AGENDA
Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
February 15, 2022 at 10:00 a.m.
University of Connecticut

Meeting held by Telephone

Public Call In Number:
(415) 655-0002 US Toll
Access Code: 2621 077 2589

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.

2. Executive Session (As Needed)

APPROVAL ITEM:  

3. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of November 30, 2021, as circulated.

PRESENTATION/DISCUSSION ITEMS:

4. Office of Construction Assurance
   ➢ Presenter: David Hook, Construction Auditor

5. UConn Health Updates, Facilities Development and Operations
   ➢ Presenter: George Karsanow, Interim Associate Vice President for UConn Health Campus Planning, Design & Construction

6. 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
7. 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 03/29/22:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mansfield Apartments Redevelopment</td>
<td>Design</td>
<td>$4,600,000</td>
</tr>
<tr>
<td>South Campus Infrastructure</td>
<td>Revised Planning</td>
<td>$1,250,000</td>
</tr>
<tr>
<td>North Eagleville Road and Discovery Drive</td>
<td>Revised Final</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Intersection Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mirror Lake Improvements</td>
<td>Revised Design</td>
<td>$2,600,000</td>
</tr>
</tbody>
</table>

INFORMATION ITEMS:

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

9. Status of Code Correction Projects
   ➢ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report
   ➢ Quarterly Construction Status Report, Period Ending December 31, 2021


11. Other Business

12. Adjournment
Vice-Chair Marilda Gandara convened a meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:02 a.m. via teleconference and asked for a roll call of those participating. 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 October 18, 2021. On a motion by Mr. Archambault and seconded by Mr. Carbray, the item was approved.

The Committee was directed to agenda Item #3, Office of Construction Assurance. Frank LaRosa, Associate Vice President and Chief Audit Executive, reported that summary report would be deferred until the February BGE Committee meeting. An Appendix will be added to code audit reports of no exceptions to provide an explanation for that determination.

George Karsanow, Director, Construction Services, UConn Health, briefed the Committee on agenda Item #4, UConn Health Updates. The presentation included an update on UCH COVID 19 response as well an update on the clinic building renovations project; and the plan to utilize the $25M DM funds received from the State. The upcoming projects at UCH utilizing those funds will be coming to the Board of Trustees for approval.

Vice-Chair Gandara noted that Frank LaRosa has been asked to determine best practice to document projects as they progress to facilitate ease when project audits take place and recommended that Messrs. Karsanow and LaRosa discuss how to proceed.
Joseph Thompson, Associate Vice President of University Business Services and Chief Procurement Officer reviewed agenda Item #5, University Business Services – Capital Projects and Facilities Procurement Operational Activities and Organizational Improvements.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, and Robert Corbett, Executive Director & Director of Real Estate and Regional Projects, detailed agenda Item #6, Project Update ~ Storrs Based Programs. The presentation highlighted the projects going to the Board of Trustees for approval in December, a land transfer for the former Bergin Correctional Institute property to return to OPM for use as a technical high school, and the Stamford Mill River code remediation. Stamford is the last of the code remediation projects. Ms. Cruickshank emphasized concern about cost escalation that will effect all upcoming capital projects. In addition, Ms. Cruickshank reported on the Mirror Lake Safety Plan that was questioned in the October meeting stating that an Emergency Action Plan (EAP) is in development for the Mirror Lake dam along with the training dams at Depot Campus. The Plan is under review by Emergency Management with completion and departmental distribution in January 2022. Vice Chair Gandara requested a later update on staff training on the critical elements of the EAP.

The committee was directed to review the information items on the agenda.

On a motion by Trustee Gouin and seconded by Mr. Carbray, the Committee voted to go into Executive Session at 10:40 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: Andrea Dennis-LaVigne, Marilda Gandara, Jeanine Gouin, Reececa Lobo, 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, Donna Balskus, Lloyd Blanchard, Robert Corbett, Laura Cruickshank, Gail Garber, Nicole Gelston, Michael Kirk, Nathan LaVallee, Carl Lejuez, Joann Lombardo, Rachel Rubin, Kristin Wirtanen, and Reka Wrynn.

The Committee came out of Executive Session and adjourned on a motion by Trustee Gouin and seconded by Mr. Carbray, at 11:22 a.m.

Respectfully submitted,

Donna M. Balskus
Donna M. Balskus on behalf of
Debbie L. Carone, Secretary to the Committee
February 15, 2022

TO: Members of the Buildings, Grounds and Environment Committee

FROM: Angelo Quaresima, Interim Associate Vice President and Chief Audit Executive
       Audit and Management Advisory Services

RE: Construction Assurance Quarterly Report – February 2022

The following represents the report for the quarter ending February 2022 regarding the Construction Assurance activities of Audit and Management Advisory Services (AMAS).

1. AMAS continues to prepare the biennial summary report of construction performance of UConn 2000 funded named projects, as required under General Statutes Section 10a-109bb for the period July 1, 2016, through June 30, 2018. The summary report for the period July 1, 2016, through June 30, 2018, has been delayed until the April 2022 meeting, and the summary report for the period July 1, 2018, through June 30, 2020, will be presented at the June 2022 meeting.

2. AMAS completed a detailed review of the UConn 2000 funded projects listed below 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. Our review process consisted of procedures to verify project compliance with requirements from initiation through close out. The procedures included reviewing key areas such as project initiation, contractor procurement, expenditure review, contract changes, building and fire code compliance, and project closeout.

   Based on our review of project documentation, no exceptions were noted for the projects reported this quarter.
# Buildings, Grounds and Environment Committee Meeting
**February 15, 2022**

**Office of Construction Assurance Report**

**Statutory Name Projects Reviewed**

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arjona and Monteith (new classroom buildings)</td>
<td>Arjona &amp; Monteith - Arjona Room 303 New Fac Sound Lab</td>
<td>901936</td>
</tr>
<tr>
<td>Avery Point Renovation-Phase III</td>
<td>Marine Sciences - Switchgear Analysis</td>
<td>901972</td>
</tr>
<tr>
<td>Dental School Renovation</td>
<td>UCH Dental School Renov - Clinic Building</td>
<td>901737</td>
</tr>
<tr>
<td>Heating Plant Upgrade</td>
<td>Heating Plant Upgrade - CUP Steam Treatment System</td>
<td>901941</td>
</tr>
<tr>
<td>Jorgensen Renovation</td>
<td>Jorgensen Renovation - HVAC Renewal</td>
<td>901989</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law Sch Ren/Impr-Starr,Chase,Knight Hall</td>
<td>901188</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>Law Sch Renov/Improv-Knight Hall,Rm 215</td>
<td>901589</td>
</tr>
<tr>
<td>Law School Renovations/Improvements</td>
<td>UConn Law School Hosmer Parking Lot</td>
<td>901872</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>UCHC Main Bldg Renov - Clinical Skills Renovation</td>
<td>901211</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>Main Building Renovation-L Building Swing Space Lab Renov</td>
<td>901649</td>
</tr>
<tr>
<td>Main Building Renovation</td>
<td>E &amp; L Building Swing Space Lab Renovation Phase II</td>
<td>901748</td>
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<tr>
<td>Main Building Renovation</td>
<td>UCHC Main Bldg Renov-Lab(“L”) Bldg Renov Project 2</td>
<td>901772</td>
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<tr>
<td>Medical School Academic Building Renovation</td>
<td>Academic Building Addition/Renovations</td>
<td>901136</td>
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<tr>
<td>Medical School Academic Building Renovation</td>
<td>Academic Building Addition/Renovations</td>
<td>901729</td>
</tr>
<tr>
<td>Planning and Design Costs</td>
<td>HC Hospital Planning &amp; Design Costs</td>
<td>901590</td>
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<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus - Kitchen Air Balancing</td>
<td>201656</td>
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<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus Improv-Classrm 305 Renov</td>
<td>901716</td>
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<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford - Exterior Vestibule Glass Doors</td>
<td>901901</td>
</tr>
<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus Impr/Housing - Cooling Tower Replacement</td>
<td>901904</td>
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<tr>
<td>Stamford Campus Improvements/Housing</td>
<td>Stamford Campus - Hot Water Storgege Replacement</td>
<td>902043</td>
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<tr>
<td>Waterbury Downtown Campus</td>
<td>Waterbury Downtown Campus - Aluminum Strip Repair</td>
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<tr>
<td>Waterbury Downtown Campus</td>
<td>Waterbury Downtown Campus - Rectory Renovations</td>
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<tr>
<td>Waterbury Downtown Campus</td>
<td>Waterbury Downtown Campus Flooring Replacement</td>
<td>901978</td>
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<tr>
<td>Young Building Renovation/Addition</td>
<td>Young Building Renov/Addition</td>
<td>901373</td>
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<tr>
<td>Young Building Renovation/Addition</td>
<td>Young Building Renovation / Addition - Envelope Repairs</td>
<td>901811</td>
</tr>
</tbody>
</table>
Buildings, Grounds & Environment Committee
February 15, 2022

UConn Health Updates
Facilities Development & Operations
COVID 19 Response

• Spike in COVID cases since fall of 2021
• Inpatient areas: Biocontainment of sections of the University Tower
• Garage 1 drive through testing continues
• Vaccination & booster administration continues at the Outpatient Pavilion
• Pop-up clinics to address mandatory employee COVID booster shots.
Campus Planning Design and Construction

UPDATES:

BIOSCIENCE CT
• Proceeding with Financial Closeout. Anticipate approximately $730,000 remaining to be transferred into Deferred Maintenance.

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. (~ $1.15m approved)
  • $11 Million available for capital needs over $50,000 (~ $6.6m approved)
  • 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.
• Commitment of $11 million to active 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>
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<tr>
<td>Initiation</td>
<td>15</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>18</td>
<td>41</td>
</tr>
<tr>
<td>Pending Approval</td>
<td>7</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>6</td>
<td>15</td>
</tr>
<tr>
<td>AE Selection</td>
<td>4</td>
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<td>0</td>
<td>0</td>
<td>11</td>
<td>15</td>
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<tr>
<td>Design</td>
<td>15</td>
<td>2</td>
<td>5</td>
<td>0</td>
<td>8</td>
<td>30</td>
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<tr>
<td>Procurement</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4</td>
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<td>Construction</td>
<td>7</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>Substantial Complete</td>
<td>17</td>
<td>2</td>
<td>7</td>
<td>0</td>
<td>17</td>
<td>43</td>
</tr>
</tbody>
</table>

Total 70 8 19 1 67 165

PROJECTS BY PHASE

- Substantial Complete, 43
- Initiation, 41
- Pending Approval, 15
- AE Selection, 15
- Design, 30
- Procurement, 9
- Construction, 12

PROJECTS BY DIVISION

- JDH 85
- UMG 12
- SOM 18
- SODM 1
- Admin 55
## Partial Project List: Design & Construction Phase

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 MUNSON ROAD EMERGENCY LIGHTING UPGRADE</td>
<td>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>
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<tr>
<td>TM112 OFFICE OF PATIENT EXPERIENCE RENOVATION</td>
<td>CGSB BOILER REPLACEMENT</td>
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<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 Description</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>
Replace Buildings F & H Hot Water Tanks

**Scope:** The original domestic hot water tanks that serve the Connecticut Tower have reached the end of their useful life and will be replaced with instantaneous units powered by steam and electricity.

**Schedule:** Project is out to bid.

**Budget:** $547,000 (final).

**Issues/Concerns:** Construction escalation may exceed amounts budgeted.
**16 Munson Rd Emergency Lighting & Egress Upgrades**

**Scope:** The project will address code violations issued by the UConn Fire Marshal related to the building's emergency lighting and egress systems.

**Schedule:** Design work is underway.

**Budget:** $935,000 (Design) Project is tracking on budget.

**Issues/Concerns:** None.
16 Munson Road Parking Lot Repaving

**Scope:** The project will replace the parking lot pavement at 16 Munson Road that is in poor shape and continues to deteriorate despite patching efforts.

**Schedule:** Design work is underway.

**Budget:** $1,160,000 (Planning) Project is tracking on budget.

**Issues/Concerns:** None.
Buildings D & N Roof Replacement

**Scope:** The project will replace the roofs on the Administrative Service Building (D) and the Muscular Skeletal Institute (N) that have been leaking and are in poor shape. The project will also evaluate the feasibility of installing a roof-top solar panel system.

**Schedule:** Design work is underway.

**Budget:** $1,100,000 (Planning) Project is tracking on budget.

**Issues/Concerns:** Installation of a solar array system is not included within the current budget.
Buildings E & K Roof Replacement

**Scope:** The project will replace the roofs on the Academic Research Building (E) and the Transgenic Animal Facility (K) that have been leaking and are in poor shape. The project will also evaluate the feasibility of installing a rooftop solar panel system.

**Schedule:** Design work is underway.

**Budget:** $630,000 (Planning) Project is tracking on budget.

**Issues/Concerns:** Installation of a solar array system is not included within the current budget.
Scope: The project will replace the 450 hp pumps that provides chilled water to the Main Building complex.

Schedule: Finalizing contract with low bidder.

Budget: $642,000, low bid award was under budget.

Issues/Concerns: None.
Scope: This project will fit-out leased space to combine the Simsbury Primary Care and Avon Orthopedic clinical practices.

Schedule: Design documents being prepared. Prequalification of contractors underway. On schedule for occupancy in Fall 2022

Budget: $3,875,000 (Design) project is tracking on budget.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.
Main Bldg. Lab (L) Area Renovations - 2nd Floor

**Scope:** This project continues to implement the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 2nd Lab Renovations is similar to the recently completed 3rd Floor Lab Renovation project.

**Schedule:** Design work is underway.

**Budget:** $7.8 m (Planning) project is tracking on budget.

**Issues/Concerns:** None.
February 15, 2022

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 February 15, 2022:

Since CPFP’s last report, the group has been working to further enhance communication and collaboration with stakeholders, such as Facilities Operations, University Information Technology Systems, University Planning Design and Construction, and UConn Health; further process improvement efforts and increase efficiencies, as well as, sourcing professional services and construction contractors for summer 2022 projects and long-term projects.

The construction industry has had to make huge advances to become technology-driven due to the pandemic. CPFP has kept this perspective when looking at process improvements for the department. The initiatives of making a 100% electronic procurement process and accelerating digital transformation have become top priority for the group. Initiatives to becoming 100% electronic come from current efforts of communicating and collaborating with stakeholders. Examples include:

CPFP has discussed with evaluation committees from different solicitations making the evaluation scoring sheets electronic. The short-term goal is to make evaluation committee forms into fillable documents and the long-term goal will be to evaluate putting the forms into the HuskyBuy Sourcing module.

There is a weekly CPFP meeting that focuses on how better to assist our customers and immediate things and long-term initiatives the team can do to better the procurement process. Discussions include using standard templates, reviewing feedback received, group discussions on processing issues that arise, current individual discussions held with a contractor or firm, and how to educate or assist the requests received from a professor or group that does not normally use the groups services.
CPFP has bi-weekly meetings with stakeholders to discuss current projects and upcoming projects, including meetings with Facilities Operations, University Planning, Design and Construction and University Information Systems.

In December, CPFP provided Hazard Material Consultant purchasing order trend data to Facilities Operations. This provided insight on purchasing patterns that were unknown to the department and led to a productive discussion on ways to streamline these services. The outcome of the discussion led to combining 15-20 smaller service purchase orders, that required signed agreements, into one purchase order of approximately $15,000 per month.

CPFP is completing the sourcing process for supplementing the On-Call Professional Services – Roofing Consultants as this category has three firms and it is heavily used. Seven firms applied. Four of the seven firms will be added to the category making this category almost double in size and increasing the Small/Minority Business Enterprises (S/MBEs) participation to 45% in this category.

Lastly, the CPFP team continues to build the HuskyBuy Sourcing Bidding Module. Further training has been completed within the group and for cross-training purposes, videos are being made of the sessions. This initiative has become an entire group effort to assist in completing the module. This approach has furthered the cohesiveness in the group and has further enhanced communication during the times of working remotely.

**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>Category Time &amp; Material (T&amp;M)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate spend</td>
<td>$17,218,827</td>
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<tr>
<td>Assignments</td>
<td>660</td>
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<table>
<thead>
<tr>
<th>Category Lump Sum</th>
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<tbody>
<tr>
<td>Aggregate spend</td>
<td>$2,251,802</td>
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<tr>
<td>Contracts awarded</td>
<td>47</td>
</tr>
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</table>

**Total Awards to SBEs and MBEs**

| Percentage of awards to SBEs | 78% |
| Percentage of awards to MBEs | 22% |
| Total aggregate spend in the program | $19,470,629 |
### On-Call Trades and General Contractors Program - $100,000 - $500,000

5/1/2014 (inception) through 1/15/2022

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Aggregate spend</td>
<td>$45,906,153</td>
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<tr>
<td>Assignments</td>
<td>736</td>
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<tr>
<td>In-State vs. Out-of-State spend</td>
<td>99.32% to .68%</td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>42%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>22%</td>
</tr>
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### On-Call Professional Services Program

2013 (inception) through 1/15/2022

<table>
<thead>
<tr>
<th>Category</th>
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<td>Aggregate spend</td>
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<tr>
<td>Assignments</td>
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<tr>
<td>In-State vs. Out-of-State spend</td>
<td>83% to 17%</td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>24%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>12%</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 (0.8%)
- **CEPA/NEPA**: $918,938 (1%)
- **Civil/Structural**: $13,407,037 (17%)
- **Commissioning Services**: $2,823,333 (3%)
- **Cost Estimating**: $1,066,050 (1.3%)
- **Gnl Architecture**: $19,215,203 (24%)
- **Gnl Environmental Eng**: $2,014,272 (2%)
- **Geo-Tech Engr**: $1,369,504 (1.7%)
- **Hazardous Material**: $6,161,580 (8%)
- **Landscape Architecture**: $2,577,241 (3%)
- **MEP**: $5,623,186 (7%)
- **Operational Plant Engineering**: $603,229 (0.7%)
- **Parking & Transportation**: $747,269 (0.9%)
- **Plan Checking**: $14,976 (0.02%)
- **PMO**: $11,300,239 (14%)
- **Roof Consultant**: $917,349 (1%)
- **Site Safety**: $1,283,519 (1.6%)
- **Small Projects**: $8,465,972 (10%)
- **Structural**: $73,311 (0.1%)
- **Surveying Services**: $497,949 (0.6%)
- **Telecom**: $1,369,348 (1.7%)
- **Vertical Trans**: $58,750 (0.07%)

**Total**: $81,179,021 (100%)

University Reporting Entity: Capital Projects Facilities Procurement
Period 3/1/2013 through 1/15/2022
University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 1/15/2022
### Awards by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td>$2,649,050</td>
<td>6%</td>
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<tr>
<td>General Contractors</td>
<td>$20,909,625</td>
<td>46%</td>
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<tr>
<td>HVAC</td>
<td>$7,311,357</td>
<td>16%</td>
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<tr>
<td>Roofing</td>
<td>$1,373,542</td>
<td>3%</td>
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<tr>
<td>Site Work</td>
<td>$3,117,202</td>
<td>7%</td>
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<tr>
<td>Telecomm</td>
<td>$8,677,011</td>
<td>19%</td>
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<tr>
<td>Water Treatment</td>
<td>$73,777</td>
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<tr>
<td>Water/Sewer</td>
<td>$1,609,763</td>
<td>4%</td>
</tr>
<tr>
<td>Total</td>
<td>$45,906,153</td>
<td>100%</td>
</tr>
</tbody>
</table>

University Reporting Entity: Capital Projects Facilities Procurement

Period 5/1/2014 through 1/15/2022
$100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

### CT vs. Non-CT Firms
- Total CT Firms: $45,595,783 (99.32%)
- Total Non-CT Firms: $310,370 (0.68%)
- Total Awarded: $45,906,153 (100%)

### SBE vs. MBE vs. Non-S/MBE
- Total SBE: $19,122,810 (42%)
- Total MBE: $10,040,994 (22%)
- Total Non-S/MBE: $16,742,349 (36%)
- Total Awarded: $45,906,153 (100%)

### MBE Makeup
- Total Woman: $8,439,101 (84%)
- Total Iberian Peninsula: $1,601,893 (16%)
- Total Black American: $0 (0%)
- Total Awarded MBE: $10,040,994 (100%)

### No. of Assignments Awarded
- CT MBE: 219
- CT SBE: 250
- CT Non-SBE: 259
- Other States Non-SBE: 8

University Reporting Entity: Capital Projects Facilities Procurement

Period 05/1/2014 through 1/15/2022
## $0 - $100,000 On-Call Trade and GC Services Contract Utilization Report

### Awards by Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Asphalt</td>
<td>$174,954</td>
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<tr>
<td>Electrical</td>
<td>$211,081</td>
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<tr>
<td>Flooring</td>
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<tr>
<td>GC</td>
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<td>HVAC</td>
<td>$1,877,941</td>
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<td>Insulation</td>
<td>$1,070,333</td>
<td>5%</td>
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<tr>
<td>Masonry</td>
<td>$1,202,900</td>
<td>6%</td>
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<tr>
<td>Mechanical</td>
<td>$111,443</td>
<td>1%</td>
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<tr>
<td>Plumbing</td>
<td>$4,271,781</td>
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</tr>
<tr>
<td>Painting</td>
<td>$968,490</td>
<td>5%</td>
</tr>
<tr>
<td>Roofing</td>
<td>$1,234,542</td>
<td>6%</td>
</tr>
</tbody>
</table>

Total: $19,470,629 100%

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University Reporting Entity: Capital Projects Facilities Procurement

Period 3/11/2016 through 1/15/2022
$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: $17,218,827 (88%)
- Total Awarded: $19,470,629 (100%)

SBE vs. MBE By Dollar Value

- Total SBE: $15,142,127 (78%)
- Total MBE: $4,328,502 (22%)
- Total Awarded: $19,470,629 (100%)

No. of MBE Assignments Awarded

- Total T&M MBE: 16%
- Lump Sum MBE: 2%
- Non MBE: 82%

- Total T&M MBE Assignments: 104
- Lump Sum MBE Assignments: 17
- Total Awarded to MBEs: 121 (18% of work)

University Reporting Entity: Capital Projects Facilities Procurement
Period 3/11/2016 through 1/5/2022
Agenda

Project Resolutions for March BOT

Mansfield Apartments Redevelopment
South Campus Infrastructure
NER/Discovery Drive Intersection Improvements
Mirror Lake Improvements

Other Topics
COVID-19 Effect on Construction
Athletics Master Plan
Native American and Middle Eastern Cultural Centers
Center for International Students and Scholars

Project Updates

- Mansfield Apartments Redevelopment
- South Campus Residence Hall
- South Campus Infrastructure
- Mirror Lake Improvements
- N. Eagleville Road & Discovery Drive Intersection Improvements
- Athletics Master Plan
- Native American and Middle Eastern Cultural Centers
- UConn 2000 Code Remediation - Stamford
- Stamford Garage- Mill River Remediation
- Stamford Garage- Neighboring Site Remediation
- Field House- Old Recreation Center Renovation
- UConn Hockey Arena and I-Lot Improvements
- Public Safety Renovation
- Northwest Science Quad - Site Plan and 5 Projects
- Center for International Students and Scholars
- 2021 Campus Master Plan Update

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.
Mansfield Apartments Redevelopment

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

- **Budget:** $0.85M Approved Planning
  - $4.6M Proposed Design (BOT 2/23/22)

- **Schedule:**
  - Bridging Architect selected and contract being finalized
  - Design and CEPA approvals will take to the end of 2022
  - Full design and construction schedule: TBD. Currently targeting Fall 2025 completion

- **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
South Campus Infrastructure

- **Scope:**
  ° Address deferred maintenance on steam and other infrastructure on the South side of campus to make systems and connections reliable for new sustainable projects

- **Budget:**
  ° $0.45M Approved Planning (PRC)
  ° $1.25M Proposed Revised Planning (BOT 2/23/22)

- **Schedule:**
  ° Contract with Engineer being negotiated
  ° Design and CEPA approvals will take to the end of 2022
  ° Full design and construction schedule: Targeting Fall 2024 completion

- **Key Issues & Risks:** Exploration of existing condition of systems pending, potential cost increases due to escalation; sustainability goals and requirements for new infrastructure, and potential impacts on budget and material availability due to the pandemic

Existing Steam Vault on South Side of Campus
No. Eagleville Road & Discovery Drive Intersection Improvements

**Scope:**
- Essential, safety-related improvements to signalization and pedestrian facilities
- Replacement of outdated poles, mast arms, signal heads and other traffic control appurtenances
- New pedestrian signal heads, push button pedestals, dedicated left turn signal, curb ramps and crosswalks

**Budget:** $800K, Approved Final, October 2021
- $2M Proposed Revised Final (BOT 2/23/22)
- Budget increase based upon CM estimate including adjustments for market conditions associated with COVID-19 pandemic

**Schedule:**
- Bidding: March 2022
- Construction: May 2022 – October 2022

**Key Issues & Risks:**
- Contractor interest and prequalifications
- Material costs & long lead items
- Traffic control during construction
- Coordination with adjacent work at Public Safety Complex and NWSQ / Science 1
Mirror Lake Improvements

Scope:
- DAM AND DETENTION BASIN (MIRROR LAKE) RECONSTRUCTION TO ADDRESS CRITICAL STORMWATER MANAGEMENT DEFICIENCIES THAT CAN AFFECT STATE RTE. 195
  - Approx. 30% of Mirror Lake stormwater comes from properties off campus in the Town of Mansfield
- EMERGENCY ACTION (SAFETY) PLAN IN PROCESS UNTIL RECONSTRUCTION IS COMPLETE
- Ecologically based screening of stormwater and forebay development for improving habitat, water quality and future maintenance operations
- Limited design options for site improvements, e.g., the island bridge

Budget: $1.6M, Approved Design, October 2021
- $2.6M Proposed Revised Design (BOT 2/23/22)

Schedule:
- CEPA in progress, complete Fall 2022
- Schematic Design review in progress, complete remaining design phases Fall 2022
- CM Prequalification in progress, on-board for construction documents Summer 2022
- Construction March 2023 – November 2024

Key Issues & Risks:
- Environmental and construction permitting
- Temporary dewatering site and its operations
- Campus communication and coordination with South Campus Residence Hall planned construction

Basis of Schematic Design
Geotechnical Findings

In November/December of 2021, GZA Environmental performed soil borings at (44) locations in and around Mirror Lake and submitted (113) soil/sediment samples for laboratory analysis.

Analytical results were compared to CTDEEP Remediation Standard Regulations (RSRs) for one or more contaminants at concentrations exceeding one or more of the RSR criteria:

- (21) soil samples were tested from land locations
  - (2) >RSRs, (10) <RSRs, (9) no impact
- (92) soil samples were tested from water locations
  - (14) >RSRs, (26) <RSRs, (52) no impact
- Estimating 22.5K CY contaminated (>RSRs) material will be hauled off-site and 9K CY polluted (<RSRs) material will first be assessed for potential reuse on-campus but removal of this quantity is included in the project budget.
Safety Plan – Update

Environmental Health & Safety (EHS) is working concurrently on the Emergency Action Plan (EAP) for Mirror Lake, as well as the two Training Dams at the Depot campus.

• A regulatory template serves as the basis for the plan. Sections include descriptions on dam history, design, and downstream impacts.

• EHS Environmental Programs drafted the EAP’s in Fall 2021 and Emergency Management (OEM) provided review comments in December.

• GZA Environmental, UConn’s consultant, is currently preparing final drafts for signatory review and approval by February 2022.

• Submittal to DEEP planned for March 2022.

• Public Safety monitoring area during rainstorms.
COVID-19 Effects on Construction

Impacts on Field Work Activities
• Supply chain delays & material procurement
  o Lead times increased
• Safety protocols
  o Health & temperature screenings
• Workforce labor & staff shortages
• Field production effects
• Social distancing
• Construction schedule activity resequencing

Communication Methods
• Virtual meetings
• State building officials (AHJ’s) virtual inspections
• Consultant hybrid work model
• Integration of technology
  • BIM 360 & Procore platforms
Athletics Master Plan

- **Scope:**
  - Identify future facility needs based upon input from department focus groups and stakeholder
  - Ensure Title IX compliance in proposed plan
  - Highest and best use analysis of existing buildings and athletic fields
  - Provide a comprehensive priority list of deferred maintenance projects that need to be addressed for each existing facility
  - Provide conceptual cost estimates and proposed implementation schedules
  - Identify sustainability opportunities to support proposed plan

- **Budget:**
  - TBD

- **Schedule:**
  - RFQ Release: Winter 2022
  - Award: Spring 2022
  - Master Plan: Spring 2022 – Fall 2022
Native American and Middle Eastern Cultural Centers

- **Scope:**
  - Renovation of ~2,300 square feet within the Student Union building to provide adequate space for the Native American Cultural Programs (NACP) in support of Native and Indigenous students, faculty, staff and community members; and to provide space for a Middle Eastern Cultural Center in response to the needs of Middle Eastern students, faculty, staff and community members.
  - This project will renovate the former UConn Bistro to accommodate reception area, meeting room, flexible open space for programming activities, shared kitchenette, and three private offices.

- **Budget:** $0.2M, Approved Planning

- **Schedule:**
  - Full design to start in February 2022
  - Construction to start in the summer of 2022
  - Completion mid-fall of 2022.

- **Key Issues & Risks:** Escalation and cost increases; COVID-19 Impacts, including availability of materials.
Center for International Students and Scholars

• **Scope:**
  ° Renovation of ~3,700 square feet of space in the building at 2019 Hillside Road to relocate International Student and Scholar Services (ISSS) and ~3,000 square feet within McMahon Hall, mezzanine floor, to relocate University Conferences and Events.
  ° This project will swap and renovate the existing spaces currently occupied by ISSS and University Events and Conference Services each with meeting rooms, private and shared offices, program room, kitchenette and flexible work areas.

• **Budget:** TBD

• **Schedule:**
  ° Full design/construction documents to start in January 2022
  ° Construction to start in February/March of 2022
  ° Completion summer of 2022.

• **Key Issues & Risks:** Escalation and cost increases; COVID-19 Impacts, including availability of materials.
South Campus Residence Hall

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

• **Budget:** $6.5M Approved Design
  ° Escalation and increase in size has increased project cost

• **Schedule:**
  ° Sasaki Architects has completed reprogramming and concept design of residence and dining hall
  ° Revised design package and updated estimates anticipated in April 2022
  ° Full design and construction schedule: TBD. Currently targeting Fall 2024.

• **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
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. Primary scope of work includes sprinkler, egress, fire separation assemblies, and new restrooms.

- **Budget**: $22M, Approved Final
  - Contract executed June 2021. Project continues to track on budget

- **Schedule**:
  - Phase I completed Summer 2020
  - Phase II started construction July 1, 2021 and will continue to December 2022. Exterior stairwell steel and interior restroom renovations proceeding on schedule, but some recent delays in material deliveries are being encountered.

- **Key Issues & Risks**: Potential discovery of 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*
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 response in October 2021 requested further study and testing prior to establishing a remediation level for the work.
  - Testing required on adjacent properties. Access agreements being reviewed.
  - Target Remediation Date: TBD. No earlier than 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 with DEEP. Budget will depend on remediation scope of work. Market escalation.
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
  - Remediation discussions in process with last property
  - 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. 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 PRC Approved Revised Planning

• **Schedule:**
  - Feasibility Study: Spring 2021 – Winter 2022
  - Locker Room Design: Winter 2022 – Summer 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 material procurement and sub-contractor labor shortage due to test positives. Change in program scope.
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 material procurement and sub-contractor labor shortage due to test positives. Change in program scope.

Unsuitable Soils Removal @ West Parking Lot Looking East
Public Safety 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/Fall 2022

- **Key Issues & Risks:**
  - COVID-19 impacts including schedule & cost, and long lead times for materials. Main distribution panel for east addition arriving 3-5 months behind schedule.
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)

Site Plan and 5 Projects (included in the Capital Plan, bond-funded)
Boiler Plant Equipment Replacement and Utility Tunnel Connections

- **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) to complete the connection to the SUP.
  - 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.
  - Phase 1: Reconfiguration of mechanical systems to receive new boilers complete.
  - Phase 2: Operation of new boilers in CUP scheduled for the beginning of February.
  - 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 early February is critical for campus winter heating.
STEM Science 1

- **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 – Fall 2022

- **Key Issues & Risks:** Change in scope. Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure. COVID-19 Impacts including material procurement and sub-contractor labor shortage due to test positives, construction schedule & cost.

Science 1 North Elevation Looking Southwest
• **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 material procurement and sub-contractor labor shortage due to test positives, construction schedule & cost.
Supplemental Utility Plant

- **Scope:** Supplemental Utility Plant (SUP) to enable completion of the Next Generation CT Science program, including heating and cooling for the Gant Complex renovation and the new construction Science 1 research building.
  - Project includes 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 material procurement and sub-contractor labor shortage due to test positives, construction schedule & cost.
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: Fall 2022 – Winter 2023
  - Construction Ph 3: Winter 2023 – Fall 2024

- **Key Issues & Risks:** Ph.3 Cost escalation

*View of 4th Floor North Wing Addition from North Eagleville Rd*
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
- UConn Hockey Arena
- I-Lot Improvements
- UPDC Relocation

In Design ~$350M
- Stamford Mill River Remediation
- Gant Building Renovation- Phase 3
- NER and Discovery Drive Intersection Improvements
- Residential Life- South Campus Residence Hall
- Mirror Lake Improvements
- Werth Family Basketball Champions Center Dining Renovation
- Alumni Hall Residence Roof Replacements
- North Campus Student Room Renovations- Phase 3

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
- Athletics Master Plan
- Residential Life- Mansfield Apartments Redevelopment
- South Campus Infrastructure
- Fieldhouse- Old Recreation Center Backfill
- Bronwell Switchgear Replacement
- Jones Annex Renovation
- Eversource Second Electrical Feed
- Gilbert Road Site Preparation
- Site Evaluations

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.

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
- Connected and Automated Vehicle (CAV) Test Track
- Living Building Challenge
1. **Honors Residence Hall** was deferred due to uncertainty about enrollment, growth and the operating budget (2015)

2. **New Student Recreation Center** was located on site of former CT Commons identified for demolition in Master Plan (2015)

3. **Supplemental Utility Plant** increased in size and location changed to proposed site of New Parking Deck (2017)

4. **New Parking Deck** location changed to W Lot, to afford larger Supplemental Utility Plant (2017)

5. **Science Building 1 and Science Building 2** flipped proposed locations (2017)

6. **New Parking Lot** expanded to encompass entire parcel and provide additional capacity in lieu of developing New Parking Deck (2018)

7. **New Soccer Stadium** accompanied by a new performance center, a new and relocated baseball stadium, a practice field for athletics and recreation, and a new maintenance facility (2018)
8. Horsebarn Hill Fitness Trail was limited to an off-street circuit (2018)
9. Wilbur Cross Renovations were completed earlier and limited to reading rooms (2018)
11. Babbidge Library Renovation scope was limited to select improvements and code remediation (2020)
12. South Campus Commons was slightly reduced in size (2020)
13. Student Recreation Field moved to former location of baseball stadium (2020)
14. Potential Hockey Arena Site confirmed and under construction (2021)
15. Hillside Road Realignment constructed as a roundabout (2021)
16. South Campus Residence Hall proceeding on site of previously-deferred Residence Hall (2021)
LONGER-TERM PROJECTS (2025-2035)

1. Landscape Barn replaced with temporary parking lot due to fire (2017)
2. Tech Park Phase II parcel allocated for new surface parking lot until funding is realized for a new parking deck (2018)
3. Wilbur Cross Renovation partially completed as a near term project (2018)
4. Athletics Expansion to be partially completed as a near term project near new stadia facilities (2018)
5. Nathan Hale Inn was sold, and renovations will be completed as a near-term project by private developer (2018)
6. Science Quad Expansion will be limited in the future by the size and location of the supplemental utility plant (2019)
7. Heritage District Improvements will be partially completed as near-term projects (2019)
8. Academic Way Improvements partially completed as a near-term project (2021)
March 30, 2022

TO:          Members of the Board of Trustees

FROM:       Lloyd A. Blanchard
            Interim Vice President for Finance and Chief Financial Officer
            Laura Cruickshank
            Associate Vice President, Master Planner and Chief Architect

RE:          Project Budget for Residential Life Facilities: Mansfield Apartments
             Redevelopment (Design: $4,600,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $4,600,000, as detailed in the attached project budget, for the Design Phase (through bidding documents) and commencement of the CEPA approval process for Residential Life Facilities: Mansfield Apartments Redevelopment and related utility infrastructure and landscape improvements. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $4,600,000 in UCONN 2000 bond funds for the Design phase and commencement of the CEPA approval process for Residential Life Facilities: Mansfield Apartments Redevelopment and related utility infrastructure and landscape improvements.”

BACKGROUND:

Mansfield Apartments is an existing 240 bed apartment complex located on South Eagleville Road in Storrs CT and was constructed circa 1940. The townhouse-style apartments were originally constructed as graduate family housing but have mostly been utilized by undergraduate upper classes. The facilities have reached the end of their useful life and the property, which contains approximately 16 acres, can be utilized for denser apartment-style development. The complex has been utilized exclusively as an isolation location during the Covid-19 pandemic and it is desirable to commence redevelopment activities at this time, with the intention of not having to reopen the complex in its current condition to the general student population again.
The University has engaged the services of a design team to assess opportunities to develop a new apartment-style complex on the Mansfield Apartments site in the range of 800 to 900 apartments to fully replace the existing complex. This Design budget includes costs for concept designs, project programming, and design documents, and additional funding will be required to construct the project. Simultaneously with the commencement of the design, the University will also commence the CEPA approval process for the project, which will take approximately one year.

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

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

The Design Budget is attached for your information.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** DESIGN

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

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 9/29/2021</th>
<th>PROPOSED DESIGN 3/30/2022</th>
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<tr>
<td>CONSTRUCTION</td>
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<td>3,490,000</td>
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<td>-</td>
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<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
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<td>-</td>
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<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
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<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>25,500</td>
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<td>ART</td>
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<td>INSURANCE AND LEGAL</td>
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<td>MISCELLANEOUS</td>
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<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
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<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$ 770,000</strong></td>
<td><strong>$ 4,170,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>80,000</td>
<td>430,000</td>
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<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$ 850,000</strong></td>
<td><strong>$ 4,600,000</strong></td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

| UCONN 2000 BOND FUNDS | $ 850,000 | $ 4,600,000 |

**TOTAL BUDGETED FUNDING**

| **$ 850,000** | **$ 4,600,000** |

* 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 3.30.22*  
300234
March 30, 2022

TO: Members of the Board of Trustees

FROM: Lloyd A. Blanchard
Interim Vice President for Finance and Chief Financial Officer

Laura Cruickshank
Associate Vice President, Master Planner and Chief Architect

RE: Project Budget for South Campus Infrastructure (Revised Planning: $1,250,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Phase Budget of $1,250,000, as detailed in the attached project budget, for the preliminary design of the South Campus Infrastructure project. The project will include investigation of new sustainable heating and cooling and repairs to existing infrastructure. 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 $1,250,000 in UCONN 2000 bond funds for the Revised Planning Phase of the South Campus Infrastructure project.”

BACKGROUND:

Connecticut Public Act No 13-233, known as Next Generation Connecticut, authorized the University to undertake a special capital improvement program for the express purposes of constructing infrastructure, renovating existing facilities and developing new buildings. In 2015 the University completed the Next Gen CT Campus Master Plan and in 2016 the University performed a Framework Utility Analysis to create a systematic approach for infrastructure projects that support development of the Next Gen CT program. The intent of this project is to repair, relocate, and replace south campus utilities to ensure uninterrupted operation of university facilities and to enable planned development in the South Campus District.

This project will be coordinated with the South Campus Residence Hall project and will include improvements to steam lines, condensate lines, chilled water lines, south campus chiller plant, electrical utilities, sanitary and water service improvements. Sustainability will be a key factor in the Planning phase.
The Revised Planning Budget is attached for your information.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** REVISED PLANNING

**PROJECT NAME:** SOUTH CAMPUS INFRASTRUCTURE

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 1/20/2022</th>
<th>PROPOSED REVISED PLANNING 3/30/2022</th>
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<tr>
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<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
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<tr>
<td>ART</td>
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<td>-</td>
<td>5,000</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**SUBTOTAL**

|                | $ 400,000 | $ 1,050,000 |

**PROJECT CONTINGENCY**

|                | 50,000    | 200,000     |

**TOTAL BUDGETED EXPENDITURES**

|                | $ 450,000 | $ 1,250,000 |

**SOURCE(S) OF FUNDING**

| UCONN 2000 BOND FUNDS | $ 450,000 | $ 1,250,000 |

**TOTAL BUDGETED FUNDING**

|                | $ 450,000 | $ 1,250,000 |

* 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.
March 30, 2022

TO: Members of the Board of Trustees

FROM: Lloyd A. Blanchard
Interim Vice President for Finance and Chief Financial Officer

Laura Cruickshank
Associate Vice President, Master Planner and Chief Architect

RE: Project Budget for North Eagleville Road and Discovery Drive Intersection Improvements (Revised Final: $2,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $2,000,000, as detailed in the attached project budget, for the North Eagleville Road and Discovery Drive Intersection Improvements project, for Construction. The project provides essential safety-related improvements to signalization and pedestrian facilities at the intersection of North Eagleville Road and Discovery Drive. 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 $2,000,000 in UCONN 2000 Bond funds for the North Eagleville Road and Discovery Drive Intersection Improvements project.”

BACKGROUND:

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

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

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

After repeated lack of bid interest from prequalified contractors in 2020 and 2021, it was determined with Capital Projects & Facilities Procurement that preconstruction, bidding and construction services can be administered by the Construction Manager for Science 1 / Northwest Science Quad as these improvements directly relate to that project’s traffic impact study and other factors.

The estimated total project cost is $2,000,000. The Revised Final Budget is based upon a cost estimate that was prepared by the Construction Manager and represents a significant increase since the final estimate prepared by the consulting engineer at the conclusion of design due to escalation, market conditions and material costs during the COVID-19 pandemic. Additional contingency has also been added due to the continued uncertainty in the marketplace and procurement of long lead time materials.

The Revised Final Budget is attached for your information.

Attachments
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: NORTH EAGLEVILLE ROAD and DISCOVERY DRIVE INTERSECTION IMPROVEMENTS

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<td>$ 550,000</td>
<td>$1,602,500</td>
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<td>20,000</td>
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<td>20,000</td>
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<tr>
<td>OTHER SOFT COSTS</td>
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<tr>
<td><strong>SUBTOTAL</strong></td>
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<td>$ 675,000</td>
<td>$ 725,000</td>
<td>$1,800,000</td>
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<td>75,000</td>
<td>200,000</td>
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<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
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<td>$ 750,000</td>
<td>$ 800,000</td>
<td>$2,000,000</td>
</tr>
</tbody>
</table>

SOURCE(S) OF FUNDING*

| UCONN 2000 BOND FUNDS | $ 150,000 | $ 750,000 | $ 800,000 | $2,000,000 |
| **TOTAL BUDGETED FUNDING** | $ 150,000 | $ 750,000 | $ 800,000 | $2,000,000 |

* 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.
NORTH EAGLEVILLE ROAD and DISCOVERY DRIVE
INTERSECTION IMPROVEMENTS
Project Budget (REVISED FINAL)
March 30, 2022

Subject intersections: North Eagleville Road at Discovery Drive & Auditorium Road
March 30, 2022

TO:           Members of the Board of Trustees

FROM:       Lloyd A. Blanchard
Interim Vice President for Finance and Chief Financial Officer

Laura Cruickshank
Associate Vice President, Master Planner and Chief Architect

RE:  Project Budget for Mirror Lake Improvements
(Revised Design: $2,600,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Design Budget of $2,600,000, as detailed in the attached project budget, for the Mirror Lake Improvements project, for the Revised Design phase. The project will design and construct safety, water quality and watershed improvements identified in the feasibility study. 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 $2,600,000 in UCONN 2000 bond funds for the Mirror Lake Improvements project.”

BACKGROUND:

Mirror Lake has been a beloved and historic campus landmark since 1922. After multiple decades of deferred maintenance; accumulating silt, sediment and pollutants; significant campus development within its watershed over the same period of time resulting in an undersized stormwater facility; and, a damaged spillway and a dam that recently received an elevated hazard classification, various improvements to Mirror Lake are now essential. Numerous studies recently completed for Mirror Lake – an unimplemented dredging plan in 2012, a campus master plan and water quality assessment in 2015, a campus drainage master plan in 2018, a dam inspection report in 2020, and a feasibility study in 2021 – each concluded with recommendations for the University to take action.
This project will design and construct improvements that were identified in the feasibility study and satisfy requirements of the campus drainage master plan in order to execute an MOU between UConn and DEEP and a master flood management certificate (FMC) for the Roberts Brook watershed. The improvements will also support other project milestones and planned openings within the watershed, such as the proposed South Campus Residence Hall and its enabling infrastructure.

The Mirror Lake Improvements project is currently in the Design Phase with anticipated design completion in Fall 2022. Construction is anticipated to begin in Spring 2023 with a Construction Manager and be complete in Fall 2024.

The Revised Design Budget is attached for your information.

Attachment
## Capital Project Budget Reporting Form

**Type Budget:** Revised Design  
**Project Name:** Mirror Lake Improvements

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<td>RELOCATION</td>
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<tr>
<td>ENVIRONMENTAL</td>
<td>1,000</td>
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<td>5,000</td>
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<td>INSURANCE AND LEGAL</td>
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<td>OTHER SOFT COSTS</td>
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<td>-</td>
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<tr>
<td><strong>SUBTOTAL</strong></td>
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<td>PROJECT CONTINGENCY</td>
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<td><strong>60,000</strong></td>
<td><strong>170,000</strong></td>
<td><strong>235,000</strong></td>
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<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
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<td><strong>$ 375,000</strong></td>
<td><strong>$ 1,600,000</strong></td>
<td><strong>$ 2,600,000</strong></td>
</tr>
</tbody>
</table>

**Source(s) of Funding**

- UConn 2000 Bond Funds
  - **$ 60,000**
  - **$ 375,000**
  - **$ 1,600,000**
  - **$ 2,600,000**

**Total Budgeted Funding**

- **$ 60,000**
- **$ 375,000**
- **$ 1,600,000**
- **$ 2,600,000**

*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.*
MIRROR LAKE IMPROVEMENTS
Project Budget (REVISED DESIGN)
March 30, 2022

Proposed Improvements Plan – Basis of Design
## Summary of Individual Change Orders Greater Than 3% of Project Cost

**Period: 11/15/2021 - 01/15/2022**

<table>
<thead>
<tr>
<th>Change Order ID</th>
<th>Description</th>
<th>Reason for Change</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>CO-0003176</td>
<td><strong>300161 North Dining Dish Room Renovation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>POA-001639</td>
<td>CCD 3 - Underlayment changes to reduce cure time</td>
<td>Unforeseen Conditions</td>
<td>$3,622.50</td>
</tr>
<tr>
<td>POA-001639</td>
<td>CCD 2 - Miscellaneous additional concrete work, relocation and replacement of deteriorated electrical conduits and devices, sprinkler pipe relocation, new structural steel, vent pipe removal, sink wall repair, mud set removal, flooring skim coat</td>
<td>Unforeseen Conditions</td>
<td>$61,819.61</td>
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<tr>
<td>POA-001639</td>
<td>CCD 1 - Miscellaneous electrical, plumbing, floor and wall demolition</td>
<td>Unforeseen Conditions</td>
<td>$13,291.24</td>
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<tr>
<td>POA-001639</td>
<td>PCO 5 - Furnish and install duct drop, damper and diffuser</td>
<td>Errors and Omissions</td>
<td>$2,492.56</td>
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<tr>
<td>POA-001639</td>
<td>CCD 4 - Additional stainless steel wall cladding and cap in dish room. Lobby renovations to include: demo of floor tile, new vinyl wall covering, new quarry tile and base, painting of walls and doors</td>
<td>Owner Scope Change</td>
<td>$39,827.94</td>
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</tbody>
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Total Change Order ($): $121,053.85  
Project Budget: $850,000.00  
% of Change Order to Project Budget: 14.24%
# Exception Report

**15-Jan-22**

## Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL NUMBER OF OPEN PROJECTS</strong></td>
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</tr>
<tr>
<td><strong>NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI</strong></td>
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</tr>
<tr>
<td><strong>NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR</strong></td>
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</tr>
<tr>
<td><strong>NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED</strong></td>
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### Stamford - Phase 1 and Phase 2

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project #</th>
<th>Project Manager</th>
<th>Estimated/Actual completion date</th>
<th>Total # of Discrepancies</th>
<th># of open Discrepancies</th>
<th># Awaiting Inspection</th>
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<tr>
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<td>Stamford - Contractor Discrepancies</td>
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<td>TH</td>
<td>TBD</td>
<td>17</td>
<td>17</td>
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</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 with Substantial Completion expected October 2022.
  - 3rd Party inspection services are ongoing with Uconn Public Safety approval