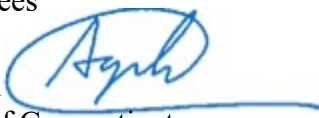


September 29, 2021

TO: Members of the Board of Trustees

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

RE: Project Budget for Residential Life Facilities: Mansfield Apartments Redevelopment
(Planning: \$850,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of \$850,000, as detailed in the attached project budget, for the initial Planning phase and commencement of the CEPA approval process for Mansfield Apartments Redevelopment and related utility infrastructure and landscape improvements. 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 \$850,000 in UCONN 2000 bond funds for the initial Planning phase and commencement of the CEPA approval process for Mansfield Apartments Redevelopment and related utility infrastructure and landscape improvements.”

BACKGROUND:

Mansfield Apartments is an existing 240 bed apartment complex located on South Eagleville Road in Storrs CT and was constructed circa 1940. The townhouse style apartments were originally constructed as graduate family housing but have mostly been utilized by the undergraduate upper classes. The facilities have reached the end of their useful life and the property, which contains approximately 16 acres, can be utilized for denser apartment-style development. The complex has been utilized exclusively as an isolation location during the Covid-19 pandemic and it is desirable to commence redevelopment activities at this time, with the intention of not having to reopen the complex in its current condition to the general student population again.

The University intends to engage the services of a design team to assess opportunities to develop a new apartment-style complex on the Mansfield Apartments site in the range of 800 to 850 apartments to fully replace the existing complex. This Planning budget only includes costs for this initial concept

design phase and project programming, and additional funding will be required to complete the design documents and construct the project. Simultaneously with the commencement of the design, the University will also commence the CEPA approval process for the project, which will take approximately one year.

To expedite the completion, the project will investigate utilizing a Design-Build delivery method, but a final decision on the project delivery method will be determined in the future. When the scope and size of the project is finalized, an anticipated total project cost projection will be prepared.

The intent is that this project will conform to Connecticut High Performance Building regulations and will be registered as a LEED project, with a target goal of LEED Gold. Additional sustainability measures towards a potential net zero carbon goal will also be investigated in this Planning phase.

The Planning Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **PLANNING**

PROJECT NAME: **RESIDENTIAL LIFE FACILITIES - MANSFIELD APARTMENTS
REDEVELOPMENT**

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 9/29/2021</u>
CONSTRUCTION	\$ 30,000
DESIGN SERVICES	500,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	25,500
ART	-
RELOCATION	-
ENVIRONMENTAL	200,000
INSURANCE AND LEGAL	14,500
MISCELLANEOUS	-
OTHER SOFT COSTS	-
SUBTOTAL	\$ 770,000
PROJECT CONTINGENCY	80,000
TOTAL BUDGETED EXPENDITURES	\$ 850,000
<u>SOURCE(S) OF FUNDING</u>	
UCONN 2000 BOND FUNDS	\$ 850,000
TOTAL BUDGETED FUNDING	\$ 850,000

* 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.

BOT 9.29.2021

TBD