AGENDA

Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
November 30, 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 ITEM: TAB

2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of October 18, 2021, as circulated.

PRESENTATION/DISCUSSION ITEMS:

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

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

5. University Business Services – Capital Projects and Facilities Procurement (CPFP) Operational Activities and Organizational Improvements
   ➢ Presenter: Joseph Thompson, Associate Vice President of University Business Services and Chief Procurement Officer
6. 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 12/08/21:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Campus Residence Hall</td>
<td>Design</td>
<td>$6,500,000</td>
</tr>
<tr>
<td>Eversource Second Electrical Feed</td>
<td>Design</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Proposed Land Transfer of Bergin Correction Institute to OPM</td>
<td>NA</td>
<td>$0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UCONN HEALTH BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace Buildings F &amp; H Hot Water Tanks</td>
<td>Final</td>
<td>$547,000</td>
</tr>
<tr>
<td>Replace Chilled Water Pump #4</td>
<td>Final</td>
<td>$642,000</td>
</tr>
<tr>
<td>16 Munson Rd Emergency Lighting &amp; Egress Upgrades</td>
<td>Design</td>
<td>$935,000</td>
</tr>
<tr>
<td>16 Munson Road Parking Lot Repaving</td>
<td>Planning</td>
<td>$1,160,000</td>
</tr>
<tr>
<td>Buildings D &amp; N Roof Replacement</td>
<td>Planning</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Buildings E &amp; K Roof Replacement</td>
<td>Planning</td>
<td>$630,000</td>
</tr>
<tr>
<td>836 Hopmeadow Street, Simsbury Clinical Practice Relocation</td>
<td>Design</td>
<td>$3,875,000</td>
</tr>
<tr>
<td>Main Building Lab Area Renovations</td>
<td>Planning</td>
<td>$7,800,000</td>
</tr>
<tr>
<td>2nd Floor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

INFORMATION ITEMS:

7. Status of Code Correction Projects  
   ➢ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report  
   ➢ Quarterly Construction Status Report, Period Ending September 30, 2021  
8. Summary of Individual Change Orders Greater Than 3% of Project Cost
   - Storrs based projects
   - UCH projects


10. Other Business

11. Executive Session (As Needed)

12. Adjournment
Vice-Chair Marilda Gandara convened a special meeting of the Buildings, Grounds and Environment (BGE) Committee at 11:00 a.m. via teleconference and asked for a roll call of those participating, and asked if there was anyone from the public who wished to speak. There being no requests for Public Comment, Trustee Gandara directed the Committee to agenda Item #2, Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of September 14, 2021. On a motion by Mr. Archambault and seconded by Trustee Gouin, the item was approved.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, detailed agenda Item #3, Project Update ~ Storrs Based Programs. Her presentation highlighted the projects going to the Board of Trustees in October. Sean Vasington, University Landscape Architect, provided a detailed presentation on the Mirror Lake Improvements project. Trustee Gandara requested a discussion at the November committee meeting of Mirror Lake safety issues as well as other campus areas that may be affected by extreme weather events.

On a motion by Mr. Archambault and seconded by Trustee Gouin, the Committee voted to go into Executive Session at 11:55 a.m. for a discussion concerning preliminary drafts or notes provided the public agency has determined that the public interest in withholding such documents clearly outweighs the public interest in disclosure; per Connecticut General Statutes, Section 210(b)(1).
Trustees participating in the session included: Chuck Bunnell, Andrea Dennis-LaVigne, Justin Fang, Marilda Gandara, Jeanine Gouin, Thomas Ritter, and Daniel Toscano.

UConn Health Board of Directors members participating in the session included: Francis Archambault and Richard Carbray.

University staff participating in the session included: Interim President Agwunobi, Rachel Rubin, Lloyd Blanchard, Carl Lejuez, Nicole Gelston, Michael Kirk, Laura Cruickshank, Robert Corbett, Nathan LaVallee, Sean Vasington, Kristin Wirtanen, and Debbie Carone.

It was noted that the no votes would be taken during Executive Session and the Committee meeting would adjourn immediately following Executive Session. The Committee came out of Executive Session and adjourned on a motion by Mr. Archambault and seconded by Trustee Gouin, at 12:38 p.m.

Respectfully submitted,

Debbie L. Carone
Secretary to the Committee
November 30, 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 – November 2021

The following represents the Construction Assurance Quarterly Report for the November 2021 quarter regarding the Construction Assurance activities of the Audit and Management Advisory Services.

1. AMAS is currently preparing the biennial summary report of construction performance of UConn 2000 required under General Statutes Section 10a-109bb for the period July 1, 2016 to June 30, 2018. The summary report is not ready for today’s meeting as reported at the prior BGE meeting. The report will be presented at the first BGE in calendar year 2022. However, this delay should not impact the proposed timeline to have the summary report for the period July 1, 2018 to June 30, 2020 to be presented at the second BGE meeting in 2022.

2. Attached is a list of projects that the AMAS have completely tested for the period August 1, 2021 to October 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.
## Buildings, Grounds and Environment Committee Meeting
### November 30, 2021

**Office of Construction Assurance Report**

**Closed Projects Tested**

**August 1, 2021 to October 31, 2021**

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Plant Funds Project Name</th>
<th>Account Name</th>
<th>Change Order</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arjona and Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith (New Clsrm Bldgs) Ph III</td>
<td>901126</td>
<td>Yes</td>
</tr>
<tr>
<td>Arjona and Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith - Arjona Renovations</td>
<td>901719</td>
<td></td>
</tr>
<tr>
<td>Arjona and Monteith (new classroom buildings)</td>
<td>Arjona and Monteith Window Treatments</td>
<td>901754</td>
<td></td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Commn Prof Bldg Renov-Avery Point</td>
<td>201543</td>
<td>No</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avy Pt Renov-Library Improvements</td>
<td>901588</td>
<td></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>
<td></td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avery Point Renov - Project O Facade Improvements</td>
<td>901889</td>
<td>No</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avery Point Renov - Acad Bldg Classroom 207 Renovation</td>
<td>902008</td>
<td>No</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Avery Point Renov - CPB 210/ 210 Classroom Renovation</td>
<td>902087</td>
<td>No</td>
</tr>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Renov-Facade &amp; Roof Repair</td>
<td>901646</td>
<td>Yes</td>
</tr>
<tr>
<td>Biobehavioral Complex Replacement</td>
<td>Biobehavioral Complex Repl - Bio4 Annex Mold Remediation</td>
<td>300005</td>
<td>No</td>
</tr>
<tr>
<td>Biobehavioral Complex Replacement</td>
<td>Biobehavioral Complex Replacement</td>
<td>901380</td>
<td></td>
</tr>
<tr>
<td>Bishop Renovation</td>
<td>Bishop Ren-Mech Sys Improv &amp; Facade Modi</td>
<td>901645</td>
<td>No</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>UCHC-Dental Sch Renov-PreClinical Teaching/Prosthetics</td>
<td>901212</td>
<td></td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>UCHC-Dental Sch Renov-PreClinical Teaching/Prosthetics</td>
<td>901225</td>
<td></td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>Dental School Renovation - Orthodontics Renovation</td>
<td>901526</td>
<td></td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>Dental Sch Renov-Grasso Phase III - 24/7 Student Lounge</td>
<td>901709</td>
<td></td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>LM030-Faculty Office Renov-School of Dental Medicine</td>
<td>901814</td>
<td></td>
</tr>
<tr>
<td>Family Studies (DRM) Renovation</td>
<td>Family Studies (Drm)Ren-Wind Repl/Facade</td>
<td>901293</td>
<td>No</td>
</tr>
<tr>
<td>Hartford Relocation Acquisition/Renovation</td>
<td>Hartford Relocation Acquisition/Renovation</td>
<td>901779</td>
<td>Yes</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgr-Boiler Reliab Improv</td>
<td>901951</td>
<td>Yes</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgrade - Chiller and Boiler House Roofs</td>
<td>901695</td>
<td>No</td>
</tr>
<tr>
<td>Jorgensen Renovation</td>
<td>Jorgensen Renovation-Phase I</td>
<td>901274</td>
<td>No</td>
</tr>
<tr>
<td>Jorgensen Renovation</td>
<td>Jorgensen Renov-Fire Alarm Replacement</td>
<td>901506</td>
<td>No</td>
</tr>
<tr>
<td>Koons Hall Renovation/Addition</td>
<td>Koons Hall Ren/Addition-Wind, Facade, Mech</td>
<td>901379</td>
<td>Yes</td>
</tr>
<tr>
<td>Research Tower</td>
<td>Research Tower</td>
<td>901132</td>
<td>Yes</td>
</tr>
</tbody>
</table>
ATTACHMENT 3
Buildings Grounds & Environment Committee
November 30, 2021

UConn Health Updates
Facilities Development & Operations
COVID 19 Response

• Inpatient areas: COVID patient volume steady
• Garage 1 drive through testing continues
• Vaccination administration continues at the Outpatient Pavilion
• Booster and 3^{rd} doses of vaccines are being given to eligible individuals
BIOSCIENCE CT – CLINIC BUILDING RENOVATIONS
• All construction complete. Final change order to Fusco executed. Proceeding with Financial Closeout.

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
• $25 million of Deferred Maintenance Funding received for FY22
• 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

Capital Project Metrics:

<table>
<thead>
<tr>
<th>Phase</th>
<th>JDH</th>
<th>UMG</th>
<th>SOM</th>
<th>SODM</th>
<th>Admin</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initiation</td>
<td>25</td>
<td>4</td>
<td>3</td>
<td>0</td>
<td>23</td>
<td>55</td>
</tr>
<tr>
<td>Pending Approval</td>
<td>17</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>5</td>
<td>25</td>
</tr>
<tr>
<td>AE Selection</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Design</td>
<td>16</td>
<td>2</td>
<td>4</td>
<td>0</td>
<td>7</td>
<td>29</td>
</tr>
<tr>
<td>Procurement</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Construction</td>
<td>8</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>7</td>
<td>20</td>
</tr>
<tr>
<td>Substantial Complete</td>
<td>15</td>
<td>1</td>
<td>8</td>
<td>0</td>
<td>11</td>
<td>35</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>85</td>
<td>12</td>
<td>18</td>
<td>1</td>
<td>55</td>
<td><strong>171</strong></td>
</tr>
</tbody>
</table>

PROJECTS BY PHASE

- Substantial Complete, 35
- Construction, 20
- Procurement, 4
- Design, 29
- AE Selection, 3
- Pending Approval, 25
- Initiation, 55

PROJECTS BY DIVISION

- JDH, 85
- UMG, 12
- SOM, 18
- SODM, 1
- Admin, 55
- Admin, 55
# Campus Planning Design and Construction

## Partial Project List: Design & Construction Phase

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 MUNSON ROAD EMERGENCY LIGHTING UPGRADE</td>
<td>L2 LAB RENOVATIONS</td>
</tr>
<tr>
<td>P3044B MUNSON ROAD SWITCH GEAR</td>
<td>CGSB REMEDIAL ACTION PLAN</td>
</tr>
<tr>
<td>VIRTUAL ANATOMY LAB WORKSTATIONS</td>
<td>BLDG C &amp; H EXPANSION TANK REPLACEMENT</td>
</tr>
<tr>
<td>BUILDING H DOMESTIC HOT WATER TANK REPLACEMENT</td>
<td>CG104 WORKSPACE IMPROVEMENTS</td>
</tr>
<tr>
<td>AUTOPSY AREA RENOVATION</td>
<td>CHILLED WATER PUMP REPLACEMENT</td>
</tr>
<tr>
<td>OP CANCER CENTER EXAM ROOM RENOVATION</td>
<td>OP CANCER CENTER INFUSION RM RENOVATION</td>
</tr>
<tr>
<td>PSYCH SECLUSION AREA RENOVATION</td>
<td>LAB MEDICINE REFRIGERATOR REPLACEMENT</td>
</tr>
<tr>
<td>TM112 OFFICE OF PATIENT EXPERIENCE RENOVATION</td>
<td>CGSB BOILER REPLACEMENT</td>
</tr>
<tr>
<td>TB115 EMERGENCY DEPARTMENT - INTAKE / TRIAGE AREA RENOVATION</td>
<td>836 HOPMEADOW St. SIMSBURY CLINICAL PRACTICE RELOCATION</td>
</tr>
<tr>
<td>PYSCH DINING ROOM CEILING REPLACEMENT</td>
<td>NICU NURSE CALL SYSTEM UPGRADE</td>
</tr>
<tr>
<td>NEW ENGLAND SICKLE CELL INSTITUTE RELOCATION</td>
<td>21 SOUTH ROAD HVAC SYSTEM UPGRADE</td>
</tr>
</tbody>
</table>

## Major Medical Equipment Projects: Planning, Design & Construction

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOSPITAL CT SCANNER REPLACEMENT</td>
<td>FLUOROSCOPY EQUIPMENT 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>CARDIAC CATH LAB RENOVATION</td>
<td>ELECTROPHYSIOLOGY (EP) LAB RENOVATION</td>
</tr>
<tr>
<td>OUTPATIENT PAVILION TOMO THERAPY UNIT REPLACEMENT</td>
<td>INTERVENTIONAL RADIOLOGY RM #5 RENOVATION</td>
</tr>
</tbody>
</table>
16 Munson Road Parking Lot Repaving (Planning $1,160,000)
• The parking lot pavement at 16 Munson Road is in poor shape and continues to deteriorate despite patching efforts.

Building D & Building N Roof Replacement (Planning $1,100,000)
• The existing roofs on the Administrative Service Building (D) and the Muscular Skeletal Institute (N) have been leaking and are in poor shape.

Building E & Building K Roof Replacement (Planning $630,000)
• The existing roofs on the Academic Research Building (E) and the Transgenic Animal Facility (K) have been leaking and are in poor shape.

Main Building Lab Area Renovations - 2nd Floor (Planning: $7,800,000)
• Two major projects under Bioscience Connecticut and a subsequent project in 2018 were implemented to renovate the laboratory space located in the Main Building Lab (L) Area per the concepts developed under the 2009 Main Building Renovation Master Plan. This project will continue to implement the Master Plan and renovate a section of the 2nd floor to create open and flexible, state of the art wet lab research space similar to the work done on the previous floors.
16 Munson Rd Emergency Lighting & Egress Upgrades (Design $935,000)

- Upgrades are required to the existing emergency lighting and egress systems to address violations issued by the UConn Fire Marshal.

- The budget is based upon initial estimates prepared by the architect after the conclusion of a Feasibility Study. Approval of a Design budget will allow the project to move forward with design and bidding.

Replace Building F and H Hot Water Tanks (Final $547,000)

- The original domestic hot water tanks have reached the end of their useful life and will be replaced with instantaneous units powered by steam and electricity.

- The latest estimate exceeded $500,000 due to the recent dramatic increase in construction pricing. Approval of a Final budget will allow the project to move forward with bidding, and construction if the project comes in under budget.

Replace Chilled Water Pump #4 (Final $642,000)

- One of the 450 hp pumps that provides chilled water to the Main Building complex has failed and requires replacement.

- The latest estimate exceeded $500,000 due to the recent dramatic increase in construction pricing. The project is currently out to bid. Approval of a Final budget will allow the project to move forward with construction if the project comes in under budget.
Main Bldg. Lab (L) Area Renovations - 3rd Floor

**Scope:** The project implements the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 3rd Floor Lab Renovations is similar to the Bioscience Connecticut Main Building Lab Renovations Project 2 which renovated floors 4 thru 7.

**Schedule:** Project work is complete.

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

**Issues/Concerns:** None. Project is being processed for financial closeout.
**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 complete.

**Budget:** $1,762,500 – Received $805,018 check from Eversource a check from CNG for $34,000 is pending.

**Issues/Concerns:** None.
836 Hopmeadow St, Simsbury Clinical Practice Relocation

**Scope:** This project will fit-out leased space to combine the Simsbury Primary Care and Avon Orthopedic clinical practices.

**Schedule:** Design documents being prepared. Scheduled for occupancy in fall 2022

**Budget:** Planning Budget - $3,875,000 approved by BOD & BOT in September, Design Budget will be submitted in December.

**Issues/Concerns:** Volatility in construction materials could impact the project schedule and budget.
November 30, 2021

TO: Members of the Buildings, Grounds & Environment Committee
FROM: Joseph M Thompson
Associate Vice President of University Business Services
and Chief Procurement Officer

RE: University Business Services – Capital Projects and Facilities Procurement (CPFP) Operational Activities and Organizational Improvements

Chairperson Gandara and Members of the Buildings, Grounds & Environment Committee, I have the following to report for Operational Activities and Organizational Improvements for this meeting occurring on November 30, 2021:

Overview of the On-Call Professional Services Program Master Agreements solicitations:
The solicitations for the On-Call Professional Services Program Master Agreements for the sixteen (16) categories are complete.

CPFP started in November 2020 preparing to solicit for the On-Call Professional Services Program which contracts expired in April 2021. An analysis was done on the different categories under the program in the effort of aligning the categories better with our customers’ needs, achieving efficiencies, reducing costs, and evaluating where there might be further opportunities for Small and Minority Businesses. In addition, we met with each Evaluation Committee (made up of the internal customers that use the program), to develop the scope of services and a firm’s qualification requirements for each category.

In February 2021, CPFP released sixteen solicitations (one for each category) through the HuskyBuy eSourcing bidding module for the On-Call Professional Services Program. This marked the beginning of using the eSourcing system for professional services. Solicited categories included Architectural Services, Small Projects Set-Aside; General Architectural Services; Landscape Architecture Services; Civil Engineering Services; Commissioning Agent Services; Construction Safety On-Site Services; Connecticut Environmental Policy Act (CEPA) And National Environmental Policy Act (NEPA) Impact Evaluation Services; Data & Telecommunications Design Services; Environmental Permitting and Compliance Services (Excluding Environmental Investigation And Remediation); Geo-Technical Engineering Services;
Hazardous Material Assessment, Remediation Design, Project Monitoring and Industrial Hygiene Services; Parking & Transportation Consultant Services With Design Services; Project Management Oversight Services; Roofing Consultant Services With Design Services; Structural Engineering Services; and Surveying Consultant Services.

In conjunction with the release of the solicitations, in February 2021, CPFP held an On-Call Professional Services Program Outreach event that incorporated an overview/training on how to submit a qualification application in HuskyBuy. This virtual event was attended by approximately 140 people. It was also recorded and posted to the CPFP website for firms that may have missed the presentation.

The last time this program was solicited in 2018 there were 237 submissions. This solicitation yielded 16% more submissions for a total of 274 submissions. Five categories had over 20 submissions which included General Architectural (35), Civil Engineering (35), Structural Engineering (29), Landscape Architectural (22), and General Architectural, Small Projects Set-Aside (20).

The Evaluation Committees chose to award 145 contracts (53%) from the submissions. In total, 81 firms received contracts. Some of the multi-disciplinary firms received contracts in more than one category. 44 (54%) of the firms are Connecticut-based businesses and received one or more contracts (109 contracts). Furthermore, 30 (37%) out of the 81 firms are also SBE/MBE firms. These 30 SBE/MBE firms received 40 contracts in various categories. This includes 12 firms selected for the General Architectural, Small Projects Set-Aside category. Seven SBE/MBE’s (5 SBEs and 2 MBEs) received their first-ever contract with UConn.

An assessment of the process conducted provided information that can be used to improve the overall process and the creation of the remaining eSourcing templates.

The CPFP team continues to build the eSourcing Bidding Module. The Request for Proposal template and workflow for Facilities Procurement have been completed. The next steps are to complete the electronic version of the Facilities Operations’ Invitation to Bid templates.

As we continue to gain efficiencies in our department, we will be reviewing our reporting methods of sourcing data provided to the BGE.

**Current On-Call Program Metrics**

The following are the current key performance metrics regarding the On-Call Programs contract series for Construction Services and Professional Services.

<table>
<thead>
<tr>
<th>On-Call Trades and General Contractors Program - $0 - $100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/11/2016 (inception) through 10/31/2021</td>
</tr>
<tr>
<td>Contractors in this program are Connecticut-based SBE/MBEs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category Time &amp;Material (T&amp;M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate spend</td>
</tr>
<tr>
<td>Assignments</td>
</tr>
<tr>
<td>Category Lump Sum</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>Aggregate spend</td>
</tr>
<tr>
<td>Contracts awarded</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Awards to SBEs and MBEs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of awards to SBEs</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
</tr>
<tr>
<td>Total aggregate spend in the program</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Call Trades and General Contractors Program - $100,000 - $500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/1/2014 (inception) through 10/31/2021</td>
</tr>
<tr>
<td>Aggregate spend</td>
</tr>
<tr>
<td>Assignments</td>
</tr>
<tr>
<td>In-State vs. Out-of-State spend</td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Call Professional Services Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 (inception) through 10/31/2021</td>
</tr>
<tr>
<td>Aggregate spend</td>
</tr>
<tr>
<td>Assignments</td>
</tr>
<tr>
<td>In-State vs. Out-of-State spend</td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
</tr>
</tbody>
</table>

This information concludes my update.

Joseph M. Thompson  
Associate Vice President of UBS and Chief Procurement Officer  
University Business Services
On-Call Professional Services Contract Utilization Report

Awards by Category

- **Athletics/Recreation:** $670,768 (1%)
- **CEPA/NEPA:** $764,598 (1%)
- **Civil/Structural:** $13,400,209 (17%)
- **Commissioning Services:** $2,823,333 (4%)
- **Cost Estimating:** $1,066,050 (1.4%)
- **Gnl Architecture:** $18,638,375 (24%)
- **Gnl Environmental Eng:** $2,577,241 (3%)
- **Geo-Tech Engr:** $1,225,454 (1.6%)
- **Hazardous Material:** $6,027,479 (8%)
- **Landscape Architecture:** $5,213,661 (7%)
- **MEP:** $5,213,661 (7%)
- **Operational Plant Engineering:** $603,229 (0.8%)
- **Plan Checking:** $14,976 (0.02%)
- **PMO:** $10,915,439 (14%)
- **Roof Consultant:** $2,823,333 (4%)
- **Site Safety:** $1,283,519 (2%)
- **Small Projects:** $8,382,254 (11%)
- **Structural:** $73,311 (0.1%)
- **Surveying Services:** $449,564 (0.6%)
- **Telecom:** $1,230,088 (1.6%)
- **Vertical Trans:** $58,750 (0.07%)

**Total:** $78,673,129 (100%)

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 10/31/2021
On-Call Professional Services Contract Utilization Report

CT vs. Non-CT Firms

- Total CT Firms: $65,550,968, 83%
- Total Non-CT Firms: $13,122,162, 17%
- Total Awarded: $78,673,129, 100%

SBE vs. MBE vs. Non-S/MBE

- Total SBE: $19,152,612, 24%
- Total MBE: $9,782,654, 12%
- Non-S/MBE: $49,737,863, 63%
- CT Non-S/MBE: $36,615,702
- Other States Non-S/MBE: $13,122,162
- Total Awarded: $78,673,129, 100%

MBE Makeup

- Total Asian Pacific: $7,428,328, 76%
- Total Black American: $778,719, 8%
- Total Hispanic: $571,536, 6%
- Total Woman: $1,004,071, 10%
- Total Awarded MBE: $9,782,654, 100%

No. of Assignments Awarded

- Total CT SBE: 301
- Total CT MBE: 324
- Total CT Non-S/MBE: 783
- Other States: 166

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 10/31/2021
### Awards by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td>$2,202,550</td>
<td>5%</td>
</tr>
<tr>
<td>General Contractors</td>
<td>$20,769,702</td>
<td>46%</td>
</tr>
<tr>
<td>HVAC</td>
<td>$7,311,357</td>
<td>16%</td>
</tr>
<tr>
<td>Landscaping</td>
<td>$55,625</td>
<td>0.1%</td>
</tr>
<tr>
<td>Masonry &amp; Waterproofing</td>
<td>$129,202</td>
<td>0.3%</td>
</tr>
<tr>
<td>Roofing</td>
<td>$1,373,542</td>
<td>3%</td>
</tr>
<tr>
<td>Site Work</td>
<td>$3,117,202</td>
<td>7%</td>
</tr>
<tr>
<td>Telecomm</td>
<td>$8,560,636</td>
<td>19%</td>
</tr>
<tr>
<td>Water Treatment</td>
<td>$73,777</td>
<td>0.2%</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>$1,609,763</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$45,203,355</td>
<td>100%</td>
</tr>
</tbody>
</table>

**University Reporting Entity:** Capital Projects Facilities Procurement  
**Period:** 5/1/2014 through 10/31/2021
$100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

CT vs. Non-CT Firms

- Total CT Firms: $44,892,985 (99.31%)
- Total Non-CT Firms: $310,370 (0.69%)
- Total Awarded: $45,203,355 (100%)

SBE vs. MBE vs. Non-S/MBE

- Total SBE: $18,521,588 (41%)
- Total MBE: $9,972,172 (22%)
- Total Non-S/MBE: $16,709,596 (37%)
- Total Awarded: $45,203,355 (100%)

MBE Makeup

- Total Woman: $8,370,279 (84%)
- Total Iberian Peninsula: $1,601,893 (16%)

No. of Assignments Awarded

- Total Awarded MBE: $9,972,172 (100%)

University Reporting Entity: Capital Projects Facilities Procurement

Period 05/1/2014 through 10/31/2021
$0 - $100,000 On-Call Trade and GC Services Contract Utilization Report

Awards by Category

- Asphalt: $174,954, 1%
- Electrical: $566,869, 3%
- Flooring: $4,216,563, 22%
- GC: $1,162,366, 6%
- HVAC: $968,490, 5%
- Insulation: $927,649, 5%
- Masonry: $1,202,900, 6%
- Mechanical: $174,108, 1%
- Painting: $3,024,034, 16%
- Plumbing: $111,443, 1%
- Roofing: $1,795,979, 10%
- Site Work: $4,499,352, 24%

Total: $18,824,705, 100%

University Reporting Entity: Capital Projects Facilities Procurement
Period 3/11/2016 through 10/31/2021
$0 - $100,000 On-Call Trade and GC Services Contract Utilization Report

**T&M vs. Lump Sum By Dollar Value**

- Total Lump Sum: $2,251,802 (12%)
- Total T&M: $16,572,903 (88%)
- Total Awarded: $18,824,705 (100%)

**SBE vs. MBE By Dollar Value**

- Total SBE: $14,620,753 (78%)
- Total MBE: $4,203,952 (22%)
- Total Awarded: $18,824,705 (100%)

**No. of Assignments Per Year**

<table>
<thead>
<tr>
<th>Year</th>
<th>Qtr1</th>
<th>Qtr2</th>
<th>Qtr3</th>
<th>Qtr4</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>5</td>
<td>19</td>
<td>14</td>
<td>27</td>
</tr>
<tr>
<td>2017</td>
<td>21</td>
<td>25</td>
<td>40</td>
<td>30</td>
</tr>
<tr>
<td>2018</td>
<td>22</td>
<td>73</td>
<td>48</td>
<td>52</td>
</tr>
<tr>
<td>2019</td>
<td>26</td>
<td>19</td>
<td>33</td>
<td>20</td>
</tr>
<tr>
<td>2020</td>
<td>34</td>
<td>15</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>2021</td>
<td>16</td>
<td>42</td>
<td>30</td>
<td>8</td>
</tr>
</tbody>
</table>

**No. of Assignments Awarded**

- Total T&M: 590
  - T&M MBE Assignments: 101
  - Total SBE: 47
  - Total MBE: 17
  - Total Awarded: 637
  - Total Awarded to MBEs: 118 (19% of work)

Note: Assignments are per calendar year (Jan-Dec). 2021, Qtr4 represents through 10/31/2021.
Project Resolutions for December BOT

- Residential Life Facilities- South Campus Residence Hall
  [*Design Budget: $6,500,000-December BOT*]
- Eversource Second Electrical Feed
  [*Design Budget: $3,000,000- December BOT*]

Proposed Land Transfer

OPM request for Bergin transfer
  [*December BOT*]

Project Updates

- University Safety Plan for Mirror Lake
- Mansfield Apartments Redevelopment
- Stamford Garage- Mill River Remediation
- UConn 2000 Code Remediation- Stamford
- Gant Building Renovation-Phase 3
- Stamford Garage- Neighboring Site Remediation
- Field House- Old Recreation Center Renovation
- UConn Hockey
- I-Lot Improvements
- Public Safety Building Renovation
- Boiler Plant Equipment Replacement & Utility Tunnel Connection
- STEM- Science 1
- NW Quad, Phase 2 Utilities & Site Improvements
- Supplemental Utility Plant

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

- **Green**: Least Risk
- **Yellow**: Some Risk
- **Red**: Most Risk

Typically, projects in construction may have a risk to schedule and/or to budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.
South Campus Residence Hall

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

• **Budget:** $0.8M, Approved Planning
  ° $6.5M Proposed Design, December 2021 BOT
  ° Escalation and increase in size has increased cost

• **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:** Escalation and cost increases; 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

Rendering of 2015 Residence Hall Design
Eversource Second Electrical Feed

- **Scope:**
  - Construction of a new 35kW – 50kW UConn 38E switchyard adjacent to the Supplemental Utility Plant (SUP) and connection to Eversource transmission lines.

- **Budget:** $370K Approved Revised Planning
  - $3.0M Proposed Design, December 2021 BOT

- **Schedule:**
  - Detailed Design to commence January 2022 with target completion by March 2023. Solicitation for a pre-construction manager and estimating starting in November 2021 with completion expected in March 2022.
  - Construction Schedule: TBD

- **Key Issues & Risks:** Potential for wetlands mitigation, environmental permitting, Eversource completion of its complementary enabling design and construction scope.
Former Bergin Correctional Institution Property
Request by OPM:
° OPM requests the transfer/return of the Bergin Correctional Institute for potential use as the site for a new Technical High School (+/- 35 acres)
° OPM also requests additional UConn land to construct recreation fields for the High School (+/- 25 acres)

Background:
° The Bergin property and building assets were declared surplus in 2015 and transferred by OPM to UConn
° The transfer letters from OPM document the UConn commitment to reviewing the possibility of locating a Technical High School on this property
° UConn has no current plans to develop the Bergin property, which requires substantial improvements to the infrastructure, or the additional 25 acres of land

Considerations:
° OPM will need to review terms of a conservation agreement with the Town on the non-Bergin land area
° Property transfer procedure is under review and would contain conditions and a new land boundary survey
**Reasons to Agree to the Transfer:**

- Continue UConn’s great working relationship with OPM
- Under CGS 4-67g, OPM maintains the inventory of all state-owned property, is responsible for the long-range planning of property, and can determine the appropriate use of state real property
- If the High School does not go forward into construction within 6 years from the date of transfer, all land is returned to UConn and the cost to remediate and demolish existing buildings on the property will have been avoided
- New infrastructure for a high school may provide an opportunity for much-needed regional utility capacity upgrades and improved reliability that may benefit the Depot Campus

**Recommendation:**

- Pursue BOT approval of the transfer to OPM of the Bergin Correctional Institute (approximately 35 acres), plus an additional 25 acres of UConn undeveloped land
Bergin proper and portion of adjacent conservation area
Mirror Lake Safety Plan

Environmental Programs is working simultaneously on the Emergency Action Plan (EAP) for the Training Dams at Depot and Mirror Lake.

- A template from DEEP serves as the basis for the plan
- Sections describe history, dam design, and downstream impacts differing in their details
- Environmental Programs prepared the DRAFT EAP for the Training Dams and Mirror Lake and it is currently under review by Emergency Management
- The EAPs are anticipated to be ready for final internal review by mid-December with a goal that both EAP’s will be completed and distributed to the appropriate departments in January
Mansfield Apartments Redevelopment

- **Scope:**
  - Construction of a new 800 – 900 bed Apartment Complex on the current Mansfield Apartments site

- **Budget:** $0.85M, Approved Planning

- **Schedule:**
  - RFP solicitation for a Bridging Architect on-going
  - Design and CEPA approvals will take approximately one year from award in January 2022
  - Full design and construction schedule: TBD

- **Key Issues & Risks:** Cost increase due to escalation; programming the new complex in process; potential concerns about the size of the complex, sustainability goals and requirements, and potential impacts on budget and material availability due to the pandemic

*Existing Mansfield Apartments site*
Stamford Garage – Mill River Remediation

- **Scope:**
  - Remediation of environmentally-impacted soils and sediments at the Mill River adjacent to the west of UConn’s parking lot

- **Budget:** $0.5M, Approved Planning

- **Schedule:**
  - DEEP requested further study and testing prior to establishing a remediation level for the clean-up
  - Testing required on adjacent property
  - Target Remediation Date: TBD - Likely Summer 2023

- **Key Issues & Risks:** Extent of remediation may include adjacent properties not owned by UConn. Permitting of work will take 9 – 12 months after agreement on scope. Budget will depend on remediation scope of work.
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
  - Exterior stairwell steel and interior restroom renovations proceeding on schedule

- **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.

*Trenching through Library to install new sanitary pipes for additional restrooms on First Floor*
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, major risk

View of 4th Floor North Wing Addition from North Eagleville Rd
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 completing
  - Reviewing persistent drainage issues on lots

- **Key Issues & Risks:** Property line dispute with one owner has led to a protracted delay of clean-up at that property (and will likely not be resolved until 2022). Close-out reporting and acceptance by DEEP/EPA pending.

Neighboring properties to UConn parking lot
Field House-Old Recreation Center Renovation

• **Scope:**
  - 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.

• **Budget:** $495,000 Approved Planning

• **Schedule:**
  - Feasibility Study: Spring 2021 – Summer 2021
  - Locker Room Design: Fall 2021 – Winter 2022
  - Locker Room Construction: TBD

• **Key Issues & Risks:** Funding to be identified.
UConn Hockey

- **Scope:** New Hockey Arena
  - 2,600 seat (50% seatback, 50% benches) free-standing hockey arena
  - Men’s & Women’s home locker rooms, coaches’ locker rooms, visitor locker rooms, training/hydro rooms, weight room, coaches’ offices, press box, dining, ice plant, and support spaces

- **Budget:** $70,000,000 Approved Final
  - JCJ Architecture - Design Architect
  - Turner Construction - Construction Manager

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

- **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, change in program scope.

*Steel Superstructure Install Looking Southwest*
I-Lot Improvements

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

- **Budget:** $7,000,000 Approved Final
  - JCJ Architecture - Design Architect
  - Turner Construction - Construction Manager

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

- **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, change in program scope.
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**: $7.45M Approved Revised Final
  - 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
NW Science Quad - Site Plan and 5 Projects
(included in the Capital Plan, bond-funded)

Utilities required:
• Electric Power
• Steam
• Chilled water
• Fire Protection
• Water
• Reclaimed water
• Communications

Gant Renovation
Phases 1, 2, 3

Quad Improvements
and Tunnel Ph 2

CUP Boiler Plant
Equipment/Tunnel
Connection Ph 3

Supplemental Utility Plant (SUP)
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 delivered and installed in the CUP. Connections proceeding
  - Phase 1: Reconfiguration of mechanical systems to receive new boilers complete.
  - Phase 2: Operation of new boilers in CUP scheduled for end of 2021.
  - Phase 3: Installation of new boilers in the SUP tentatively scheduled for Summer 2022 after completion of the new SUP building

- **Key Issues & Risks**: Project is on-budget, but material and labor availability during the pandemic is still a concern, particularly concerning Phase 3. Commencement of new boiler operation by the end of December is critical for campus winter heating.
STEM Science1

- **Scope:** Science 1
  - 198,000+/- GSF Building program (including Wet & Dry labs, Clean Room, Active learning Classroom+ PV array)

- **Budget:** $220M, Approved Final
  - Payette Architects, Dimeo Construction Manager

- **Schedule:**
  - Design: Fall 2017 – Fall 2019
  - Construction: Summer 2020 – Summer 2022

- **Key Issues & Risks:** Change in scope. Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure. COVID-19 Impacts including schedule & cost.
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.

View Looking Northwest Along Hillside Ave of New Sidewalk & Parking Lot
**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
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.
Projects in Construction and Design

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

In Design ~$300M+

- Stamford Mill River Remediation
- Gant Building Renovation- Phase 3
- NER and Discovery Drive Intersection Improvements
- UPDC Relocation
- Shakers Testing Facility
- Alumni Hall Residence Roof Replacements
- North Campus Student Room Renovations- Phase 3
- Residential Life- South Campus Residence Hall

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.
Projects in Planning

In Planning ~$400M+

- Unfunded Planning Backlog
- Science Facilities Planning 2017 - 2025
- Utility Framework - ongoing Infrastructure planning
- 2025 Campus Master Plan Major Update
- Residential Life- Mansfield Apartments Redevelopment
- Fieldhouse- Old Recreation Center Backfill
- Bronwell Switchgear Replacement
- Mirror Lake Improvements
- Jones Annex Renovation
- Innovation Partnership Building- Backup Power
- Eversource Second Electrical Feed
- Gilbert Road Site Preparation
- Site Evaluations
- 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.
DATE December 8, 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: South Campus Residence Hall
(Design: $6,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $6,500,000 as detailed in the attached project budget, for the Design Phase and commencement of Bridging Documents for the Residential Life Facilities: South Campus Residence Hall 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 $6,500,000 in UCONN 2000 bond funds for the Design Phase for the Residential Life Facilities: South Campus Residence Hall and related utility infrastructure and landscape improvements.”

BACKGROUND:

In light of the forthcoming University Strategic Plan and DRAFT Housing Master Plan, the University has engaged the services of a design team to complete concept design and prepare Bridging Documents to procure a Design /Build team for construction of the South Campus Residence Hall and related utility infrastructure and landscape improvements. The new South Campus Residence Hall has been identified as a critical building to support life transformative education and prepare students to become valuable residents of the State of Connecticut and members of its workforce. The new building will also create much-needed swing space for the anticipated follow-on housing rehabilitation and replacement program.
This Design budget includes costs for the Design Phase and preparation of the associated Bridging Documents for bid. Additional funding will be required for the Design/Build Guaranteed Maximum Price (GMP) contract, early bid packages (if any) and subsequent construction of the project. Simultaneously with the commencement of the Bridging Documents, the University has initiated the environmental and building permitting review process for the project.

The intent is that the project will conform to Connecticut High Performance Building regulations and will be registered as a LEED project, with a target goal of LEED Gold.

The Design Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** DESIGN  

**PROJECT NAME:** RESIDENTIAL LIFE FACILITIES: SOUTH CAMPUS RESIDENCE HALL  

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 12/9/2020</th>
<th>PROPOSED DESIGN 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$20,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>420,000</td>
<td>5,500,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>30,000</td>
<td>200,000</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>15,000</td>
<td>25,000</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>$685,000</td>
<td>$5,975,000</td>
</tr>
<tr>
<td><strong>PROJECT CONTINGENCY</strong></td>
<td>115,000</td>
<td>525,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$800,000</td>
<td>$6,500,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**  

- **UCONN 2000 BOND FUNDS**  
  - $800,000  
  - $6,500,000

**TOTAL BUDGETED FUNDING**  

- $800,000  
- $6,500,000

*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.*
DATE December 8, 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 Eversource Second Electrical Feed
(Design: $3,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $3,000,000, as detailed in the attached project budget, for the Eversource Second Electrical Feed project, for the Design phase. 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 $3,000,000 in UCONN 2000 bond funds for the Eversource Second Electrical Feed project.”

BACKGROUND:

The UConn Storrs campus receives electrical power from two sources: 1) the generation of power on campus at the Central Utility Plant by UConn owned and operated electrical generating turbines, and 2) the Utility provider's (Eversource) overhead power lines via a utility substation located west of the area "F" parking lot on the north side of North Eagleville Road.

The University's electrical demand at times exceeds the capacity of the on-campus generation system. Additionally, the campus-wide demand is projected to also exceed the capacity of the existing transformer infrastructure fed from the existing Eversource transmission circuit. Each of the sources was originally designed with the capacity to independently provide the entire campus electrical needs thus providing the University with the reliability and redundancy necessary should one or the other service be interrupted. Studies have shown that as the University continues to expand in accordance with its Master Plan, the electrical demand will increase to a point within the next five (5) years when both imported and campus-based production of electrical power will need to be increased.
This project establishes a new connection to Eversource, terminating at a new 50-75 MVA transformer located on the exterior of the Supplemental Utility Plant (SUP) in the substation switchgear yard (Named UConn 38E, southeast of the SUP proper).

The Eversource Second Electrical Feed project is currently in the Planning phase with expected design completion in Spring 2023. Construction is anticipated to begin in Fall 2023 and be complete in 2025. The total project budget is anticipated to be in the range of $20,000,000 to $25,000,000.

The Design Phase Budget is attached for your information.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** DESIGN

**PROJECT NAME:** EVERSOURCE SECOND ELECTRICAL FEED

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 2/21/2019</th>
<th>APPROVED REVISED PLANNING 3/12/2021</th>
<th>APPROVED REVISED PLANNING 8/20/2021</th>
<th>PROPOSED DESIGN 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ -</td>
<td>$ PRC</td>
<td>$ PRC</td>
<td>$ 300,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>75,000</td>
<td>200,000</td>
<td>315,000</td>
<td>2,300,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</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>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>5,000</td>
<td>10,000</td>
<td>12,000</td>
<td>95,000</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>3,000</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$ 83,000</td>
<td>$ 215,000</td>
<td>$ 332,000</td>
<td>$ 2,700,000</td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>12,000</td>
<td>35,000</td>
<td>38,000</td>
<td>300,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$ 95,000</td>
<td>$ 250,000</td>
<td>$ 370,000</td>
<td>$ 3,000,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

- UCONN 2000 BOND FUNDS
  - **TOTAL BUDGETED FUNDING**
    - $ 95,000
    - $ 250,000
    - $ 370,000
    - $ 3,000,000

*This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.*
EVESOURCE SECOND ELECTRICAL FEED
Project Budget (DESIGN)
DECEMBER 8, 2021
DATE November 30, 2021

TO: Members of the Board of Trustees

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

RE: Transfer/Return of Bergin Correctional Institute and Additional Adjacent Land to OPM

RECOMMENDATION:
That the Board of Trustees authorizes the Administration to enter into an agreement, and any other ancillary documents required, to transfer to OPM approximately 60 acres of land for the construction of a technical high school, consisting of a 35 acre parcel formerly known as the Bergin Correctional Institute and approximately 25 additional acres of adjacent and contiguous undeveloped UConn property.

RESOLUTION:
“Be it resolved that the Board of Trustees authorizes the Administration to enter into an agreement, and any other ancillary documents required, to transfer to OPM approximately 60 acres of land for the construction of a technical high school.”

BACKGROUND:
UConn has been in discussions with the Office of Policy and Management (OPM) acting on behalf of the Connecticut Technical Education and Career System (CTECS), to assess the return to OPM of UConn land and buildings formally known as the Bergin Correctional Institute (“the Bergin Property”) for the purpose of construction of a new technical high school. The Bergin Property was initially transferred to UConn by OPM in March 2015. At that time, the Department of Education also requested the Bergin Property, but the transfer was ultimately approved to UConn with the understanding that a future “division of the property” with the Department of Education might be required.

CTECS plans to construct a new technical high school, with associated parking and recreational fields, to replace the existing Windham Technical High School (Windham Tech) in Willimantic. As the scope and need for the new high school progressed, OPM determined that the Bergin Property by itself
was too small to accommodate the planned facilities. Accordingly, OPM expanded its request for a property transfer to include approximately 25 additional acres of undeveloped UConn land for the high school development. As shown in the attached exhibit outlining the approximate boundary of the proposed property transfer, the additional UConn land is located immediately to the north of the Bergin Property. OPM will have to address potential conservation issues with the Town of Mansfield related to this portion of the land as part of the development, but initial discussions have been very favorable.

Under CGS 4-67g, OPM is the responsible agency for all long-range planning for state real property and determining its appropriate use. Since UConn has no current plans to alternatively redevelop the Bergin Property or to develop the additional 30 acres of land, OPM has concluded the most appropriate use of the property is as a technical high school.

The primary material condition attached to this transfer is that if the high school development does not proceed to construction within a stipulated period, all of the transferred land will be returned to UConn. OPM intends to demolish and prepare the Bergin Property for development immediately, so any future return of the land would be without the existing buildings and with a relatively well prepared site for development. Additionally, the new technical high school will require the installation of significant regional utility infrastructure improvements, which may have long-term benefits to the Depot Campus and may present future opportunities to address upgrades on this campus as well.

UConn would incur no cost related to both the present proposed transfer of the approximately 60 acres of land and buildings to OPM, or if necessary, the future reversion of the land to UConn.
TRANSFER/RETURN OF BERGIN CORRECTIONAL INSTITUTE
AND ADDITIONAL ADJACENT LAND
DECEMBER 8, 2021

Bergin proper and portion of adjacent conservation area
December 08, 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

          Lloyd Blanchard
          Interim Executive Vice President for Administration and Chief Financial Officer

RE:       Project Budget for the UConn Health Replace Building F and H Hot Water Tanks
          (Final: $547,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $547,000, as detailed in the
attached project budget for the UConn Health Replace Building F and H Hot Water Tanks
Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $547,000 from UConn 2000 Phase
III DM funds for the UConn Health Building F and H Hot Water Tanks 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 original, 45 year old, domestic hot water system that serves the UConn Health
Cafeteria/Kitchen, Labor & Delivery and NICU areas is in poor shape and needs to be replaced.
In addition the existing hot water storage tanks are considered a legionella risk. This project will
replace the existing outdated system with an instantaneous/tankless steam to hot water heater and
an instantaneous electric water heater system for redundancy.

The original budget for the project was under $500,000 and therefore was not submitted for
approval. Based on the recent escalation in construction material and labor costs, the current
budget exceeds $500,000 and therefore requires Board approval. The design work for this project
is underway and we are requesting a waiver for both the Planning and Design Budget phases and
approval of a Final Budget to allow the project to move forward so the water heater replacement
can occur as quickly as possible.
The Final Budget is attached for your consideration. The Final Budget reflects current design estimates and may change based upon the actual bids received. The Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL  
**PROJECT NAME:** UCONN HEALTH - REPLACE BUILDING F & H HOT WATER TANKS

### BUDGETED EXPENDITURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Proposed</th>
<th>Final</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$454,000</td>
<td></td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>43,000</td>
<td></td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

**SUBTOTAL**  
$497,000

**PROJECT CONTINGENCY**  
$50,000

**TOTAL BUDGETED EXPENDITURES**  
$547,000

### SOURCE(S) OF FUNDING*

<table>
<thead>
<tr>
<th>Source</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCONN 2000 PHASE III DM</td>
<td>$547,000</td>
</tr>
</tbody>
</table>

**TOTAL BUDGETED FUNDING**  
$547,000

* 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.
UCONN HEALTH/IMPROVEMENTS
UConn Health Replace Building F and H Hot Water Tanks
Budget (Final) $547,000
December 08, 2021

EXISTING STEAM-TO-HOT WATER HEAT EXCHANGER AND STORAGE TANKS
December 08, 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

Lloyd Blanchard  
Interim Executive Vice President for Administration and Chief Financial Officer

RE: Project Budget for the UConn Health 16 Munson Road Emergency Lighting & Egress Upgrades (Design: $935,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of $935,000, as detailed in the attached project budget for the UConn Health 16 Munson Road Emergency Lighting & Egress Upgrades Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $935,000 from UConn Health Capital Funds and UConn 2000 Phase III DM funds for the UConn Health 16 Munson Road Emergency Lighting & Egress Upgrades Project and; approve the request for a waiver of the submission of a Planning Budget for approval, to allow bidding to occur as soon as the project design work is completed.”

BACKGROUND:

A recent inspection of the 16 Munson Road building by the UConn Fire Marshal’s office resulted in a series of violations related to the existing emergency lighting system and building egress systems. At the request of Fire Marshal, UConn Health prepared a plan of Corrective Actions to address the violations. This project will move forward with necessary design services and construction activities required to implement the Corrective Action Plan.

UCH plans to complete design and bid this work in an expedited manner in order to start construction in May of 2022. Therefore, we are requesting a waiver for the Planning Budget phase and requesting approval of a Design Budget to allow bidding to occur as quickly as possible.
The Design Budget is attached for your consideration. The Design budget is based on preliminary estimates prepared by the architect and is subject to change based upon the completion of the design work. The Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** DESIGN

**PROJECT NAME:** UCONN HEALTH - 16 MUNSON ROAD EMERGENCY LIGHTING & EGRESS UPGRADES

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED DESIGN 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ 725,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>125,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</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>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$ 850,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td><strong>85,000</strong></td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$ 935,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

- UCONN HEALTH CAPITAL FUNDS: $38,500
- UCONN 2000 PHASE III DM: $896,500

**TOTAL BUDGETED FUNDING:** $935,000

* 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 12.08.21**

21-010
UCONN HEALTH/IMPROVEMENTS
UConn Health 16 Munson Road Emergency Lighting &
Egress Upgrades
Project Budget (Design) $935,000
December 08, 2021

16 MUNSON ROAD EGRESS ANALYSIS PLAN

16 MUNSON ROAD NON-COMPLIANT EGRESS STAIR RAILING
December 08, 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

Lloyd Blanchard
Interim Executive Vice President for Administration and Chief Financial Officer

RE: Project Budget for the UConn Health 16 Munson Road Parking Lot Paving
(Planning: $1,160,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $1,160,000, as detailed in the attached project budget for the UConn Health 16 Munson Road Parking Lot Paving Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $1,160,000 of UConn 2000 Phase III Deferred Maintenance Funds for the UConn Health 16 Munson Road Parking Lot Paving Project.”

BACKGROUND:

The existing parking lots serving 16 Munson Road are in poor condition, consisting of a patchwork of repaired areas and deteriorated pavement. Based on information gathered from previous repairs, the cause of pavement failure is due to poor drainage and inadequate subbase conditions. This project will address the subsurface conditions leading to the pavement failure and re-pave the parking lots over the summer of 2022.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and is subject to change based upon actual design work. The Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCONN HEALTH - 16 MUNSON ROAD PARKING LOT PAVING

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED PLANNING 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ 940,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>113,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</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>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$ 1,054,000</td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>106,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$ 1,160,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

<table>
<thead>
<tr>
<th>SOURCE(S) OF FUNDING</th>
<th>TOTAL BUDGETED FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCONN 2000 PHASE III DM</td>
<td>$ 1,160,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED FUNDING</strong></td>
<td>$ 1,160,000</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 16 Munson Road Parking Lot Paving
Project Budget (Planning) $1,160,000
December 08, 2021

16 MUNSON ROAD PARKING LOTS
December 08, 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

Lloyd Blanchard
Interim Executive Vice President for Administration and Chief Financial Officer

RE: Project Budget for the UConn Health Building D & Building N Roof Replacement
(Planning: $1,100,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $1,100,000, as detailed in the attached project budget for the UConn Health Building D & Building N Roof Replacement Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $1,100,000 of UConn 2000 Phase III Deferred Maintenance Funds for the UConn Health Building D & Building N Roof Replacement Project.”

BACKGROUND:

The Administrative Service Building (Building D) and Muscular Skeletal Institute (Building N) roofs are original construction. The roofing membrane has deteriorated beyond the scope of normal maintenance and a full replacement is required. These roofs will be replaced with a sustainable / high solar reflectance EPDM membrane system over the summer of 2022.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and is subject to change based upon actual design work. The Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCONN HEALTH - BUILDING D & BUILDING N ROOF REPLACEMENT

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED PLANNING 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$834,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>84,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</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>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
</tr>
</tbody>
</table>

**SUBTOTAL** $918,000  
**PROJECT CONTINGENCY** $182,000  
**TOTAL BUDGETED EXPENDITURES** $1,100,000  

**SOURCE(S) OF FUNDING**  
UCONN 2000 PHASE III DM $1,100,000  
**TOTAL BUDGETED FUNDING** $1,100,000  

* 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.
UCONN HEALTH/IMPROVEMENTS
UConn Health Building D & Building N Roof Replacement
Project Budget (Planning) $1,100,000
December 08, 2021

BUILDING D ROOF and BUILDING N ROOF
December 08, 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

Lloyd Blanchard
Interim Executive Vice President for Administration and Chief Financial Officer

RE: Project Budget for the UConn Health Building E & Building K Roof Replacement
(Planning: $630,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $630,000, as detailed in the attached project budget for the UConn Health Building E & Building K Roof Replacement Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $630,000 of UConn 2000 Phase III Deferred Maintenance Funds for the UConn Health Building E & Building K Roof Replacement Project.”

BACKGROUND:

The Academic Research Building (Building E) and the Transgenic Animal Facility (Building K) roofs are original construction. The roofing membrane has deteriorated beyond the scope of normal maintenance and a full replacement is required. These roofs will be replaced with a sustainable / high solar reflectance EPDM membrane system over the summer of 2022.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and is subject to change based upon actual design work. The Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

PROJECT NAME: UCONN HEALTH - BUILDING E & BUILDING K ROOF REPLACEMENT

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED PLANNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ 477,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>48,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</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>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
</tr>
</tbody>
</table>

SUBTOTAL                                                  $ 525,000

PROJECT CONTINGENCY                                       $ 105,000

TOTAL BUDGETED EXPENDITURES                                $ 630,000

SOURCE(S) OF FUNDING*                                      

UCONN 2000 PHASE III DM                                     $ 630,000

TOTAL BUDGETED FUNDING                                     $ 630,000

* 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.
December 08, 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

Lloyd Blanchard
Interim Executive Vice President for Administration and Chief Financial Officer

RE: Project Budget for the UConn Health Replace Chilled Water Pump CHWP#4
(Final: $642,000)

RECOMMENDATION:
That the Board of Trustees approve the Final Budget in the amount of $642,000, as detailed in the attached project budget for the UConn Health Replace Chilled Water Pump CHWP#4 Project.

RESOLUTION:
“Be it resolved that the Board of Trustees approve the use of $642,000 from UConn Health Capital funds and UConn 2000 Phase III DM funds for the UConn Health Chilled Water Pump CHWP#4 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 UConn Health Central Chiller Plant contains four (4) chilled water pumps in good condition with the exception chilled water pump #4 (CHWP#4). Over the years CHWP#4 has become unreliable and is no longer operational. This project will replace the current 400 horse power pump with a new energy efficient model along with a variable frequency drive (VFD).

The original budget for the CHWP#4 Replacement project was under $500,000 and therefore was not submitted for approval. Based on field conditions uncovered during the design and the recent escalation in construction material and labor costs, the current budget exceeds $500,000 and therefore requires Board approval. The design work for this project is complete and the project is out to bid, we are requesting a waiver for both the Planning and Design Budget phases and approval of a Final Budget to allow the project to move forward so the pump replacement can occur as quickly as possible.
The Final Budget is attached for your consideration. The Final Budget reflects current design estimates and may change based upon the actual bids received. The bids for this project are due on November 29, 2021 and this budget assumes bids that are on budget. The Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** FINAL

**PROJECT NAME:** UCONN HEALTH - REPLACE CHILLED WATER PUMP CHWP#4

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>PROPOSED</th>
<th>FINAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12/8/2021</td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>$ 495,000</td>
<td></td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>38,500</td>
<td></td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>1,500</td>
<td></td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

**SUBTOTAL**

$ 535,000

**PROJECT CONTINGENCY**

$ 107,000

**TOTAL BUDGETED EXPENDITURES**

$ 642,000

**SOURCE(S) OF FUNDING**

- **UCONN HEALTH CAPITAL FUNDS**
  $ 295,000
- **UCONN 2000 PHASE III DM**
  $ 347,000

**TOTAL BUDGETED FUNDING**

$ 642,000

* 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.

**DRAFT**
UCONN HEALTH/IMPROVEMENTS
UConn Health Replace Chilled Water Pump CHWP#4
Budget (Final) $642,000
December 08, 2021

EXISTING CHILLED WATER PUMP #4
December 08, 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

Lloyd Blanchard
Interim Executive Vice President for Administration and Chief Financial Officer

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

RECOMMENDATION:

That the Board of Trustees approve the Design 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 and a Fit-out Allowance from Twenty Two GC 2012 (the “Landlord”) for the UConn Health 836 Hopmeadow St, Simsbury Clinical Practice Relocation Project.”

BACKGROUND:

UConn Health 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 11,457 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 $24.00 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 $343,710) to be used for tenant improvements / fit-out. The Design Budget to fit-out the space as a medical clinic is based upon the Architect’s construction estimate.

The Design Budget is attached for your consideration. The Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
# CAPITAL PROJECT BUDGET REPORTING FORM

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

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 9/29/2021</th>
<th>PROPOSED DESIGN 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$2,730,000</td>
<td>$2,730,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>124,000</td>
<td>124,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>290,000</td>
<td>290,000</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>348,000</td>
<td>348,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>17,000</td>
<td>17,000</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>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$3,522,000</strong></td>
<td><strong>$3,522,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>353,000</td>
<td>353,000</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$3,875,000</strong></td>
<td><strong>$3,875,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

<table>
<thead>
<tr>
<th>Source</th>
<th>APPROVED 9/29/2021</th>
<th>PROPOSED 12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCONN HEALTH CAPITAL FUNDS</td>
<td>3,530,000</td>
<td>3,531,290</td>
</tr>
<tr>
<td>LANDLORD TENANT FIT OUT ALLOWANCE</td>
<td>$345,000</td>
<td>$343,710</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED FUNDING</strong></td>
<td><strong>$3,875,000</strong></td>
<td><strong>$3,875,000</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 (Design) $3,875,000
December 08, 2021
December 08, 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

Lloyd Blanchard
Interim Executive Vice President for Administration and Chief Financial Officer

RE: Project Budget for the UConn Health Main Building Lab Area Renovations - 2nd Floor (Planning: $7,800,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $7,800,000, as detailed in the attached project budget for the UConn Health Main Building Lab Area Renovations - 2nd Floor Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $7,800,000 from UConn Health Capital funds, School of Medicine Operating funds, Research IDC Capital, and UConn 2000 phase III DM funds for the UConn Health Main Building (L) Lab Renovations - 2nd Floor Project.”

BACKGROUND:

Two major projects under Bioscience Connecticut and a subsequent project in 2018 were implemented to renovate the laboratory space located in the Main Building Lab (L) Area per the concepts developed under the 2009 Main Building Renovation Master Plan. This project will continue to implement the Master Plan and renovate a section of the 2nd floor to create open and flexible, state of the art wet lab research space similar to the work done on the previous floors.

Funding for this project is from multiple sources including UConn Health Capital, School of Medicine Operating funds, Research IDC Capital, and UConn 2000 phase III DM funds.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and is subject to change based upon actual design work. The Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 06, 2021.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** PLANNING

**PROJECT NAME:** UCONN HEALTH - MAIN BUILDING (L) LAB RENOVATIONS - 2ND FLOOR

<table>
<thead>
<tr>
<th>PROPOSED PLANNING</th>
<th>12/8/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUDGETED EXPENDITURES</strong></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION</td>
<td>$ 6,160,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>575,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>156,000</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>115,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>40,000</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>15,000</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>13,000</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>16,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL**

| **PROJECT CONTINGENCY** | 710,000 |
| **TOTAL BUDGETED EXPENDITURES** | $ 7,800,000 |

**SOURCE(S) OF FUNDING**

- UCONN 2000 PHASE III DM | 1,500,000
- UCONN HEALTH RESEARCH IDC CAPITAL | 1,500,000
- UCONN HEALTH SCHOOL OF MEDICINE OPERATING FUNDS | 3,300,000
- UCONN HEALTH CAPITAL FUNDS | $ 1,500,000

**TOTAL BUDGETED FUNDING**

| **$ 7,800,000** |

* 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.
UCONN HEALTH/IMPROVEMENTS
UConn Health Main Building Lab Area Renovations – 2nd Floor
Project Budget (Planning) $7,800,000
December 08, 2021
University Planning, Design & Construction
UCONN 2000 Code Correction Program

Exception Report
15-Nov-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>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>December 2022</td>
</tr>
</tbody>
</table>

**Totals** 53 35 0 0 18

### 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
### UCONN 2000 CODE REMEDIATION PROGRAM PROGRAM COMPLETION SCHEDULE

Data Date: 11/15/2021

<table>
<thead>
<tr>
<th>Project Name 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>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamford - Phase 1 and Phase 2</td>
<td>201521</td>
<td>TBD</td>
<td>7</td>
<td>1</td>
<td>0</td>
<td>Aug</td>
<td>Sep</td>
</tr>
<tr>
<td>Stamford - Design Discrepancies</td>
<td>201521</td>
<td>TH</td>
<td>TBD</td>
<td>7</td>
<td>1</td>
<td>0</td>
<td>Aug</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>
<td>Aug</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 are ongoing with Uconn Public Safety approval.

---

**Columns:**
- Aug: August
- Sep: September
- Oct: October
- Nov: November
- Dec: December
- Jan: January
- Feb: February
- Mar: March
- Apr: April
- May: May
- Jun: June
- Jul: July

**Colors:**
- **Red**: Close-out (Cuts)
- **Green**: Construction Procurement
- **Yellow**: Design
- **Blue**: Construction
- **Gray**: Legal

---

**Legend:**
- **Design**
- **Construction Procurement**
- **Construction**
- **Close-out**
- **Legal**
Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 08/15/2021 - 11/15/2021

During the period between August 15, 2021 and November 15, 2021 no individual project’s construction change order value equaled or exceeded 3% of the project cost.
To: File

From: Rich Allen – Project Manager

Date: October 5, 2021

Project: Main Building L Laboratory Renovation
Project No. 19-007

Subject: Change Order #06

Change Order 6 has been reviewed by Stantec & myself and found to be within industry standards.

PCO #38 – CCD #2, Bulletin #02, Part 2, $137,822.33
This change includes the added scope of turning raw office space into a wet lab and tissue culture room. This is part 2 of 2 parts, with attached reconciled tickets. The original proposed change order was quoted by O&G at $313,143.16. The CCD was negotiated down to $284,640.80 on a time and material, not to exceed. The final total balance is $259,117.35.

PCO #48.1 – Steam for Glass Washer, $23,877.98
This change includes the credit to return and exchange a new glass wash machine, additional electrical work and plumbing. The design team assumed there was steam on the 3rd floor and there wasn’t hence the change out to an electric steam boiler within the glass wash machine. The cost was negotiated down from the original request of $31,161.25.

PCO #52R1 – Rebuild Wall and Paint Hazard Markings in the Subbasement, $5,235.81
The construction documents didn’t include the infill of the air intake area where BL-8 was removed. The building inspector cited deficiencies in the construction of the wall infill and requested the service pads be painted to minimize the tripping hazard.

PCO #53 – Add Vacuum in Environmental Room, $2,154.82
The construction documents didn’t show vacuum piping for the environmental room and Larry Klobutcher requested vacuum be added. The cost was negotiated down from the original request of $4,536.14.

PCO #54R1 – Chalkboard to Whiteboard, $10,439.69
This change covers the cost of replacing the installed black board with the intended white board. The product was incorrectly specified by the architect. The cost was negotiated down from the original request of $28,044.50.
PCO #55 – Replace Strobe with Speaker Strobe in Environmental Room, $605.29
The fire marshal requested a speaker strobe be installed in the environmental room due to compressor noise masking the speakers in the corridor.

PCO #56 – Add light fixtures in shaft 7 $1,981.29
This change covers the cost of adding lighting to the service platform to access the airflow station in shaft 7. The cost was negotiated down from the original request of $2,262.61

PCO #59 – Insulate Duct in Basement, $6,147.21
This change covers the cost of replacing damaged insulation exposed during the demolition of BL-8. The cost was negotiated down from the original request of $13,831.91

PCO #60 – Glass washer plumbing changes, $1,638.36
This change covers the cost of modifying the plumbing which was not shown on the construction documents.

Current Contract Amount $5,455,397.17
Change Amount $189,902.78
NEW CONTRACT AMOUNT $5,645,299.95

Capital Projects and Facilities Procurement Review:

Lynn Lesniak 10/08/2021
Lynn Lesniak, Director CPFP

Reviewed that the change is consistent with the intent of the project and is in conformance with procurement policies in accordance with the contract terms and conditions.
A Change Order is a written agreement between the Owner and Contractor which states:

1. The change in work
2. The adjustment in the contract Cost, if any, associated with the change
3. The adjustment to the contract Time, if any, associated with the change.

The terms of the changes are recorded on the AIA Document G-701 Change Order. On this document the Description of the Change, Change in Contract Price and Change in Contract Time is recorded.

The following items must be attached to the AIA Change Order document:

1. Initiating Documentation
2. Contractor’s Proposal for the Change in Cost and/or Change in Time
3. Evidence of Review

**Initiating Documentation**

The Initiating Documentation serves the purpose of answering the questions of: “What is the Change” and “Why is this change required”. The following are examples of Initiating Documents:

- An RFI which identifies the issues and has a response from the Architect and Engineer.
- A Bulletin, ASI (Architectural Supplemental Instruction), Sketch or Field Directive from the Architect / Engineer detailing the changes along with an explanation for why the change needs to be done.
- A local officials Inspection Report requesting changes be made to comply with codes or local requirements.
- Correspondence from “users” in the form of meeting minutes, emails, letters, requesting modifications that result in a change of work.

**Contractors Proposal**

The Contractor must submit a detailed proposal outlining the change on price and /or time for each item of work that causes a change in the contract. The proposal must describe the work and include the following:

- Cost of labor associated with the change; itemized by trade and classification, indicating the number of hours proposed and the cost per hour that will be charged.
- Cost of materials associated with the change; itemized with quantities and descriptions with vendor quotes supporting the proposed price.
- Cost of equipment purchased or rented associated with the change; itemized with quantities and descriptions with vendor quotes supporting the proposed price.
- A Summary sheet listing the labor, material and equipment provided by the contractor and labor and material and equipment provided by subcontractors. Each subcontractor should be identified separately.
- Mark-ups for overhead and profit, per the terms of the contract, on work performed by the contractor and work performed by subcontractors should be clearly identified on the Summary sheet.
- A detailed schedule indicating how the change in work affects the contract time along with a letter of explanation as to why the contract time needs to be adjusted.

All documentation within the proposal should be on the letterhead of the documents source (i.e. Vendor, Subcontractor, Material Supplier, etc)

**Evidence of Review**

Documentation is required that the Project Manager, Construction Manager (if applicable) and Architect/Engineer have reviewed the Contractors proposals for adjusting the contract price and / or time and find them to be “fair and reasonable” This usually is accomplished by a memo to file from the Project Manager, correspondence from the Construction Manager and correspondence or e-mail from the Architect / Engineer.
Procedure 502  CHANGE ORDER #06 CHECKLIST

Project: Main Building L Laboratory Renovation  Project #: 19-007
Project Manager: Rich Allen  Date: 09/23/21

1. Initiating Documentation

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Initiating Documentation, describing the change in work and why it is required, in form of:</td>
<td></td>
</tr>
<tr>
<td>• RFI</td>
<td></td>
</tr>
<tr>
<td>☒ Bulletin</td>
<td></td>
</tr>
<tr>
<td>• ASI (Architectural Supplemental Instruction)</td>
<td></td>
</tr>
<tr>
<td>• Field Directive</td>
<td></td>
</tr>
<tr>
<td>• Local officials Inspection report</td>
<td></td>
</tr>
<tr>
<td>• User Request</td>
<td></td>
</tr>
<tr>
<td>☒ Initiating documentation provided for each contractor proposal</td>
<td></td>
</tr>
</tbody>
</table>

Note: The Initiating Documentation for each proposal may include several of the above listed items (i.e. A Bulletin may have an RFI attached and a request from a local official).

2. Contractors Proposal

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Proposal provided for each change in work broken out by Labor, Material and Overhead.</td>
<td></td>
</tr>
<tr>
<td>☒ Contractor and Subcontractor proposals associated with each change in work:</td>
<td></td>
</tr>
<tr>
<td>• Are written on Company letterhead and signed by the owner / agent</td>
<td></td>
</tr>
<tr>
<td>• Include a Direct Labor breakdown with # of hours and rate/hour for each worker classification associated with the work.</td>
<td></td>
</tr>
<tr>
<td>• Include Material costs supported by Vendor / Supplier quotes.</td>
<td></td>
</tr>
<tr>
<td>• Include Equipment and rental costs supported by Vendor / Supplier quotes</td>
<td></td>
</tr>
<tr>
<td>• References contract unit prices where applicable.</td>
<td></td>
</tr>
<tr>
<td>• Include the appropriate mark-up for Overhead and Profit for the Subcontractor and Contractor, per the terms of the contract.</td>
<td></td>
</tr>
<tr>
<td>• Includes a detailed schedule to support adjustments in the contract time.</td>
<td></td>
</tr>
<tr>
<td>• Include detailed backup to support Indirect Labor time and expenses (Field Supervision, Project Management, Field Office rental, etc) associated with the work.</td>
<td></td>
</tr>
<tr>
<td>• Includes signed copies of any relevant CCDs</td>
<td></td>
</tr>
<tr>
<td>☒ Project Manager, Construction Manager and Architect / Engineer shall review each Contractor proposal to confirm:</td>
<td></td>
</tr>
<tr>
<td>• Labor rate proposed complies with prevailing wage rates or contract rate and certified payrolls. Verify if contract rates included Overhead &amp; Profit.</td>
<td></td>
</tr>
<tr>
<td>• # of Hours proposed are reasonable for the scope of work associated with the change.</td>
<td></td>
</tr>
</tbody>
</table>
### Procedure 502  CHANGE ORDER #06 CHECKLIST

<table>
<thead>
<tr>
<th>Project: Main Building L Laboratory Renovation</th>
<th>Project #: 19-007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Manager: Rich Allen</td>
<td>Date: 09/23/21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>Material Quantities proposed are reasonable for the scope of work associated with the change.</td>
</tr>
<tr>
<td>✓</td>
<td>Contract Unit Prices and Labor Rates are being utilized where applicable. Verify if Overhead &amp; Profit are included in Unit Prices or Contract rates</td>
</tr>
<tr>
<td>✓</td>
<td>Overhead and Profit mark-ups for the Contractor and/or subcontractor are per the terms of the contract for self-performing and subbing out of work.</td>
</tr>
<tr>
<td>✓</td>
<td>A CPM schedule is provided and supports any requests for modifications in the Contract Time.</td>
</tr>
<tr>
<td>✓</td>
<td>Sales tax is excluded</td>
</tr>
<tr>
<td>✓</td>
<td>Bond cost is excluded</td>
</tr>
<tr>
<td>✓</td>
<td>Complies with the terms of AIA 201 article 7</td>
</tr>
</tbody>
</table>

Note: The culmination of the Contractor Proposal review is the Review Memo required as part of the Evidence of Review.

#### 3. Evidence of Review

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>Memo from PM, including description of change(s), why required and acceptance of price and/or schedule Change</td>
</tr>
</tbody>
</table>

Note: The review memo or the Contractor proposals should make mention of pricing revisions that occurred during the negotiation process (i.e. “Contractor PCO #14 was reduced to $1,400 to reflect pricing revisions” or Contractors PCO#14 is marked up to show corrections or change in pricing).

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>Memo from Construction Manager and Architect / Engineer, including description of change(s), why required, acceptance of price and/or schedule Change and Change was reviewed for compliance with the AIA 201.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>Initiating Documentation attached (see checklist)</td>
</tr>
<tr>
<td>✓</td>
<td>Contractor Proposal(s) attached (see checklist)</td>
</tr>
<tr>
<td>✓</td>
<td>Evidence of Review attached (see checklist)</td>
</tr>
</tbody>
</table>

Note: The AIA G-701 should not be filled out until the Contractor, Architect and Owner are in agreement of the cost of the change and/or modification to the contract time.

#### 4. Change Order

<table>
<thead>
<tr>
<th>Task</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>AIA G-701 completed:</td>
</tr>
<tr>
<td>✓</td>
<td>Description of Changes in work</td>
</tr>
<tr>
<td>✓</td>
<td>Contract sums listed (Original, Previously Changed and Proposed Change)</td>
</tr>
<tr>
<td>✓</td>
<td>Change in Contract time listed na</td>
</tr>
<tr>
<td>✓</td>
<td>Initiating Documentation attached (see checklist)</td>
</tr>
<tr>
<td>✓</td>
<td>Contractor Proposal(s) attached (see checklist)</td>
</tr>
<tr>
<td>✓</td>
<td>Evidence of Review attached (see checklist)</td>
</tr>
</tbody>
</table>

Note: The AIA G-701 should not be filled out until the Contractor, Architect and Owner are in agreement of the cost of the change and/or modification to the contract time.