

**CONTRACT AGREEMENTS  
FOR APPROVAL  
SEPTEMBER 29, 2021**

**PROCUREMENT - NEW\***

*\*The Administration is seeking approval to enter into contracts based on the material terms and conditions identified below, subject to final legal review.*

**COVID TESTING**

No.	Contractor	Contract No.	Approval Amount	Term	Fund Source	Program Director	Purpose
1	Minute Clinic (CVS)	KK062620	\$3,250,000	08/17/20-10/17/21	COVID Funds	Lloyd Blanchard, Interim Executive Vice President & Chief Financial Officer	Perform mandated testing for non-vaccinated staff, and optional surveillance & exposure testing for the FY22 academic year. CVS is anticipated to be the primary provider for services and testing. Per the letter of agreement, term may be automatically extended through one month renewals, provided there has been no advance notification to terminate. This is the result of a public solicitation.

**PROCUREMENT - AMENDMENTS\***

**ATHLETICS SURFACES**

No.	Contractor	Contract No.	New Approval Amount	Term	Fund Source	Program Director	Total Expenditures as of 07/30/21	Expenditures FY21	Expenditures FY20	Purpose
2	Astro Turf LLC	060518-AST	\$2,500,000 <i>[Contract Value Previously \$850,000; Total New Contract Value \$3,350,000]</i>	08/17/18-08/07/22	Operating Funds - Auxiliary Services	Michael Jednak, AVP Facilities Operations and Building Services	\$810,180	\$0	\$810,180	Provide material, supplies and installation services for sports surfaces on the Storrs Campus. An increase is requested to fund the resurfacing of the Sherman Outdoor Track and to address any additional athletic surfaces that will need to be repaired during the term of the contract. <b>Amend to increase contract value by \$2,500,000, for total new contract value of \$3,350,000.</b> Contract term remains the same. Zero extensions remain. Sourced through the Sourcewell Consortium contract. Future extensions may be exercised at the discretion of the consortium.

**ENERGY SERVICES**

No.	Contractor	Contract No.	New Approval Amount	Term	Fund Source	Program Director	Total Expenditures as of 07/30/21	Expenditures FY21	Expenditures FY20	Purpose
3	VFS Energy Services, LLC (formerly through UTC Power Corp)	122010LM	\$6,756,000 <i>[Contract Value Previously \$4,000,000; Total New Contract Value \$10,756,000]</i>	05/01/11-04/30/42	Operating Funds - Auxiliary Services	Michael Jednak, AVP Facilities Operations and Building Services	\$2,887,875	\$302,000	\$302,000	Lease of fuel cell to power the Depot Campus. <b>Amend to increase contract value \$6,756,000, for total new contract value of \$10,756,000. Amend to extend contract term twenty years, through 04/30/42.</b> VFS currently owns and operates the Doosan PureCell 400 (Serial #9553) located at the Center for Clean Energy Engineering facility in Storrs, CT. VFS will upgrade the existing PureCell Model 400 (400kW) Fuel Cell with a new PureCell Model 400 (440kW) and extend the existing contract for 20 years. Extending the contract is in accordance with the award from the DEEP LREC program. The program is expected to produce energy savings of \$5,000,000 over the term of the agreement. Zero extensions remain.

*This is a CT-based business.*

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<b>LAB SUPPLIES, EQUIPEMENT &amp; SERVICES</b>										
No.	Contractor	Contract No.	New Approval Amount	Term	Fund Source	Program Director	Total Expenditures as of 07/30/21	Expenditures FY21	Expenditures FY20	Purpose
4	Fisher Scientific	UC-17-CGP012016	\$7,325,000 [Contract Value Previously \$15,000,000; Total New Contract Value \$22,235,000]	03/01/17-02/28/24	Multiple Funds	Joseph M. Thompson, AVP for University Business Services and Chief Procurement Officer	\$14,352,043	\$3,121,086	\$2,618,714	Lab supplies, services and equipment for all University campuses. <b>Amend to increase contract value by \$7,325,000, for total new contract value of \$22,235,000. Amend to extend contract term two years, through 02/28/24.</b> Three extensions of one year each remain.
5	Scientific Sterilizer	UC-20-CP041919	\$544,000 [Contract Value Previously \$750,000; Total New Contract Value \$1,294,000]	06/25/19-06/30/24	Multiple Funds	Joseph M. Thompson, AVP for University Business Services and Chief Procurement Officer	\$746,484	\$216,528	\$209,577	Lab repairs, services, and maintenance for all University campuses. <b>Amend to increase contract value by \$544,000, for total new contract value of \$1,294,000. Amend to extend contract term two years, through 06/30/24.</b> Zero extensions remain.

**LEASES FOR APPROVAL \***

*\*Not all provisions of all Leases appearing below have been 100% completed, but the Administration is seeking approval to proceed to execution based on the material terms described below.*

**UNIVERSITY AS TENANT**

No.	Landlord	Annual Amount Payable	Term	Fund Source	Program Director	Purpose
1	Tolland County Agricultural Center, Inc.	\$55,110	10/01/21-09/30/24	Operating Fund - General	Indrajeet Chaubey, Dean and Director, College of Agriculture, Health and Natural Resources	Lease for 2,841 square feet of space in the John Elliott Building, located at 24 Hyde Avenue, Vernon, CT for the continued use by the College of Agriculture and Natural Resources Cooperative Extension program for office, program and related activities uses.
2	DP 26, LLC; Albright Properties Group, LLC; and 80 WEP-1351, LLC	\$54,285 maximum base rent for first year (with annual escalator)	12/01/21-11/30/24	Operating Fund - General	Deborah A. Chyun, Dean, School of Nursing	REVISED APPROVAL REQUEST: Lease for a maximum of 1,551 square feet of space on the third floor of 1351 Washington Boulevard, Stamford, CT for the School of Nursing. This lease continues the use of the space as office, instructional and educational use, previously authorized by a sublease with Stamford Health. This lease was previously approved by the Board of Trustees at its June 30, 2021 meeting. Since that time, the demised premises has been re-measured, resulting in an increase in the previously-approved square footage and, in turn, rent.
3	Aries Building Systems, LLC	\$27,600, plus delivery and site service costs	24 months from delivery and installation	Operating Fund - General	Michael Jednak, Associate Vice President for Facilities Operations	Lease for a double-wide modular office building and appurtenances for the use of First Transit, to be located on LeDoyt Road Extension in Storrs.
4	Grove Property Fund LLC DBA: GPF-Drake Hill LLC	\$121,380	07/01/22-06/30/23	Operating Funds	Anne Horbatuck, Vice President, UMG-Administration	UConn Health is paying \$34.82 per square foot which is \$140,879 of base rent for the current lease year (7/1/21- 6/30/22). This approval is for a renewal option to extend the current lease term for an additional year, at this lower annual amount (\$30 per square foot). This lease is for 4,046 square feet of space located at 720 Hopmeadow Street, Simsbury, CT.

**UNIVERSITY AS LANDLORD**

No.	Tenant	Annual Amount Receivable	Term	Fund Source	Program Director	Purpose
1	Tracy Donuts, Inc.	\$24,000, plus percentage of sales	09/28/11-01/29/22 (with further extension options)	Operating Fund - General	Michael Gilbert, Vice President for Student Affairs	REVISED APPROVAL REQUEST: Lease for retail and storage space for Dunkin' Donuts in the building known as the Student Union, at the Storrs campus. Due to the University limiting the hours of operation of the Student Union, the previously-approved amendment extended the COVID pandemic relief granted for the Fall 2020-2021 Semester to the Spring and Summer semesters, with the monthly rent due during the additional period of February 1, 2021 to August 31, 2021 changed to a percentage of sales only. Given that the anticipated business recovery level is unknown at this time, the Tenant has requested that the first extension term, currently established as five years, be divided into a 2-year term and a 3-year term.