td>6,000</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></td>
<td></td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$443,400</strong></td>
<td><strong>$887,800</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>36,600</td>
<td>72,200</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$480,000</strong></td>
<td><strong>$960,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

- **UCONN 2000 BOND FUNDS**
  - APPROVED: $480,000
  - PROPOSED: $960,000

**TOTAL BUDGETED FUNDING**

- **$480,000**
- **$960,000**

*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.*
UPDC RELOCATION
Project Budget (FINAL)
September 29, 2021

Floor Plan West

Floor Plan East

Interior Views
September 29, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

RE: Project Budget for North Eagleville Road and Discovery Drive Intersection Improvements (Final: $800,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $800,000, as detailed in the attached project budget, for the North Eagleville Road and Discovery Drive Intersection Improvements project, for Construction. The project provides essential safety-related improvements to signalization and pedestrian facilities at the intersection of North Eagleville Road and Discovery Drive. As their signalization controls are linked, additional work at the intersection of North Eagleville Road and Auditorium Road will also be included. 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 $800,000 in UCONN 2000 Bond funds for the North Eagleville Road and Discovery Drive Intersection Improvements project.”

BACKGROUND:

The signalization at the intersection of North Eagleville Road and Discovery Drive is not fully operational when compared to industry standards and is less safe for pedestrians due to the lack of appropriate controls for those walking eastbound and westbound. The existing poles, arms, signal heads and other traffic control appurtenances are also outdated and not up to the standards of those at other intersections nearby.

This scope of this project includes, but is not limited to:

1. Pedestrian signal heads and push button pedestals
2. A dedicated left turn signal head for eastbound traffic on North Eagleville Road onto Discovery Drive
3. New poles, mast arms and traffic control appurtenances for the intersections of North Eagleville Road with Discovery Drive and Auditorium Road
4. Associated curb ramp and crosswalk improvements
The estimated total project cost is $800,000. The Final Budget is based on a cost estimate that was prepared by the design consultant with additional contingency added due to the uncertainty of market conditions and the procurement of long lead time materials. Design review by the CT Department of Transportation did not require additional project scope. Bid documents will be issued to prequalified contractors upon adoption of this Resolution.

The Final Budget is attached for your information.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** NORTH EAGLEVILLE ROAD and DISCOVERY DRIVE INTERSECTION IMPROVEMENTS

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 1/8/2020</th>
<th>APPROVED DESIGN 9/30/2020</th>
<th>PROPOSED FINAL 10/27/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PRC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>$ -</td>
<td>$ 500,000</td>
<td>$ 550,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>109,500</td>
<td>109,500</td>
<td>109,500</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>14,500</td>
<td>37,500</td>
<td>37,500</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>5,000</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>1,000</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>5,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$ 135,000</td>
<td>$ 675,000</td>
<td>$ 725,000</td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>15,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$ 150,000</td>
<td>$ 750,000</td>
<td>$ 800,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

- **UCONN 2000 BOND FUNDS**
  - $ 150,000
  - $ 750,000
  - $ 800,000

**TOTAL BUDGETED FUNDING**

- $ 150,000
- $ 750,000
- $ 800,000

---

*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.*
Subject intersections: North Eagleville Road at Discovery Drive & Auditorium Road
September 29, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

RE: Project Budget for the UConn Health 836 Hopmeadow St., Simsbury Clinical Practice Relocation (Planning: $3,875,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $3,875,000, as detailed in the attached project budget for the UConn Health 836 Hopmeadow St., Simsbury Clinical Practice Relocation Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $3,875,000 of UConn Health Capital Funds for the UConn Health 836 Hopmeadow St., Simsbury Clinical Practice Relocation Project.”

BACKGROUND:

UConn Health (UCH) plans to combine the outpatient clinical sites of Simsbury Primary Care and Avon Orthopedic into one larger, new location in the center of Simsbury. This move facilitates program expansion and mitigates deteriorating operating conditions at the current Simsbury site.

The Medical services will include expanded Internal Medicine and Orthopedic offerings, on-site lab and x-ray and an expansion of outreach specialty services to include OB, MFM, Cardiology, Vascular Surgery, Neurology and Pulmonary. The new clinic will offer extended hours to the community.

This project is anticipated to raise contribution margin attributed to activity at this site and downstream revenue from $1.5M (current practices) to near $4.5M annually at maturity.

The plan calls for the lease of approximately 11,500 gross sq. ft of space. A non-binding letter of intent for the space has been signed providing the Health Center use of the space for 15 years plus two, five-year extensions.
The 15 year lease will be executed through the UConn Finance Corporation. The base lease rate is $25.00 per sq ft. with a 2% annual increase. The lease does not include the tenant fit-out of the space. However, the lease does include a landlord fit-out allowance of $30/rentable square foot (approximately $345,000) to be used for tenant improvements / fit-out. UCH proposes to fit the space out as medical space for a total project cost of $3,875,000. The conceptual estimate for the work is based upon square foot metrics and is subject to change based upon actual planning work.

The Planning Budget is attached for your consideration. The Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 20, 2021.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING

**PROJECT NAME:** UCONN HEALTH - 836 HOPMEADOW STREET, SIMSBURY
CLINICAL PRACTICE RELOCATION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED PLANNING 9/29/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ 2,730,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>124,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>290,000</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>348,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>10,000</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>17,000</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>3,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$ 3,522,000</td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$ 3,875,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

<table>
<thead>
<tr>
<th>SOURCE(S) OF FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCONN HEALTH CAPITAL FUNDS</td>
</tr>
<tr>
<td>LANDLORD TENANT FIT OUT ALLOWANCE</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED FUNDING</strong></td>
</tr>
</tbody>
</table>

* 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.
UCONN HEALTH/IMPROVEMENTS
UConn Health, 836 Hopmeadow St., Simsbury
Clinical Practice Relocation
Project Budget (Planning) $3,875,000
September 29, 2021

EXTERIOR VIEW OF EXISTING CANTON CLINIC

EXTERIOR VIEW OF EXISTING SIMSBURY CLINIC
CONCEPTUAL FLOOR PLAN OF NEW SIMSBURY CLINIC
October 27, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA
Interim President | University of Connecticut
EVP for Health Affairs and Chief Executive Officer | UConn Health

RE: Project Budget for North Eagleville Road and Discovery Drive Intersection Improvements (Final: $800,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $800,000, as detailed in the attached project budget, for the North Eagleville Road and Discovery Drive Intersection Improvements project, for Construction. The project provides essential safety-related improvements to signalization and pedestrian facilities at the intersection of North Eagleville Road and Discovery Drive. As their signalization controls are linked, additional work at the intersection of North Eagleville Road and Auditorium Road will also be included. 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 $800,000 in UCONN 2000 Bond funds for the North Eagleville Road and Discovery Drive Intersection Improvements project.”

BACKGROUND:

The signalization at the intersection of North Eagleville Road and Discovery Drive is not fully operational when compared to industry standards and is less safe for pedestrians due to the lack of appropriate controls for those walking eastbound and westbound. The existing poles, arms, signal heads and other traffic control appurtenances are also outdated and not up to the standards of those at other intersections nearby.

This scope of this project includes, but is not limited to:

1. Pedestrian signal heads and push button pedestals
2. A dedicated left turn signal head for eastbound traffic on North Eagleville Road onto Discovery Drive
3. New poles, mast arms and traffic control appurtenances for the intersections of North Eagleville Road with Discovery Drive and Auditorium Road
4. Associated curb ramp and crosswalk improvements

The estimated total project cost is $800,000. The Final Budget is based on a cost estimate that was prepared by the design consultant with additional contingency added due to the uncertainty of market conditions and the procurement of long lead time materials. Design review by the CT Department of
Transportation did not require additional project scope. Bid documents will be issued to prequalified contractors upon adoption of this Resolution.

The Final Budget is attached for your information.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** NORTH EAGLEVILLE ROAD and DISCOVERY DRIVE INTERSECTION IMPROVEMENTS

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 1/8/2020</th>
<th>APPROVED DESIGN 9/30/2020</th>
<th>PROPOSED FINAL 10/27/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRC</td>
<td>$ 109,500</td>
<td>$ 109,500</td>
<td>$ 109,500</td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>-</td>
<td>$ 500,000</td>
<td>$ 550,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>109,500</td>
<td>109,500</td>
<td>109,500</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>14,500</td>
<td>37,500</td>
<td>37,500</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>5,000</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>1,000</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>5,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$ 135,000</strong></td>
<td><strong>$ 675,000</strong></td>
<td><strong>$ 725,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>15,000</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$ 150,000</strong></td>
<td><strong>$ 750,000</strong></td>
<td><strong>$ 800,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

| UCONN 2000 BOND FUNDS                                    | **$ 150,000**               | **$ 750,000**              | **$ 800,000**             |

**TOTAL BUDGETED FUNDING**

| **$ 150,000**                                           | **$ 750,000**               | **$ 800,000**              |

* 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.
Subject intersections: North Eagleville Road at Discovery Drive & Auditorium Road
# BOARD OF TRUSTEES
## BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
## 2022
## MEETING SCHEDULE

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>LOCATION</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday February 15, 2022</td>
<td>TBD</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday April 12, 2022</td>
<td>TBD</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday June 14, 2022</td>
<td>TBD</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday September 13, 2022</td>
<td>TBD</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday November 29, 2022</td>
<td>TBD</td>
<td>10:00 a.m.</td>
</tr>
</tbody>
</table>
University Planning, Design & Construction
UCONN 2000 Code Correction Program

Exception Report
11-Aug-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>18</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>35</td>
<td>0</td>
<td>18</td>
<td>December 2022</td>
</tr>
</tbody>
</table>

**Totals**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cited</strong></td>
<td><strong>53</strong></td>
</tr>
<tr>
<td><strong>Corrected</strong></td>
<td><strong>35</strong></td>
</tr>
<tr>
<td><strong>Pending</strong></td>
<td><strong>0</strong></td>
</tr>
<tr>
<td><strong>Balance</strong></td>
<td><strong>18</strong></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**: 35
- **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**: 18
### Stamford - Phase 1 and Phase 2

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project #</th>
<th>Project Manager</th>
<th>Estimated/Actual completion date</th>
<th>Total # of Discrepancies</th>
<th># of open Discrepancies</th>
<th># Awaiting Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamford - Design Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>7</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Stamford - Contractor Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>17</td>
<td>17</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Notes

- **Stamford - Phase 1**
  - Construction was substantially complete in December 2020.
  - 6 design discrepancies closed, multiple contractor discrepancies partially complete.

- **Stamford - Phase 2**
  - Construction schedule is July 2021 through December 2022.
  - 3rd Party inspection services initiated.
Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 06/01/2021 - 08/15/2021

During the period between June 1, 2021 and August 15, 2021 no individual project’s construction change order value equaled or exceeded 3% of the project cost.
FACILITIES OPERATIONS

Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 06/01/2021 – 08/15/2021

<table>
<thead>
<tr>
<th>Project FO500056</th>
<th>North and South Garage Restoration, Phase 1&amp;2</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Increase the quantity of certain unit price items in order to complete all necessary repairs in the upper levels of both garages</td>
<td>Scope of work</td>
<td>$101,890.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Change Order ($)</td>
<td>$101,890.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Budget:</td>
<td>$2,000,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>% of Change order to Project Budget</td>
<td>5.09 %</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The reason for this change order was to increase the scope of work to the amount that was originally anticipated to complete the repairs in the top levels of both garages. Because of our commitment to stay at or below the approved budget, the construction documents separated the scope of work in both garages into discrete items of repair, which were bid separately as unit cost items and alternate unit cost items, in order that scope could be efficiently reduced if prices came in high. Due to uncertainty in the market with the recent fluctuations in construction material costs, we also reduced the quantities of the itemized repairs just prior to bidding, again to ensure budget compliance, and reduced a commensurate amount of contract duration. The low bid came in lower than expected, allowing us to reinstate the desired scope in this Change Order and remain below the approved budget. This Change Order added 14 days to the contract duration to accommodate the extra work.