Meeting held by Telephone

Public Call In Number:
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Public Access Link: 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 (limited to agenda items) *
   * If members of the public wish to address the Committee during the Public Participation portion of the meeting, limited to agenda items, 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: TAB

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 04/26/22:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alumni Residence Halls Roof Replacement project</td>
<td>Final</td>
<td>$9,500,000</td>
</tr>
<tr>
<td>von der Mehden Recital Hall Roof Restoration</td>
<td>Final</td>
<td>$1-1.5M</td>
</tr>
<tr>
<td>North Eagleville Road and Discovery Drive Intersection Improvements</td>
<td>Revised Final</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Main Campus Substation Switchgear Relay Replacement</td>
<td>Revised Final</td>
<td>$592,000</td>
</tr>
<tr>
<td>Facilities Operations Building Merger of Parking Services</td>
<td>Revised Final</td>
<td>$682,000</td>
</tr>
<tr>
<td>Andover Infrastructure and Software Upgrade Phases I, II &amp; III</td>
<td>Final</td>
<td>$3,346,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UCONN HEALTH BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>836 Hopmeadow Street, Simsbury Clinical Practice Relocation</td>
<td>Final</td>
<td>$4,297,000</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, Rebecca 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
April 12, 2022

TO:     Members of the Buildings, Grounds and Environment Committee

FROM:   David Hook, Construction Auditor, Audit and Management Advisory Services

RE:     Construction Assurance Quarterly Report – March 2022

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

1. AMAS has prepared the biennial summary report of UConn 2000 funded named projects construction performance, 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, 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.
6th Biennial Report
July 2016 through June 2018
of the
CONSTRUCTION MANAGEMENT OVERSIGHT COMMITTEE

- Marilda L. Gandara, Vice-Chair
- Charles F. Bunnell
- Jeanine A. Gouin

UNIVERSITY OF CONNECTICUT
UConn 2000 Infrastructure Improvement Program
INTRODUCTION

This is the sixth Biennial Report prepared for the Construction Management Oversight Committee (CMOC) for its review and appropriate actions. The report covers the period of 2016 through 2018 and includes a brief background of CMOC and its legal responsibilities.

Pursuant to Public Act 06-134, Section 10a-109e of the Connecticut General Statutes, the University was authorized to undertake an infrastructure improvement program. The statute granted the University independent authority to renew, modernize, enhance, and maintain the University’s infrastructure. As per the Connecticut General Statutes, Section 10a-109bb, the CMOC is required to prepare a biennial report that entails a review and assessment of construction performance on UCONN 2000 named projects completed during the prior two-year period.

The statute requires CMOC to conduct a review of the University’s management of UConn 2000 projects for its conformance with the applicable policies and procedures governing construction undertaken pursuant to Section 10a-109n. It further requires that the report shall incorporate information, including but not limited to, that which is derived from the reviews of the quarterly reports submitted by the Office of Construction Assurance (OCA).

The statute briefly describes the following mandatory information be included in each biennial report: (1) a summary of quarterly reports; (2) a background of policy and procedures; (3) the effect of compliance with policies and procedures; and (4) a review of the University’s management of construction projects completed within a specified reporting period.

As noted in the Fifth Biennial report, the CMOC unanimously voted that it had successfully concluded its task as defined in statute and the four members appointed by the Governor and legislative leaders resigned from the CMOC. Despite requests to fill vacancies, no new appointments have been made and the CMOC has not been able to meet due to the lack of a
quorum. Absent the appointments being made, the UConn Board of Trustees voted to transfer the CMOC’s responsibilities to the Board’s Buildings, Grounds and Environment Committee (BGE).

BGE meets on a quarterly basis to review reports from Audit and Management Advisory Services (AMAS), which took over the statutory compliance reporting responsibilities of the OCA in 2021. AMAS reviews the University’s management of projects for conformance with the applicable policies and procedures governing construction and is managed by the Chief Audit Executive, who reports to the Joint Audit & Compliance Committee, UConn Board of Trustees and the President.

SUMMARY OF QUARTERLY REPORTS

Consistent with previously reported procedure compliance, audits are performed by three separate entities. AMAS and the Connecticut Auditors of Public Accounts (APA) perform audits related to departmental operations and selected construction projects, while the statutorily required independent external auditors review fiscal cost assignment accuracy, related Board approval process, and accuracy of approved project expenditures. Audit activities are well coordinated among these entities.

Completed projects with costs in excess of $500,000 were reviewed by AMAS for compliance with statutory requirements. Project documentation was examined for conformance with policy and procedures at the following phases of the construction project life cycle process:

- Planning and Feasibility
- Procurement (Design Professional, Consultants, Contractor)
- Construction Contract Compliance
- Contract Changes
- Project Close-out

AMAS review process includes verifying the appropriate approval authority has reviewed and approved the construction project for compliance with building and fire codes.

The 2016-2018 List of Statutory Named Projects reviewed by AMAS has been included with this report. Four projects met the statutory compliance requirements with cumulative expenditures totaling approximately $55.0 million.

AMAS reviewed and examined files of the projects listed and concluded the University managed the work in compliance with approved policies and procedures.
POLICY AND PROCEDURE BACKGROUND

In 2006 consulting company Carter Burgess was retained to help develop policy and procedure manuals for construction functions. Carter Burgess reviewed federal and State laws governing building construction contracts and sought the input and review from all affected state and University officials, including the OCA, prior to developing draft manuals. Presentations were made to CMOC on various occasions and approval of the policy and procedures were granted on September 4, 2008, by the CMOC. Since 2008, revisions to the policy and procedure manuals have been incorporated to address changes in technology undertaken by the industry to improve efficiency. The revised procedure manuals and their contents continue to be based upon guidelines and principles to assure the following:

Compliance with legislation: University wide policies; national, state, and local codes and regulations; and other University departmental policies and procedures.

Clear accountability for those in responsible positions within UConn’s Planning, Design and Construction (UPDC) office, within other University departments, and with outside stakeholders (architects, engineers, construction managers, contractors, state officials, etc.) to ensure their roles in each project is defined and well executed.

Auditability of all fiscal decisions, actions, authorizations, financial transactions, and process checkpoints; all processes must be predictable, repeatable, trackable, and traceable during the execution of a project by both internal monitors and independent third parties.

Efficiency with both time and resources used to accomplish the desired project result; public funds must be utilized expeditiously and efficiently as funding is authorized.

STATUTORY COMPLIANCE EFFECTIVENESS

During the past sixteen years, since the establishment of the OCA, all parties involved made sure that the policy and procedures developed and approved by the CMOC did not slow the speed of construction activities. Where needed, appropriate amendments to the policy and procedures were developed, approved by the CMOC, and implemented. The previously published policy and procedure manuals were updated in 2015 to reflect technological and efficiency changes made to the capital project delivery process since the CMOC last approved updated policies and procedures manuals in 2012.
Building and fire code related plan review and inspection compliance are the responsibility of the University’s Fire Marshal and Building Inspector’s Office (FMBIO) and the Office of the State Building Inspector. For code compliance purposes, buildings are defined in two categories; one is “threshold buildings” which meets height requirements of four stories and occupancy of one thousand or more people. The second category is “below threshold” buildings. Threshold buildings are inspected by the State officials, whereas below threshold buildings fall under FMBIO responsibilities. No building is allowed to be occupied without receiving a temporary, partial, or permanent Certificate of Occupancy or a Certificate of Approval.

Depending on the nature of the project, UConn typically uses one of the following contract methods for construction work: lump sum, design-build, or construction manager. For construction work, UConn enters into a contract with the successful qualified low bidder as per statutory requirements. Consulting architects, engineers and other professional services are retained using quality-based selection. Although UConn requests that the professional submit their costs, the final decision is made based on quality.

Design Architects and or engineers, along with UPDC staff, provide project oversight to manage conformance with specifications and design drawings (plans). Any changes to original contracted work are paid to contractors or credited to UConn using the Change Order (CO) process. These changes normally occur due to errors in design, unforeseen field conditions, user requested changes, weather affected changes, completion timing changes, etc.

Efforts to comply and adhere to the approved policy and procedures did not appear to hinder or slow the speed of construction activity implementation. Third party audit findings support this conclusion.

UNIVERSITY MANAGEMENT OF CONSTRUCTION PROJECTS

The creation of the CMOC has achieved the two main statutory goals. The first and most important is, the continuous review and approval of policies and procedures to undertake any project funded by UCONN 2000. 2015 updated policies and procedures continue to address competitive fair contracting of work related to design and construction of projects while introducing efficiencies gained through the use of technology.

The second goal is to assure compliance with statutory requirements with specific focus on building and fire code compliance. The current capital project policy and procedure manuals, in conjunction with FMBIO responsibilities continue to reinforce compliance with building and fire code requirements.
Audit and Management Advisory Services Report  
Statutory Named Projects Closed  
July 1, 2016, to June 30, 2018

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach Hall Renovations</td>
<td>Beach Hall Renovation-Facade &amp; Roof Repair</td>
<td>901646</td>
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<tr>
<td>Bishop Renovation</td>
<td>Bishop Ren-Mech Sys Improv &amp; Facade Modifications</td>
<td>901645</td>
</tr>
<tr>
<td>Bishop Renovation</td>
<td>Bishop Renovation-Digital Media Art</td>
<td>901743</td>
</tr>
<tr>
<td>Research Tower</td>
<td>Research Tower</td>
<td>901132</td>
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Buildings, Grounds and Environment Committee Meeting  
April 12, 2022  
Audit and Management Advisory Services Report  
Statutory Name Projects Reviewed

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<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
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<tr>
<td>Residential Life Facilities</td>
<td>Res Life Facilities - Hilltop Apt Complex Roof Repairs Ph II</td>
<td>902071</td>
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<tr>
<td>UCHC New Construction &amp; Renovation</td>
<td>UCHC New Construction/Reno-Campus Water Infra Improv</td>
<td>901808</td>
</tr>
</tbody>
</table>
Buildings, Grounds & Environment Committee
April 12, 2022

UConn Health Updates
Facilities Development & Operations
COVID 19 Response

- COVID cases are stabilizing.
- No areas of biocontainment within the University Tower
- Garage 1 drive through testing continues
- Vaccination & booster administration continues at the Outpatient Pavilion
- Review COVID policies & guidelines ongoing in response to number of COVID cases.
Campus Planning Design and Construction

UPDATES:

BIOSCIENCE CT
• All projects Financially Closed. Indenture change to move approximately $7,000 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. (~ $2.5m approved)
  • $11 Million available for capital needs over $50,000 (full amount committed)
• 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 $22.5 million to active projects.
• Projects are 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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</thead>
<tbody>
<tr>
<td>Initiation</td>
<td>18</td>
<td>3</td>
<td>4</td>
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<tr>
<td>Pending Approval</td>
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<td>1</td>
<td>1</td>
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<td>Construction</td>
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<td>1</td>
<td>0</td>
<td>4</td>
<td>15</td>
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<tr>
<td>Substantial Complete</td>
<td>20</td>
<td>4</td>
<td>7</td>
<td>0</td>
<td>17</td>
<td>48</td>
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<tr>
<td><strong>Total</strong></td>
<td>74</td>
<td>11</td>
<td>18</td>
<td>1</td>
<td>72</td>
<td><strong>176</strong></td>
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</tbody>
</table>

### Projects by Phase:
- Initiation: 53
- Pending Approval: 15
- AE Selection: 3
- Design: 35
- Procurement: 7
- Construction: 15
- Substantial Complete: 48

### Projects by Division:
- JDH: 85
- UMG: 12
- SOM: 18
- SODM: 1
- Admin: 55
- **Total:** 176
### Campus Planning Design and Construction

#### Potential Deferred Maintenance Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>CONNECTICUT TOWER INFRASTRUCTURE UPGRADE</td>
<td>$11,000,000</td>
</tr>
<tr>
<td>MAIN COOLING TOWER CELL REPAIRS &amp; PUMP REPLACEMENT</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>CADAVER LAB RENOVATION &amp; AHU REPLACEMENT</td>
<td>$789,000</td>
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#### Potential Major Medical Equipment Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CENTRAL STERILE WASHER &amp; STERILIZER REPLACEMENT</td>
<td>$1,905,000</td>
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<tr>
<td>INTERVENTIONAL RADIOLOGY EQUIPMENT REPLACEMENT &amp; RENOVATION</td>
<td>$2,210,000</td>
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<tr>
<td>OUTPATIENT PAVILION TOMO THERAPY UNIT REPLACEMENT</td>
<td>$3,675,000</td>
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</tbody>
</table>

#### Potential Major Clinical Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>5 MUNSON ROAD CLINICAL BUILDING</td>
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<tr>
<td>CANZONETTI (F) BUILDING WOUND CARE CENTER RENOVATION</td>
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</tr>
<tr>
<td>CONNECTICUT TOWER 7TH FLOOR RENOVATION FOR SEASONS HOSPICE</td>
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</tbody>
</table>

#### Potential Major Research Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT</td>
<td>$8,820,000</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 to go out to bid in April.

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 buildings 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.

**Schedule:** Design work is underway.

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

**Issues/Concerns:** Reported long lead time on roofing materials. Analysis by CT Greenbank revealed these roofs are not a good candidate for solar arrays.
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.

**Schedule:** Design work is underway.

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

**Issues/Concerns:** Reported long lead time on roofing materials. Analysis by CT Greenbank revealed these roofs are not a good candidate for solar arrays.
Replace Chilled Water Pump #4

**Scope:** The project will replace the 450 hp pumps that provides chilled water to the Main Building complex.

**Schedule:** Contractor ordering material. Significant lead times are impacting project completion schedule

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

**Issues/Concerns:** Material prices increases will impact project costs.
**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:** Project out to bid. Tracking for occupancy in Fall 2022

**Budget:** $3,875,000 (Design) project is tracking on budget. Final budget will be submitted to Board in April.

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

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

**Schedule:** Design work is underway.

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

**Issues/Concerns:** None.
**Cardio Catheterization (Cath) Lab Equipment Replacement & Renovation**

**Scope:** This project will replace the outdated (2007) Cath Lab imaging equipment and renovate the surgical unit to comply with current Connecticut Department of Health guidelines.

**Schedule:** Design work underway

**Budget:** $3,700,000 budget (Planning) budget.

**Issues/Concerns:** Volatility in construction materials could impact the project schedule and budget.
Electro Physiology (EP) Lab Equipment Replacement & Renovation

**Scope:** This project will replace the outdated (2007) EP Lab imaging equipment and renovate the surgical unit to comply with current Connecticut Department of Health guidelines.

**Schedule:** Design work underway

**Budget:** $2,500,000 budget (Planning) budget.

**Issues/Concerns:** Volatility in construction materials could impact the project schedule and budget.
ATTACHMENT 4
April 12, 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 April 12, 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 with 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.

Additionally, the CPFP Team has taken a systematic and standardized approach for the different commodities within the group and has begun to implement “restructuring how and where documents/files are stored for the group.” This includes paper documents and electronic documents. This initiative allows for further cross training within the group, archiving of older projects/files, removing of unnecessary/duplicate documents, and further efficiencies in handling of electronic files.

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. The majority of the templates for the module have been completed and are in use. In addition, further training has been completed within the group and for cross-training purposes, videos have been made of some 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>On-Call Trades and General Contractors Program - $0 - $100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/11/2016 (inception) through 1/15/2022</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>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate spend</td>
<td>$17,218,827</td>
</tr>
<tr>
<td>Assignments</td>
<td>660</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category Lump Sum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate spend</td>
<td>$2,251,802</td>
</tr>
<tr>
<td>Contracts awarded</td>
<td>47</td>
</tr>
<tr>
<td>Total Awards to SBEs and MBEs</td>
<td></td>
</tr>
<tr>
<td>------------------------------</td>
<td></td>
</tr>
<tr>
<td>Percentage of awards to SBEs</td>
<td>78%</td>
</tr>
<tr>
<td>Percentage of awards to MBEs</td>
<td>22%</td>
</tr>
<tr>
<td>Total aggregate spend in the program</td>
<td>$19,470,629</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Call Trades and General Contractors Program - $100,000 - $500,000</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5/1/2014 (inception) through 1/15/2022</td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$45,906,153</td>
</tr>
<tr>
<td>Assignments</td>
<td>736</td>
</tr>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Call Professional Services Program</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 (inception) through 1/15/2022</td>
<td></td>
</tr>
<tr>
<td>Aggregate spend</td>
<td>$81,179,021</td>
</tr>
<tr>
<td>Assignments</td>
<td>1612</td>
</tr>
<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: $1,369,504 (1.7%)
- Geo-Tech Engr: $2,014,272 (2%)
- Hazardous Material: $6,161,580 (8%)
- Landscape Architecture: $2,577,241 (3%)
- MEP: $5,623,186 (7%)
- Plan Checking: $14,976 (0.02%)
- PMO: $11,300,239 (14%)
- Roof Consultant: $14,976 (0.02%)
- 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
On-Call Professional Services Contract Utilization Report

CT vs. Non-CT Firms

- Total CT Firms: $67,239,932  83%
- Total Non-CT Firms: $13,939,090  17%
- Total Awarded: $81,179,021  100%

SBE vs. MBE vs. Non-S/MBE

- Total MBE: $19,495,466  24%
- Total SBE: $9,805,273  12%
- Non-S/MBE: $51,878,282  64%
- CT 47% (of the 64%)
- Other States 17% (of the 64%)

MBE Makeup

- Total Asian Pacific: $7,450,948  76%
- Total Black American: $778,719  8%
- Total Hispanic: $571,536  6%
- Total Woman: $1,004,071  10%
- Total Awarded MBE: $9,805,273  100%

University Reporting Entity: Capital Projects Facilities Procurement

Period 3/1/2013 through 1/15/2022
$100,000 - $500,000 On-Call Trade and GC Services Contract Utilization Report

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>
</tr>
<tr>
<td>General Contractors</td>
<td>$20,909,625</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>Telecom</td>
<td>$8,677,011</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><strong>$45,906,153</strong></td>
<td><strong>100%</strong></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%
- Total Awarded MBE: $10,040,994, 100%

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

University Reporting Entity: Capital Projects Facilities Procurement

Period 05/1/2014 through 1/15/2022
Asphalt: $174,954 1%
Electrical: $581,471 3%
Flooring: $4,271,781 22%
GC: $1,234,542 6%
HVAC: $968,490 5%
Insulation: $1,070,333 5%
Masonry: $1,202,900 6%
Mechanical: $211,081 1%
Painting: $3,266,342 17%
Plumbing: $111,443 1%
Roofing: $1,877,941 10%
Site Work: $4,499,352 23%
Total: $19,470,629 100%
$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 Assignments Awarded

- Total T&M: 613
- Total Lump Sum: 47
- Total MBE: 104
- Total Awarded: 660

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

Review Project Resolutions from March BOT
- Mansfield Apartments Redevelopment
- South Campus Infrastructure
- Gilbert road Site Improvements
- Mirror Lake Improvements
- B4 Steam Vault and Line Exigent Repair
- North Campus Student Room Renovations- Phase 3

Project Resolutions for April BOT
- NER/Discovery Drive Intersection Improvements
- von der Mehden Recital Hall Roof Restoration
- Alumni Residence Halls Roof Replacement

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

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.

Project Updates
- Mansfield Apartments Redevelopment
- South Campus Infrastructure
- Gilbert Road Site Preparation
- Mirror Lake Improvements
- N. Eagleville Road & Discovery Drive Intersection Improvements
- B4 Steam Vault and Line Exigent Repair
- North Campus Student Room Renovation-Phase 3
- Gilbert Road Site Preparation
- Athletics Master Plan
- Native American and Middle Eastern Cultural Centers
- Center for International Students and Scholars
- South Campus Residence Hall
- 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
- 2021 Campus Master Plan Update
Mansfield Apartments Redevelopment

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

• **Budget:** $4.6M Approved Design, March 2022

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

• **Key Issues & Risks:** Cost increase due to escalation; programming the new complex in process; sustainability goals and requirements; and potential impacts on budget and material availability due to the pandemic; potential concerns from the Town P&Z Commission about the size and height of the complex, parking ratio, traffic and driveways, Moss Sanctuary
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:** $1.25M Approved Revised Planning March 2022

• **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*
Gilbert Road Site Preparation

- **Scope:**
  - Preparation of the area along Gilbert Road for the South Campus Residence Hall
  - Trees, sidewalks, house
- **Budget:** $1.25M Approved Revised Planning, March 2022
- **Schedule:**
  - Design completing May 2022
  - CEPA approvals will take to the end of summer
  - 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
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: $2.6M, Approved Revised Design, March 2022

Schedule:
- CEPA in progress, complete Fall 2022
- Design Development in progress, complete remaining design phases Fall 2022
- CM prequalified and negotiation 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 & Infrastructure projects
B4 Steam Vault and Line Exigent Repair

Scope:
• Replace the steam and condensate return lines.

Budget: $5.5M, Approved Final, March 2022

Schedule:
• Exigent contracts with designer and CM being finalized
• Construction: May 2022 – Fall 2022

Key Issues & Risks:
• COVID-19 Impacts including schedule & cost
• Potential continuing impacts to campus infrastructure
• Long-lead material items

Temporary vault ceiling shoring and failures of both concrete and reinforcing steel
North Campus Student Room Renovations - Phase 3

Scope:
• Remove all asbestos floor tiles and hazardous material in the ceiling materials.
• Provide new flooring, lighting and paint as well as new pipe insulation.
• All the fire alarm devices within the rooms and throughout all the buildings will be upgraded.

Budget: $2.415M, Approved Final, March 2022

Schedule:
• Construction: May 2022 – August 2022

Key Issues & Risks: COVID-19 Impacts including schedule & cost
COVID-19 Effects on Construction

Impacts on Field Work Activities
- Supply chain delays & material procurement
  - Lead times increased
- Safety protocols
  - 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
COVID-19 Effects on Construction

Impacts on Construction Bidding

• No Eagleville Road and Discovery Drive Intersection – hold an allowance, rebid 1 package
  o Increase in general trades cost
  o Limited response from subcontractors

• von der Mehden Recital Hall Roof Restoration – bids due April 7
  o Increase in construction cost: from $32/sf last year at North to $47/sf this year at von der Mehden
  o Material lead time: insulation and EPDM roofing

• Alumni Residence Halls Roof Replacement – bids due April 7
  o Increase in construction cost: see above
  o Material lead time: see above

Mitigation Strategies

• Escalate project cost estimates
• Reach out to subcontractors to improve coverage
• Bid roof sections as alternates to eliminate sections as possible
• Combine smaller project with larger project and re-bid
• Postpone summer 2022 work until summer 2023
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
- $3.0M Proposed Revised Final April BOT
- Allowance for General Trades

Schedule:
- Re-Bid: April 2022
- Construction: June 2022 – November 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

North Eagleville Road at Discovery Drive & Auditorium Road
Von Der Mehden Recital Hall Roof Restoration

**Scope:**
- Removal of the existing roof and a replacement with a new 90 mil ethylene propylene diene terpolymer (EPDM) roof and insulation system.
- Added structural bracing and deck fastening to comply with current code requirements for wind uplift.

**Budget:** TBD, Proposed Final, April 2022

**Schedule:**
- Construction: May 2022 – August 2022

**Key Issues & Risks:**
- COVID-19 Impacts including schedule & cost
- Long-lead material items
- Schedule- Needs to be completed during Summer Break
Alumni Residence Halls Roof Replacement

**Scope:**
- Remove and replace the roofing system at the Alumni Residence Halls - four similarly constructed seven-story residence towers – Watson Hall, Belden Hall, Eddy Hall, and Brock Hall – and a fifth building -Ryan Hall, a two-story business use facility.

**Budget:**
- TBD, Proposed Final, April 2022

**Schedule:**
- Construction: May 2022 – Fall 2022

**Key Issues & Risks:**
- COVID-19 Impacts including schedule & cost
- Long-lead material items
- Schedule- Needs to be completed during Summer Break
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.
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:**
  - Programming/feasibility/due-diligence study for the Athletics backfill occupancy of the Field House-Old Recreation Center
  - Renovation of the existing locker rooms and team offices
  - Academic Center- consolidation of the Student-Athlete Success Program
  - New ERG Room for Women’s Rowing
  - Renovation of Strength & Conditioning and Sports Medicine Areas

- **Budget:** $495,000 PRC Approved Revised Planning

- **Schedule:**
  - Feasibility Study: Spring 2021 – Spring 2022
  - Design: Spring 2022 – Spring 2023
  - Construction: TBD

- **Key Issues & Risks:** Funding for full design/construction to be identified.

UConn Hockey

• **Scope:** New Hockey Arena
  o 2,600 seat (50% seatback, 50% benches) free-standing hockey arena
  o 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
  o JCJ Architecture - Design Architect
  o Turner Construction - Construction Manager

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

• **Key Issues & Risks:**
  o COVID-19 impacts including material procurement and subcontractor labor shortage due to test positives. Change in program scope.
I-Lot Improvements

• **Scope:**
  o Reconstruct, relocate and improve 360 surface parking spaces to enable the construction of the new ice hockey arena.
  o 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
  o JCJ Architecture - Design Architect
  o Turner Construction - Construction Manager

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

• **Key Issues & Risks:**
  o COVID-19 impacts including material procurement and subcontractor labor shortage due to test positives. Change in program scope.
Public Safety Renovation

• **Scope:** Public Safety Building Addition
  o New 3,500 sf. addition to the east side of the building for the Fire Department staff and offices
  o Addition of vestibule
  o Enlarge the dispatch center, locker rooms and lobby of the existing building

• **Budget:** $7.45M Approved Revised Final
  o 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:**
  o Construction: Spring 2021– Summer/Fall 2022

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

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.
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 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 Summer 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/Bidding and Design

In Construction/Bidding ~$500M+

In Construction
- 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
- Werth Family Basketball Champions Center Dining Renovation

In Bidding
- North Campus Student Room Renovations- Phase 3
- NER and Discovery Drive Intersection Improvements
- Alumni Hall Residence Roof Replacements
- Von Der Mehden Recital Hall Roof Replacement

In Design ~$350M

- Stamford Mill River Remediation
- Gant Building Renovation- Phase 3
- Residential Life- South Campus Residence Hall
- Mirror Lake Improvements
- B4 Steam Vault and Line Exigent Repair

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 budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.
### Projects in Planning

#### In Planning~$500M+
- 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
- Gilbert Road Site Preparation
- Bronwell Switchgear Replacement
- Jones Annex Renovation
- Vivarium
- Eversource Second Electrical Feed
- Site Evaluations

#### 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

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**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.
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)


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)
NEAR-TERM PROJECTS 2015-2025 (cont’d)

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)
April 27, 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 Alumni Residence Halls Roof Replacement
(Final: TBD)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $TBD, as detailed in the attached project budget, for the Alumni Residence Halls Roof Replacement project for construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $TBD in University funds and $TBD in UConn 2000 Bond Funds in for the Alumni Residence Halls Roof Replacement 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 Alumni Residence Halls includes four similarly constructed seven-story dormitory towers – Watson Hall, Belden Hall, Eddy Hall, and Brock Hall – and a fifth building -Ryan Hall, a two-story business use facility. The buildings were constructed between 1966 and 1968 with gravel-surfaced built-up roofs. The existing roofing system has reached the end of its useful service life.

The overall scope of the work is to remove existing gravel-surfaced built-up roofing systems down to concrete/gypsum roof decks. Also included in the scope of work is the removal of
asbestos containing materials and presumed PCB containing materials (caulking) due to the age of the buildings.

The current budget is based design estimate and project costs developed by University Planning, Design and Construction.

The Final Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL  
**PROJECT NAME:** ALUMNI RESIDENCE HALLS ROOF REPLACEMENT

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<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
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**SOURCE(S) OF FUNDING**

- UNIVERSITY FUNDS: $ 285,000 $ -
- UCONN 2000 BOND FUNDS: - -

**TOTAL BUDGETED FUNDING**: $ 285,000 TBD

* 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 4.27.22**  
300230
ALUMNI RESIDENCE HALLS ROOF REPLACEMENT
Project Budget (FINAL)
April 27, 2022
DRAFT FOR REVIEW

April 27, 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 von der Mehden Recital Hall Roof Restoration (Final: $TBD)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $TBD, as detailed in the attached project budget, for the von der Mehden Recital Hall Roof Restoration project for construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $TBD in University funds for the von der Mehden Recital Hall Roof Restoration 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 existing roof of the von der Mehden Recital Hall is more than 25 years old and is at the end of its useful life. Despite multiple patches the roof continues to generate numerous roof leaks resulting in repeated work orders for repairs. This project will include removal of the existing roof and a replacement with a new 90 mil ethylene propylene diene terpolymer (EPDM) roof and insulation system for low sloped roof applications. The project will also include added structural bracing and deck fastening to comply with current code requirements for wind uplift.

The current budget is based on a previous low bid and project costs developed by University Planning, Design and Construction. The project has since been combined the Alumni Residence Hall roof replacement project to receive more competitive pricing from a fluctuating construction market. Finalized bids for both projects are due April 7, 2022.

The Final Budget is attached for your information.

Attachment
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: VON DER MEHDEN RECITAL HALL ROOF RESTORATION

<table>
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<th>BUDGETED EXPENDITURES</th>
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SOURCE(S) OF FUNDING

| UNIVERSITY FUNDS                                          | $ 200,000                  | $ -                      |
| **TOTAL BUDGETED FUNDING**                                | **$ 200,000**              | TBD                      |

* 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: April 27, 2022

TO: Members of the Board of Trustees

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

RE: Project Budget for North Eagleville Road and Discovery Drive Intersection Improvements (Revised Final: $3,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $3,000,000, 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 $3,000,000 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 Audtorium 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 $3,000,000. The Revised Final Budget is based upon bids received by the Construction Manager and represents a significant increase from previous cost estimates due to escalation, market conditions and material prices during the COVID-19 pandemic. An allowance and additional contingency is also included 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

### BUDGETED EXPENDITURES

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### SOURCE(S) OF FUNDING*

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*This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
Subject intersections: North Eagleville Road at Discovery Drive & Auditorium Road
April 27, 2022

TO: Members of the Board of Trustees

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

RE: Project Budget for Main Campus Substation Switchgear Relay Replacement – AET5P-14G SCADA
(Revised Final: $592,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $592,000, as detailed in the attached project budget, for Main Campus Substation Switchgear Relay Replacement AET 5P – 14G SCADA. 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 $592,000 in University Funds for the Main Campus Substation Switchgear Relay Replacement AET 5P – 14G SCADA 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 current main campus switchgear is outdated and requires replacement. American Electrical Testing Co., LLC (AET) will provide turn key engineering services associated with the replacement of nine (9) ABB relays at the UConn 5P – 14G 13.8kV Main Campus Switchgear, with new SCADA SEL microprocessor based relaying, control, Sequence of Events Recording, and GPS satellite clock synchronization. The improved reliability and resilience of the switchgear will reduce carbon and GHG emissions by reducing the number of starts/stops of the Cogeneration Facility and reducing the amount of required imported electricity from the grid.
The Revised Final Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** MAIN CAMPUS SUBSTATION SWITCHGEAR RELAY REPLACEMENT AET 5P-14G SCADA

### BUDGETED EXPENDITURES

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<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>4,048</td>
<td>4,048</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$ 523,148</strong></td>
<td><strong>$ 592,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>41,852</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$ 565,000</strong></td>
<td><strong>$ 592,000</strong></td>
</tr>
</tbody>
</table>

### SOURCE(S) OF FUNDING*

<table>
<thead>
<tr>
<th>Source</th>
<th>Approved Final 2/26/2020</th>
<th>Proposed Revised Final 4/27/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIVERSITY FUNDS</td>
<td>$ 565,000</td>
<td>$ 592,000</td>
</tr>
</tbody>
</table>

**TOTAL BUDGETED FUNDING**

| Source                       | $ 565,000                | $ 592,000                        |

* 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 4.27.22
FO500090
April 27, 2022

TO: Members of the Board of Trustees

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

RE: Project Budget for FACOPS Bldg. Merger of Parking Services
(Revised Final: $682,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of $682,000 as detailed in the attached project budget, for FACOPS Bldg. Merger of Parking Services for Design and Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $682,000 in University Funds for FACOPS Bldg. Merger of Parking Services 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:

Facilities Operations (FACOPS) currently is housed at 25 Ledoyt Road. Parking and Services staff were previously located at 3 Discovery Drive (Central Warehouse). They were relocated to 25 LeDoyt Road location to make room for relocating University Planning, Design and Construction (UPDC) staff at Central Warehouse.

This project proposes the renovation of office space at 25 LeDoyt Road to accommodate the merger of parking services and the relocation of the University Planning, Design and Construction (UPDC).

The project area includes ~ 8,000 sf of available workspace to be renovated to accommodate the additional staff and optimize the use of available space. This includes a mix of private offices, open area workstations of various sizes, as well as meetings spaces, office support and drawing viewing areas, storage and kitchenette. Portions of the existing space will
maintain the same configuration while other portions need to be altered to better accommodate functional needs of FACOPS.

The construction budget includes design, construction, furniture, audio visual and contingency.

The Revised Final Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL  
**PROJECT NAME:** FACILITY OPERATIONS BUILDING MERGER OF PARKING SERVICES

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED DESIGN 6/14/2021</th>
<th>APPROVED FINAL 9/29/2021</th>
<th>PROPOSED REVISED FINAL 4/27/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$165,000</td>
<td>$345,000</td>
<td>$417,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>33,896</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>200,000</td>
<td>215,000</td>
<td>230,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$398,896</td>
<td>$595,000</td>
<td>$682,000</td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td>35,000</td>
<td>55,000</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td>$433,896</td>
<td>$650,000</td>
<td>$682,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING**

| UNIVERSITY FUNDS | 433,896 | 650,000 | 682,000 |

**TOTAL BUDGETED FUNDING**

| $433,896 | $650,000 | $682,000 |

*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.*
April 27, 2022

TO: Members of the Board of Trustees

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

RE: Project Budget for Andover Infrastructure and Software Upgrade Phases I, 11, & III
(Final: $3,346,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of $3,346,000 as detailed in the attached project budget, for Andover Infrastructure and Software Upgrade for Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $3,346,000 in University Funds for Andover Infrastructure and Software Upgrade 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:

UConn monitors buildings through Andover Building Management System. This system controls and monitors the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems. Its useful life is ending. The system needs to be upgraded to the next-generation EcoStruxure Building Operation System over several years to securely facilitate the exchange of data from both ESC and third-party energy, lighting, HVAC, fire safety, security, and workplace management systems to create future-ready smart buildings.

This project has multiple phases. The cost of the entire project, at this time, is estimated at around $8M. The sequence of the buildings, in a particular phase, will vary depending upon the funding availability and the building access. Thirty-nine campus buildings have been updated or are in the process of being updated now as part of Phases 1 and 2. This request will add more buildings into Phase III for FY’23 construction. The final budget for Phases I & II was approved previously for $2,596,000. The final budget for Phase III is $750,000. The combined total is
$3,346,000. The final budget for Phase III is based on the consultant’s preliminary opinion of construction costs during design.

The Final Budget is attached for your information.

Attachment
## Capital Project Budget Reporting Form

**Type Budget:** Revised Final  
**Project Name:** Andover Infrastructure and Software Upgrade Phases I, II & III

<table>
<thead>
<tr>
<th>Budgeted Expenditures</th>
<th>Phase I &amp; II Approved Final 2/24/2021</th>
<th>Phases I, II &amp; III Proposed Revised Final 4/27/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$2,314,000</td>
<td>$3,011,400</td>
</tr>
<tr>
<td>Design Services</td>
<td>-</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 PM)</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>
<tr>
<td>Other Soft Costs</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$2,314,000</td>
<td>$3,011,400</td>
</tr>
<tr>
<td>Project Contingency</td>
<td>282,000</td>
<td>334,600</td>
</tr>
<tr>
<td><strong>Total Budgeted Expenditures</strong></td>
<td>$2,596,000</td>
<td>$3,346,000</td>
</tr>
</tbody>
</table>

**Source(s) of Funding**

- **University Funds**
  - $2,596,000
  - $3,346,000

**Total Budgeted Funding**

- $2,596,000
- $3,346,000

*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 4.27.22*  
*FO500073*
April 26, 2022

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
       Interim Executive Vice President for Health Affairs
       Dean, UConn School of Medicine

       Lloyd A. 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 (Final: $4,297,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $4,297,000, 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 $4,297,000 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. On February 10, 2022 the UConn Finance Corporation executed the lease for the space
(approximately 11,457 sq. ft). The lease terms provide the Health Center use of the space for 15 years plus two, five-year extensions. 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 Final Budget is attached for your consideration and upon approval will allow this project to proceed into construction. The budget is based upon estimates and may be subject to change when bids are received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on June 13, 2022.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

### TYPE BUDGET: FINAL

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$2,730,000</td>
<td>$2,730,000</td>
<td>$2,830,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>124,000</td>
<td>124,000</td>
<td>124,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>290,000</td>
<td>290,000</td>
<td>407,000</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>348,000</td>
<td>348,000</td>
<td>448,000</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>17,000</td>
<td>17,000</td>
<td>84,000</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>3,000</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>
<td><strong>$3,906,000</strong></td>
</tr>
<tr>
<td>PROJECT CONTINGENCY</td>
<td><strong>353,000</strong></td>
<td><strong>353,000</strong></td>
<td><strong>391,000</strong></td>
</tr>
<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$3,875,000</strong></td>
<td><strong>$3,875,000</strong></td>
<td><strong>$4,297,000</strong></td>
</tr>
</tbody>
</table>

### SOURCE(S) OF FUNDING*

- UCONN HEALTH CAPITAL FUNDS: $3,530,000
- LANDLORD TENANT FIT OUT ALLOWANCE: $345,000

**TOTAL BUDGETED FUNDING**: $3,875,000

---

*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.*
FLOOR PLAN OF NEW SIMSBURY CLINIC
## Summary of Individual Change Orders Greater Than 3% of Project Cost

### Period: 11/15/2021 - 03/15/2022

<table>
<thead>
<tr>
<th>Project Code</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>300161</td>
<td>North Dining Dish Room Renovation</td>
<td>CCD 3 - Underlayment changes to reduce cure time.</td>
<td>Unforeseen Conditions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CCD 2 - Misc. 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>
</tr>
<tr>
<td></td>
<td></td>
<td>CCD 1 - Misc. electrical, plumbing, floor and wall demolition.</td>
<td>Unforeseen Conditions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PCO 5 - Furnish and install duct drop, damper and diffuser.</td>
<td>Errors and Omissions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CCD 4 - Additional stainless steel wall cladding and cap in dish room. Lobby renovations to include: demo of floor.</td>
<td>Owner Scope Change</td>
</tr>
</tbody>
</table>

**Total Change Order ($):** $121,053.85  
**Project Budget:** $850,000.00  
**% of Change Order to Project Budget:** 14.24%

<table>
<thead>
<tr>
<th>Project Code</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>300164</td>
<td>North Campus Residence Hall Renovations - Phase II</td>
<td>PCO 3/ CCD 3 - Additional abatement required in some ceilings of North Campus student rooms due to poor concrete conditions.</td>
<td>Unforeseen Conditions</td>
</tr>
</tbody>
</table>

**Total Change Order ($):** $89,745.40  
**Project Budget:** $2,170,000.00  
**% of Change Order to Project Budget:** 4.14%

<table>
<thead>
<tr>
<th>Project Code</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PCO 7 / CCD 7 Stairwell Abatement required due to infills that required further structural review.</td>
<td>Unforeseen Conditions</td>
<td>$123,650.54</td>
</tr>
</tbody>
</table>

**Total Change Order ($):** $123,650.54  
**Project Budget:** $2,170,000.00  
**% of Change Order to Project Budget:** 5.7%
### University Planning, Design & Construction
### UCONN 2000 Code Correction Program

#### Exception Report

15-Mar-22

#### Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NUMBER OF OPEN PROJECTS</td>
<td>1</td>
</tr>
<tr>
<td>NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI</td>
<td>0</td>
</tr>
<tr>
<td>NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR</td>
<td>0</td>
</tr>
<tr>
<td>NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED</td>
<td>18</td>
</tr>
</tbody>
</table>
## Category Type 2 - Major Addition and Renovation and Other New Construction

<table>
<thead>
<tr>
<th>Project #</th>
<th>Building</th>
<th>Discrepancies</th>
<th>Corrected/ Pending Inspection</th>
<th>Correction by Original Contractor</th>
<th>Balance</th>
<th>Status/Projected Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>900475</td>
<td>Stamford Downtown Relocation</td>
<td>53</td>
<td>35</td>
<td>0</td>
<td>18</td>
<td>November 2022</td>
</tr>
</tbody>
</table>

**Program Summary**

- **TOTAL NUMBER OF OPEN PROJECTS**: 1
- **TOTAL NUMBER OF CITED DISCREPANCIES IN REMAINING OPEN PROJECTS**: 53
- **NUMBER OF CORRECTED AND APPROVED DISCREPANCIES IN REMAINING OPEN PROJECTS**: 35
- **NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI**: 0
- **NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR**: 0
- **NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED**: 18
### Stamford - Phase 1
*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 November 2022.*
3rd Party inspection services are ongoing with Uconn Public Safety approval

### UCONN 2000 CODE REMEDIATION PROGRAM PROGRAM COMPLETION SCHEDULE
Data Date: 03/15/2022

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project #</th>
<th>Project Manager</th>
<th>Estimated/Actual completion date</th>
<th>Total # of Discrepancies</th>
<th># of open Discrepancies</th>
<th># Awaiting Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamford - Phase 1 and Phase 2</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>24</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>Stamford - Design Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>24</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>Stamford - Contractor Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>TBD</td>
<td>24</td>
<td>18</td>
<td></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 with Substantial Completion expected November 2022.
- 3rd Party inspection services are ongoing with Uconn Public Safety approval
The following document was not noticed with the original agenda and was added and presented at the BGE Committee meeting of April 12, 2022.
TO: Members of the Board of Trustees

FROM: Dr. Lloyd Blanchard  
Interim Vice President for Finance & CFO  
Laura Cruickshank  
Associate Vice President for University Planning, Design and Construction

DATE: April 27, 2022

RE: Easement with the co-trustees of the Norman Tehrani Marital Trust for 1194 Washington Street, Stamford, Connecticut.

RECOMMENDATION:

That the Board of Trustees approves an easement with the co-trustees of the Norman Tehrani Marital Trust for 1194 Washington Street, Stamford, Connecticut. The Administration recommends that the Board of Trustee adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves an easement with the co-trustees of the Norman Tehrani Marital Trust for 1194 Washington Street, Stamford, Connecticut.”

BACKGROUND:

This easement is associated with the settlement of the quiet title action captioned State of Connecticut v. Tehrani, Docket No. FST-CV18-6037654-s.

UConn will convey a roughly triangular easement area of under 700 square feet over UConn’s undisputed underlying land at 1194 Washington Boulevard in Stamford. This easement is necessary to preserve the neighboring property’s continuing use of an existing driveway and sign area.

The easement area is shown on the attached draft “Easement Map, University of Connecticut 1310 Washington Boulevard, Stamford, Connecticut,” prepared by Freeman Companies, LLC and dated March 18, 2022. The final version of this easement map remains subject to final negotiations.