

AGENDA

Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
April 12, 2023 at 10:00 a.m.
University of Connecticut

Meeting held by Telephone

Public Call In Number:

(415) 655-0002 US Toll

Access Code: 2621 119 7412

Public Streaming Link (with live captioning): <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*

* Individuals who wish to speak during the Public Participation portion of the Wednesday, April 12, meeting must do so 24 hours in advance of the meeting's start time (i.e., 10:00 a.m. on Tuesday, April 11) by emailing BoardCommittees@uconn.edu. Speaking requests must include a name, telephone number, topic, and affiliation with the University (i.e., student, employee, member of the public). The Committee may limit the entirety of public comment to a maximum of 30 minutes. As an alternative, individuals may submit written comments to the Committee via email (BoardCommittees@uconn.edu), and all comments will be transmitted to the Committee.

APPROVAL ITEMS:

TAB

- | | |
|-----------------------------------------------------------------------------------------------------------------------------|---|
| 2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of February 14, 2022, as circulated. | 1 |
|-----------------------------------------------------------------------------------------------------------------------------|---|

PRESENTATION/DISCUSSION ITEMS:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3. Audit of UCONN 2000 Projects for Fiscal Year Ended June 30, 2022
➤ Presenter: Angelo Quaresima, Interim Associate Vice President & Chief Audit Executive | 2 |
| 4. On-Call Program Review and Proposed Legislative Changes
➤ Presenter: Joseph Thompson, Associate Vice President of University Business Services and Chief Procurement Officer | 3 |
| 5. UConn Health Updates, Facilities Development and Operations
➤ Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction | 4 |

6. Project Updates ~ Storrs Based Programs 5
 ➤ Presenter: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction

7. **Projects Reviewed by BGE and to be presented to Financial Affairs on 04/18/23:**

<u>STORRS BASED PROGRAMS</u>	<u>Phase</u>	<u>Budget</u>	<u>Tab</u>
Mirror Lake Improvements	Revised Design	\$4,000,000	6
Freitas Renovation	Final	\$2,500,000	7
Fenton River Well Field and Road Replacement	Final	\$1,700,000	8
South Campus Infrastructure	Revised Final	\$44,000,000	9
<u>UConn HEALTH</u>			
UConn Health Tomotherapy Unit Replacement	Planning	\$5,225,000	10

INFORMATION ITEMS:

8. Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects) 11
9. Status of Code Correction Projects 12
 ➤ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report
 ➤ Quarterly Construction Status Report, Period Ending December 31, 2022
https://updc.uconn.edu/wp-content/uploads/sites/1525/2023/02/UConn_Quarterly_Construction_Status_Report_12312022_web.pdf
10. Construction Projects Status Report
<https://bpir.uconn.edu/home/capital-budget/capital-reports-and-presentations/construction-status-reports/>
11. Other Business
12. Executive Session (*As Needed*)
13. Adjournment

ATTACHMENT 1

MINUTES

TELEPHONE MEETING

BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE

University of Connecticut

February 14, 2023

Committee Trustees: Andrea Dennis-LaVigne, Marilda Gandara, Jeanine Gouin

Other Trustees: Thomas Ritter

UConn Health Board of Directors

Directors Committee Members: Francis Archambault, Jr., Richard Carbray, Jr.

University Senate Member: Alexander Agrios

University Staff: David Benedict, Lloyd Blanchard, Robert Corbett, Laura Cruickshank, Anne D'Alleva, Nicole Gelston, Jeffrey Geoghegan, Jonathan Heinlein, David Hook, Michael Jednak, George Karsanow, David Koehler, Eric Kruger, Nathan LaVallee, Lynn Lesniak, Mathew Longanecker, Peggy McCarthy, Stanley Nolan, Angelo Quaresima, Stephanie Reitz, Rachel Rubin, Michael Schrier, Joseph Thompson, Michelle Williams, Kristen Wirtanen, Reka Wrynn

Vice-Chair Gandara convened the Committee at 10:01 a.m.

1. Public Participation

No members of the public signed up to address the Committee.

2. Minutes of the Buildings, Grounds and Environment Committee Meeting of November 29, 2022

On a motion by Trustee Gouin, seconded by Director Archambault, the Committee voted unanimously to approve the minutes of the November 29, 2022, meeting.

3. Review of Transfer of University Property to Quentin Kessel

Presenter: Robert Corbett, Executive Director & Director of Real Estate and Regional Projects ~ Presentation

4. Office of Construction Assurance ~ Presentation

Presenter: David Hook, Construction Auditor ~ Presentation

5. Project Update ~ Storrs Based Programs ~ Presentation

Presenters: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, and Michael Jednak, Associate Vice President for Facilities Operations

6. UConn Health Updates, Facilities Development and Operations ~ Presentation

Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction

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

This agenda item was informational.

8. 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, 2022

This agenda item was informational.

9. Capital Projects Status Report

This agenda item was informational.

10. Other Business

There was no Other Business.

11. Executive Session (As Needed)

There was no Executive Session.

12. Adjournment

On a motion by Trustee Dennis-LaVigne, seconded by Director Archambault, the Committee voted unanimously to adjourn the meeting. The Committee adjourned at 11:44 a.m.

Respectfully submitted,

Debbie L. Carone

Debbie L. Carone
Secretary to the Committee

ATTACHMENT 2

Audit of UConn 2000 Projects

Informational Only

Pursuant to section 10a-109z of the Connecticut State Statutes, Mayer Hoffman McCann P.C. completed the independent annual audit of UConn 2000 projects for fiscal year ended June 30, 2022. No significant issues were identified in the report.



**Agreed-Upon Procedures:
UConn 2000 Infrastructure Program
as Required by Sec. 10a-109z of
the Connecticut General Statutes**

University of Connecticut

Year Ended June 30, 2022



UNIVERSITY OF CONNECTICUT

Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

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Independent Accountants' Report on Applying Agreed-Upon Procedures

To the Board of Trustees and Joint Audit and Compliance Committee
University of Connecticut
Storrs, Connecticut

We have performed the procedures enumerated below on the UConn 2000 Infrastructure Program as required by Sec. 10a-109z of the Connecticut General Statutes for the fiscal year ended June 30, 2022 to assist the University of Connecticut (the "University"), the University of Connecticut Health Center ("UConn Health"), its Board of Trustees and the Joint Audit and Compliance Committee (collectively, the "Responsible Parties") with meeting the requirements under Public Act 07-166 Sec. 13 which amended section 10a – 109z of the Connecticut General Statutes (the "Subject Matter"). The University's management is responsible for meeting the aforementioned requirements.

The Responsible Parties have agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of the Subject Matter. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated results are described on pages 2 through 13 of this report.

We were engaged by the University to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the Subject Matter. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Responsible Parties and to meet our other ethical responsibilities in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Board of Trustees, the Joint Audit and Compliance Committee, General Assembly of the Connecticut State Legislature and management of the University and UConn Health and is not intended to be and should not be used by anyone other than these specified parties.

Mayer Hoffman McCann P.C.

March 23, 2023
Boston, Massachusetts

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Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

Our procedures and results related to UConn 2000 Infrastructure Program as required by Sec. 10a-109z of the Connecticut General Statutes are as follows:

Expenditure Testing:

Procedure:

1. Obtain a report of total UConn 2000 general obligation bond expenditures by project from UConn for Fiscal Year June 30, 2022. To ensure completeness, this report will also include non-UConn 2000 funded expenditures for Fiscal Year June 30, 2022 on projects where any amount of UConn 2000 general obligation bond funded expenditures is present.

Result:

1. We obtained a report of total UConn 2000 general obligation bond expenditures by project from the UConn management team for Fiscal Year June 30, 2022. The report included non-UConn 2000 funded expenditures for Fiscal Year June 30, 2022 on projects where any amount of UConn 2000 general obligation bond fund expenditures were present.

Procedure:

2. From the report obtained in Procedure 1, select all projects, including capital equipment groups/projects, with total fiscal year expenditures greater than \$500,000.

Result:

2. From the report we obtained as part of Procedure 1, all projects including capital equipment groups/projects with total fiscal year expenditures greater than \$500,000 were selected for testing. See Appendix A for this listing.

Procedure:

3. For projects selected in Procedure 2, aggregate duplicate e-doc numbers per project and select all expenditures greater than \$100,000. For projects without any expenditures greater than \$100,000, select the highest dollar value expenditure.

Result:

3. For all projects that were selected in Procedure 2, duplicate e-doc numbers per project were aggregated and all expenditures greater than \$100,000 were selected. For any projects without any expenditures greater than \$100,000, the highest dollar value was selected. There were 187 expenditures that met these parameters.

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Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

Procedure:

4. For all expenditures selected in Procedure 3, identify if the expenditure is to an external source supported by a third-party invoice (identified by Kuali Financial System (“KFS”) Payment Request (“PREQ”)), or an internal/related party source (identified by KFS Internal Billing (“IB”) / Distribution of Income and Expense (“DI”) / Journal Voucher (“JV”) / General Ledger Transfer (“GLT”) and Disbursement Vouchers (“DVCA”)).

Result:

4. We identified the expenditures as follows: Of the 187 expenditures that met the parameters of Procedure 3, 167 were PREQ, 2 were IB, 13 were DI, 3 were GLT, and 2 were DVCA. We did not identify any expenditures that were coded as JV.

Procedures:

5. For all selected expenditures made to external sources that are supported by third-party invoices (PREQ):
 - a. Locate the corresponding transaction within the HuskyBuy procurement and payment system.
 - b. Inspect the addressee of the supporting invoice for evidence the invoice is addressed to UConn Health, the University of Connecticut or UConn.
 - c. Inspect the invoice for the Vendor, Invoice Number or Payment Application Number, Invoice Date, and Invoice Amount, and compare the attributes to the HuskyBuy Invoice for agreement. If vendor names do not agree, determine if the difference is due to a merger, acquisition, DBA or other business combination and is therefore valid. For construction Payment Applications, refer to UConn procedures pertaining to the assignment of invoice numbers and date to AIA Applications for Payment. Invoice amounts can disagree up to \$1.00, or by any amount if an intentional short payment occurred.
 - d. Obtain a list from UConn identifying approved authorizers and their authorized designees based on UConn authorization thresholds and payment types.
 - e. Inspect the Approvals and/or History tabs within the HuskyBuy Invoice and compare authorizations to the list of authorized approvers obtained in Procedure 5.d and determine the electronic approvals match based on authorization guidelines. Approval may alternatively be located in the “Comments” tab of the Invoice if ad-hoc routing was not obtained.
 - f. Mathematically check the amount of the supporting invoice.

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Results:

- a. We located the corresponding transaction within the HuskyBuy procurement and payment system for each of the 167 expenditures that were supported by third-party invoices (PREQ) without exception.
- b. We inspected the addressee of the supporting invoice and identified one exception in which the invoice was not addressed to UConn Health, the University of Connecticut or UConn. No other exceptions identified.
- c. We inspected the invoices noting vendor, invoice number or payment application, invoice date and invoice and compared to the HuskyBuy invoice. We identified one exception in which the invoice number did not follow the proper invoicing number convention. No other exceptions were identified.
- d. We obtained a list from UConn identifying approved authorizers and their authorized designees based on the UConn authorization thresholds and payment types.
- e. Using the list obtained in Procedure 5.d, we inspected the approvals and/or history tabs within the HuskyBuy invoice system noting that the approvals agreed to approved authorizers without exception.
- f. We mathematically checked the amount of the supporting invoices without exception.

Procedures:

6. For all selected expenditures in Procedure 5 governed by AIA construction contracts that are not procured using Stipulated Sum contracts and have not been included in prior year audits or agreed-upon procedures of completed projects, identify the related purchase order and obtain copies of all current fiscal year construction payment applications from HuskyBuy, regardless of value. Utilizing the construction payment applications:
 - a. If applicable, obtain documentation to support the actual costs of the Contractors' performance and payment bonds, noting these undergo a final reconciliation at the end of the project. Compare to the amounts billed, noting any variances from the contract terms.
 - b. If applicable, obtain documentation to support the actual costs of insurances charged, and compare to the amounts billed, noting any variances from the contract terms.
 - c. Obtain a job cost report from the contractor which reconciles to its current fiscal year billings.
 - d. Review the job cost report to identify any duplicate charges.

Results:

- a. We identified 107 expenditures from Procedure 5 that were governed by AIA contracts that had not been included in prior year audits or agreed-upon procedures of completed projects.

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- b. We obtained documentation supporting actual costs of insurances charged and compared to the amounts billed noting no exceptions.
- c. We obtained job cost reports for projects governed by AIA construction contracts in order to reconcile the job cost report to current fiscal year billings. We noted one job cost report in which the construction manager was unable to reconcile the job cost report to current year fiscal billings by less than \$200. The amount was credited back to UConn subsequent to June 30, 2022. No other exceptions noted.
- d. We reviewed the job cost reports obtained as part of Procedure 6.c, noting eight instances in which there were duplicate charges totaling less than \$6,050. The amount was credited back to UConn subsequent to June 30, 2022. No other exceptions were noted.

Procedures:

- 7. For all selected expenditures made to internal/related party sources that are supported by internal documents (IB/DI/JV/GLT and DVCA):
 - a. Obtain the KFS e-doc.
 - b. Obtain a list from UConn identifying approved authorizers and their authorized designees with corresponding approval thresholds for the type of e-doc.
 - c. For IB/DI/JV/GLT transactions, inspect the Route Log approvals in the KFS e-doc and compare authorizations to the list obtained in Procedure 7.b and determine whether the electronic approvals match based on transaction type and authorized dollar thresholds. Approval may alternatively be located in the “Notes” section of the e-doc if ad-hoc routing was not obtained.
 - i. Compare the support within the KFS e-doc to the entry in KFS and check for agreement, noting this can take a variety of forms, including references to source transactions.
 - d. For DVCA transactions, locate the corresponding transaction within the HuskyBuy procurement and payment system. Inspect the Approvals and/or History tab within the HuskyBuy Invoice and compare authorizations to the list obtained in Procedure 7.b and determine if the electronic approvals match based on transaction type and authorized dollar thresholds. Approval may alternatively be located in the “Comments” tab of the Invoice if ad-hoc routing was not obtained.
 - i. Compare the support within the HuskyBuy “Attachments” tab to the entry in HuskyBuy and check for agreement, noting this can take a variety of forms.
 - ii. For DVCA transactions that specify reimbursement to UConn Health in the “Entry Description”, review the support within the HuskyBuy “Attachments” tab and verify the reimbursement is properly supported with third-party invoices or authorized internal charges.

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Results:

- a. For all selected expenditures, which totaled 20, we obtained the corresponding KFS e-doc.
- b. We obtained a list from UConn identifying approved authorizers and their authorized designees with corresponding approval thresholds for the applicable type of e-doc.
- c. We identified 18 IB/DI/JV/GLT transactions. For each of those transactions, we inspected the Route Log approvals in the KFS e-doc and compared authorizations to the list obtained in 7.b and determined the electronic approvals matched based on the transaction type and authorized dollar thresholds.
 - i. As applicable, we compared the support within the KFS e-doc “attachments” section to the entry in KFS and checked for agreement.
- d. For 2 DVCA transactions, we located the corresponding transaction within the HuskyBuy procurement and payment system. We inspected the approvals and/or history tab within the HuskyBuy invoice and compared authorizations to the list obtained in Procedure 7.b. We determined the electronic approvals matched based on the transaction type and authorized dollar thresholds.
 - i. We compared the support within the HuskyBuy “Attachments” noting agreement.
 - ii. We noted 2 DVCA transactions that specified reimbursement to UConn Health in the “Entry Description” noting no exceptions.

Procedures:

8. For selected expenditures in Procedure 7 supported by a DI e-doc that specify “management fee” or “payroll allocation” in the Explanation field of the DI e-doc:
 - a. Inspect the backup documents in the “attachments” section to identify the Project ID of the expenditure selected and compare the Project ID to the report obtained in Procedure 1 for agreement.
 - b. Inspect the DI e-doc to identify the Project ID and compare the Project ID to the backup document obtained in Procedure 8.a for agreement, excluding DI e-doc that specify “management fee” or “payroll allocation” for capital equipment as these do not have Project IDs.
 - c. Inspect the DI e-doc to identify the amount shown for the Project ID selected and compare the amount to the “management fee/payroll” amount shown in the backup document obtained in Procedure 8.a for agreement. Mathematically check the amount of the “management fee” or “payroll allocation” selected by multiplying the percentage and period expenses in the backup document obtained in 8.a.

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Results:

8. We identified 13 expenditures in Procedure 7 that were supported by a DI e-doc that specify “management fee” or “payroll allocation” was included in the explanation field of the DI e-doc.
 - a. We inspected the backup documents in the “attachments” section and identified the Project ID of the expenditure selected and compared the Project ID to the report obtained in Procedure 1 noting agreement.
 - b. We inspected the DI e-doc identifying the Project ID and compared the Project ID to the backup document obtained in Procedure 8.a noting agreement. DI e-docs that specified “management fee” or “payroll allocation” for capital equipment were excluded.
 - c. We inspected the DI e-doc identifying the amount shown for the Project ID selected and compared the amount to the “management fee/payroll” amount shown in the backup document obtained in Procedure 8.a noting agreement. We mathematically checked the amount of the “management fee” or “payroll allocation” selected by multiplying the percentage and period expenses in the backup document that was obtained in 8.a.

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Contract Testing

Procedure:

1. Obtain a report of total UConn 2000 general obligation bond expenditures by project for Fiscal Year June 30, 2022 from UConn. To ensure completeness, this report will also include non-UConn 2000 funded expenditures for Fiscal Year June 30, 2022 on projects where any amount of UConn 2000 general obligation bond funded expenditures are present.

Result:

1. We obtained a report of total UConn 2000 general obligation bond expenditures by project for Fiscal Year June 30, 2022 from UConn. This report included non-UConn 2000 funded expenditures for Fiscal Year June 30, 2022 on projects where any amount of UConn 2000 general obligation bond funded expenditures were present.

Procedure:

2. From the report obtained in Procedure 1, select all projects with total fiscal year expenditures greater than \$500,000.

Result:

2. Using the report obtained in Contracts Procedure 1, all projects with total fiscal expenditures greater than \$500,000 were selected. See Appendix A for further detail of the projects selected.

Procedure:

3. For projects selected in Procedure 2, identify those where a construction contractor has been engaged. Perform Contract Testing Procedures 4 - 9 on construction contracts initiated in the current fiscal year and Contract Change Order Testing Procedures 10 - 18 on all projects identified with construction contracts.

Result:

3. We identified three construction contracts initiated in the current fiscal year which will be tested in Procedures 4 - 9 and Procedures 10 - 18, and ten contracts which will be tested only in Procedures 10 - 18.

Procedure:

4. For construction contracts initiated in the current fiscal year identified in Procedure 3, obtain the Contract Approval Request Form ("CAR") or Unifier Requisition/Unifier Purchase Order Amendment (collectively, "Electronic Workflow Approval" or "EWA") for the contract. Additionally, obtain the Board of Trustees ("BoT") budget approval for each project selected.

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Result:

4. For each of the projects identified in Procedure 3, we obtained a CAR or EWA noting no exceptions. Additionally, for those same projects, we obtained the BoT budget approval from UConn.

Procedure:

5. Inspect the CAR or EWA obtained in Procedure 4 for the Vendor, Project Name, and Project ID and compare the attributes to the report obtained in Procedure 1 for agreement. In limited instances, projects may have sub-projects and the Project Name and/or Project ID of the sub-project may differ from the report; these are not exceptions.

Result:

5. We inspected the CAR or EWA for the Vendor, Project Name and Project ID and compared the attributes to the report obtained in Contracts Procedure 1 for agreement without exception.

Procedure:

6. Obtain a list of approved authorizers or their authorized designees based on project type and contract value and the associated approval dollar thresholds.

Result:

6. We obtained from management a list of approved authorizers or their authorized designees based on project type and contract value and the associated approval dollar thresholds.

Procedure:

7. Inspect the CAR or EWA obtained in Procedure 4 for authorizations and compare to the list of approved authorizers or their authorized designees provided by UConn for agreement based on approval dollar thresholds.

Result:

7. We inspected the CAR or EWA for authorizations and compared the authorizations to the list of approved authorizers or their authorized designees provided by UConn for agreement based on approval dollar thresholds without exception.

Procedure:

8. Obtain the executed contract and President's Contract Signing Authority Delegation letter. For projects with construction contracts initiated in the current fiscal year identified in Procedure 3, inspect the executed contract to identify the title of the person who signed the owner's authorization and compare it to the President's Contract Signing Authority Delegation letter for agreement based on approval dollar thresholds. Inspect the executed contract to identify the Contractor signature line has been signed by the Contractor.

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Results:

8. We obtained the executed contract and President's Contract Signing Authority Delegation letter. For projects selected in Contracts Procedure 3, we performed the following:
 - a. Inspected the executed contract and identified the title of the person who signed the owner's authorization and compared that signature to the President's Contract Signing Authority Delegation letter for agreement based on approval dollar thresholds without exception.
 - b. Inspected the executed contract observing the Contractor signature line had been signed by the Contractor without exception.

Procedures:

9. Inspect executed contract obtained in Procedure 8 to identify the initial contract amount and compare the amount to the initial KFS purchase order (or increase if pre-existing purchase order) for agreement.
 - a. If amounts do not match by more than \$5.00, then inspect the CAR/EWA and/or Unifier Unfunded Commits document and/or the Notes section of the KFS PO e-doc for written comments identifying the amounts which are to be designated as "Allocated", "Obligated" and/or "Future Funding".
 - b. Mathematically add all amounts designated as "Allocated", "Obligated" and/or "Future Funding" to the PO amount and compare the result to the initial contract amount identified in the executed contract for agreement.

Results:

9. We inspected the executed contracts, identifying the initial contract amount and compared the amount to the initial KFS purchase order noting agreement.
 - a. We did not identify any differences in excess of \$5.00.
 - b. We mathematically added all amounts designated as "Allocated", "Obligated" and/or "Future Funding" to the PO amount and compared the result to the initial contract amount identified in the executed contract without exception.

Procedure:

10. For all projects where a construction contractor has been identified in Procedure 3, obtain a Change Order ("CO") Analysis report from UConn, if applicable.

Result:

10. For the projects selected in Contracts Procedure 3, we obtained a CO Analysis report from UConn for the projects.

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Procedures:

11. Inspect the CO Analysis to identify the total amount of the contract. Compare the amount identified to the PO total in the Purchase Order screen in KFS as of the date of the analysis. If the identified amount from the CO Analysis exceeds the total from the Purchase Order screen in KFS, proceed to Procedures 11.a and 11.b.
 - a. If amounts do not match by more than \$5.00, then inspect the CAR/EWA and/or Unifier Unfunded Commits Document and/or the Notes section of the KFS PO e-doc for written comments identifying the amounts which are to be designated as “Allocated”, “Obligated” and/or “Future Funding”.
 - b. Mathematically add all amounts designated as “Allocated”, “Obligated” and/or “Future Funding” and add the total to the PO amount and compare the results to the total on the CO Analysis for agreement.

Result:

11. For the projects selected in Contracts Procedure 10, we inspected the CO Analysis and identified the total amount of the contract. We then compared the amount identified in the CO Analysis to the PO total in the Purchase Order screen in KFS as of the date of the analysis. The identified amount from the CO Analysis did not exceed the total from the Purchase Order screen, therefore Procedures 11.a and 11.b were not required.

Procedure:

12. From the CO Analysis, select all change orders greater than \$100,000 (including credit change orders) where the Purchase Order Revision within HuskyBuy was fully approved in the fiscal year under review. For projects without any change orders greater than \$100,000, select the largest value change order (including credit change orders) fully approved within HuskyBuy in the fiscal year under review.

Result:

12. From the CO Analysis, we selected all change orders greater than \$100,000 where the Purchase Order Revision within HuskyBuy was fully approved in the fiscal year under review. For projects without any change orders greater than \$100,000, we selected the highest dollar value change order that was fully approved within HuskyBuy for the fiscal year ended June 30, 2022 resulting in 26 change orders. No exceptions noted. See Appendix B for listing of change orders selected.

Procedure:

13. For change orders selected in Procedure 12, obtain the EWA and execute change order documents from KFS, HuskyBuy and/or Unifier.

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Result:

13. For change orders selected in Procedure 12, we obtained the EWA and executed change order documents from KFS, HuskyBuy and/or Unifier without exception.

Procedure:

14. Inspect executed change order to identify the Vendor, Project Name, Project ID and Amount and compare the attributes to the EWA for agreement within \$5.00. In limited instances, projects may have sub-projects and the Project Name and/or Project ID of the sub-project may differ from the EWA and CO Analysis; these are not exceptions.

Result:

14. We inspected executed change orders to identify the Vendor, Project Name, Project ID and Amount and compared the attributes to the EWA for agreement noting no exceptions in excess of \$5.00.

For Procedures 15 through 19, if the selected change order is comprised of Unifier bundled Potential Change Order (PCO) and/or Construction Change Directive (CCD) transactions, obtain at least 75% coverage of the total change order value and include all individual PCO and/or CCD transactions greater than \$50,000; otherwise obtain 100% coverage of the total change order value.

Procedure:

15. Inspect the executed change order documentation to identify the prime contractor markups used for insurance, bonds, and overhead and profit, if applicable, and compare the percentages to the executed contract for agreement.

Result:

15. We inspected the executed change order documentation and identified the prime contractor markups used for insurance, bonds, and overhead and profit (if applicable), and compared the percentages to the executed contract for agreement. No exceptions noted.

Procedure:

16. Inspect the executed change order documentation to identify the subcontractor markups used for insurance, bonds, and overhead and profit, if applicable, and compare the percentages to the executed contract for agreement.

Result:

16. We inspected the executed change order documentation to identify the subcontractor markups for insurance, bonds, and overhead and profit (if applicable) and compared the percentages to the executed contract for agreement. No exceptions identified.

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Procedure:

17. Inspect the executed change order documentation to identify the labor rates utilized within the change order and compare to the approved rates.

Result:

17. We inspected the executed change order documentation and identified the labor rates utilized within the change order and compared to the approved rates.

Procedure:

18. Inspect the EWA for authorizations and compare them to the list of approved authorizers or their authorized designees provided by UConn and determine authorizations agree based on approval dollar thresholds.

Result:

18. We inspected the EWA for authorizations and compared them to the list of approved authorizers or their authorized designees provided by UConn and determined authorizations agreed based on approval dollar thresholds.

Procedure:

19. Mathematically check the amount of the change orders.

Result:

19. We mathematically checked the amount of the change orders for accuracy and no exceptions were noted.

Appendix A

University of Connecticut - FY22 UConn 2000 AUP Population: Expenditure and Contract Testing

UConn 2000 Construction Projects (Storrs, Regionals and UConn Health Named Projects) With Over \$500K In Expenditures				
Project Number	Project Name	UConn 2000 Expenditures in Defined Population	UConn 2000 Expenditures Tested	Construction Contract Testing
901803	Academic & Research Facilities - Gant Building Renovations - STEM	\$ 11,124,872	\$ 9,852,702	Tested in Prior Year
901802	Academic & Research Facilities - STEM Research Center Science 1	81,550,480	80,338,268	Tested in Prior Year
300151	Boiler Plant Equipment Replacement and Utility Tunnel Connection	14,666,004	13,828,856	Tested in Prior Year
300235	Gilbert Road Site Preparation	550,936	380,995	N/A - In Design Phase
300173	I-Lot Improvements	2,243,966	1,971,270	Tested in FY22
300174	Mirror Lake Improvements	939,504	557,814	N/A - In Design Phase
300215	Mobile Office Building Purchase	1,300,000	1,300,000	N/A - Not Construction
300020	North East Residence Halls - Security Camera System	1,021,617	821,090	Tested in FY22
300050	Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	16,052,166	14,835,879	Tested in Prior Year
300025	Northwest Science Quad Supplemental Utility Plant	31,633,811	29,657,428	Tested in Prior Year
201703	Public Safety Building Improvements	4,086,881	3,599,906	Tested in Prior Year
300163	Res Life Facilities - Hicks and Grange Student Room Renovation	633,724	333,714	Tested in Prior Year
300234	Res Life Facilities - Mansfield Apartments Redevelopment	1,056,165	948,415	N/A - In Design Phase
300164	Res Life Facilities - North Campus Residence Hall Reno - Phase II	1,542,948	1,080,453	Tested in FY22
300200	Res Life Facilities - South Campus Residence Halls Improvements	2,785,139	2,501,245	N/A - In Design Phase
901737	UCHC New Construction & Renovation - Clinic Building	698,205	698,205	Tested in Prior Year
201523	UConn 2000 Code Remed - Stamford Downtown Relocation	7,731,964	7,043,884	Tested in Prior Year
201696	University Athletic District Development (a.k.a. Stadia)*	12,647	-	Tested in Prior Year
300207	UPDC Relocation	711,968	335,387	N/A - Not Construction
		\$ 180,342,997	\$ 170,085,511	

* University Athletic District Development had minimal UConn 2000 transactions; however, transactions from other funding sources were scoped into the FY22 testing procedures. Population for AUP expenditure testing is defined in Expenditure Testing Procedures 1-3.

UConn 2000 Capital Equipment Initiatives (Storrs, Regionals and UConn Health) With Over \$500K In Expenditures			
Project Name	UConn 2000 Expenditures in Defined Population	UConn 2000 Expenditures Tested	Note: Equipment Not Subject to AUP Contract Testing
Fire Services Capital Equipment	\$ 745,722	\$ 622,605	
HPC Storrs Capital Equipment	1,595,076	1,598,608	
Liberal Arts Capital Equipment	1,200,835	970,531	
ITS Capital Equipment	1,920,712	1,336,738	
Police Services Capital Equipment	576,946	54,715	
UCH Capital Equipment	727,409	727,409	
Wired Access Layer (ITS) - Phase 2	1,511,199	682,834	
		\$ 8,277,899	

Appendix A

University of Connecticut - FY22 UConn 2000 AUP Population: Expenditure and Contract Testing

Summary of FY22 UConn 2000 AUP Testing		
Total UConn 2000 FY22 Expenditures:	\$	197,789,657
UConn 2000 Expenditures in Defined Population:	\$	188,620,896
UConn 2000 Expenditures Excluded from Defined Population**:	\$	9,168,761
Expenditures Tested - UConn 2000:	\$	176,078,951
Expenditures Tested - All Fund Sources:	\$	178,038,776
Percent of UConn 2000 Expenditures Tested of the Total UConn 2000 FY22 Expenditures:		89%
Percent of UConn 2000 Expenditures Tested of the UConn 2000 Defined Population:		93%
Number of Expenditure Transactions Tested - UConn 2000 Funded:		180
Number of Expenditure Transactions Tested - All Fund Sources:		187
Number of UConn 2000 Initial Contracts Tested:		3

** Value represents aggregated costs on projects with less than \$500,000 of current fiscal year expenditures. Population for AUP expenditure testing is defined in Expenditure Testing Procedures 1-3.

Appendix B

University of Connecticut - FY22 UConn 2000 AUP Population: Change Order Testing

UConn 2000 Construction Projects (Storrs, Regionals and UConn Health Named Projects): FY22 Change Orders Tested In Accordance With Contract Testing Procedure 12

Project Name	Contractor Name	Original Contract Value	Change Order Number	Change Order Value
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (Pre-Con)	\$ 199,254	6	\$ 59,553
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (MOB)	3,104,580	4	54,545
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (Early Exploratory)	282,198	5	(16,952)
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (Phase 1 GMP)	54,232,023	85	114,787
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (Phase 2 GMP)	51,138,753	27	131,888
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (Phase 2 GMP)	51,138,753	28	107,932
Academic & Research Facilities - Gant Building Renovations - STEM	Whiting-Turner Contracting (Phase 2 GMP)	51,138,753	29	916,860
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	10	160,764
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	12	438,469
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	14	113,038
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	17	193,482
Boiler Plant Equipment Replacement and Utility Tunnel Connection	Bond Brothers Inc (GMP Pkg 0-3)	29,873,543	7	101,742
I-Lot Improvements	Turner Contracting Co	5,654,406	6	38,419
Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	Dimeo (GMP)	35,124,612	13	251,095
Northwest Science Quad Supplemental Utility Plant	Bond Brothers Inc. (GMP)	51,377,284	6	399,954
Northwest Science Quad Supplemental Utility Plant	Bond Brothers Inc. (GMP)	51,377,284	12	218,649
Public Safety Building Improvements	Sarazin General Contractors, Inc.	5,546,000	2	115,000
Public Safety Building Improvements	Sarazin General Contractors, Inc.	5,546,000	4	(190,000)
Res Life Facilities - Hicks and Grange Student Room Renovation	Scope Construction Co/ In.	1,339,000	7	49,411
Res Life Facilities - North Campus Residence Hall Reno - Phase II	Connecticut Carpentry Corp.	1,295,400	5	123,651
UHC New Construction & Renovation - Clinic Building	Fusco Corp (GMP)	66,137,795	34	533,902
UConn 2000 Code Remed - Stamford Downtown Relocation	Daniel O'Connells Sons Inc (Phase 1)	522,856	9	(18,430)
UConn 2000 Code Remed - Stamford Downtown Relocation	Daniel O'Connells Sons Inc (Phase 2)	13,486,794	7	29,404
University Athletic District Development (a.k.a. Stadia)	Daniel O'Connells Sons Inc (GMP)	64,051,329	28	118,268
University Athletic District Development (a.k.a. Stadia)	Daniel O'Connells Sons Inc (GMP)	64,051,329	30	361,500
University Athletic District Development (a.k.a. Stadia)	Daniel O'Connells Sons Inc (GMP)	64,051,329	32	(205,834)

Number of Change Orders Tested: 26

ATTACHMENT 3

On-Call Program Review and Proposed Legislative Changes



Presented to:
Building Grounds and Environmental Committee (BGE)
April 12, 2023

Prepared by:
Capital Projects and Facilities Procurement

UConn

On-Call Program Review

Current On-Call Program Contracts

- Contracts expire April 2024:
 - Professional Services (currently 17 categories, 3-year term)
 - \$100K-\$500K General/Trade Contractors (6 categories, 5-year term)

Conduct Comprehensive Review of Current Program

- Obtain feedback from Internal Stakeholders (UPDC, FOBs, UITs, UConn Health, OGC, Internal Audit)
- Review what is working, what can be improved?
- Review category list: add categories, remove under-utilized categories
- Explore reducing new General/Trade Contractors contracts to a 3-year term
- Conduct multiple Outreach Events, different locations (Storrs, Hartford, UConn Health)

On-Call Program Review Timeline

TASK	START DATE	END DATE	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24
Review of Current Program	4/1/2023	7/14/2023													
Outreach Events (Dates TBD)	7/14/2023	8/31/2023													
Public Solicitation	8/15/2023	11/2/2023													
Selection Process	9/12/2023	11/30/2023													
Contracting	10/11/2023	3/31/2024													
Start of Programs	5/1/2024														



Proposed Legislative Changes

Prequalification

Current Practice:

- Prequalification required on a project-by-project basis
- Prequalification threshold is \$500,000 or greater.

Proposed Change:

- Prequalification program for one-year period with an annual renewal
- Increase prequalification threshold to \$1,000,000

Permitted Early Work for a Construction Manager Project

Current Practice:

- Prior to establishing the GMP, permitted early work is limited to site preparation and demolition

Proposed Change:

- Expand permitted early work to include public utility installation and connections, building envelope components such as a roof, doors, windows and exterior walls

ATTACHMENT 4

Buildings Grounds & Environment Committee

April 12, 2023

UConn Health Updates
Facilities Development & Operations

COVID-19 Response

- No areas are under biocontainment
- Positivity rates are continuing to drop
- Reviewing dismantling the Garage 1 drive through testing site.
- Reviewing combining walk-in COVID testing with the vaccination & booster administration in the Outpatient Pavilion
- Review and updates of COVID policies & guidelines ongoing in response to number of COVID cases and evolving state/federal rules.

Campus Planning Design and Construction

UPDATES:

PROJECT FUNDING

- FY '23 Capital Pool: \$17 Million
 - Pool used to fund requests for Clinical Equipment, IT and Capital Projects
 - \$6 Million set aside for needs under \$50,000. Remaining = \$5m
 - \$11 Million available for capital needs over \$50,000. Remaining = \$900k
 - Internal Leaders meet regularly to review and approve funding requests.

DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

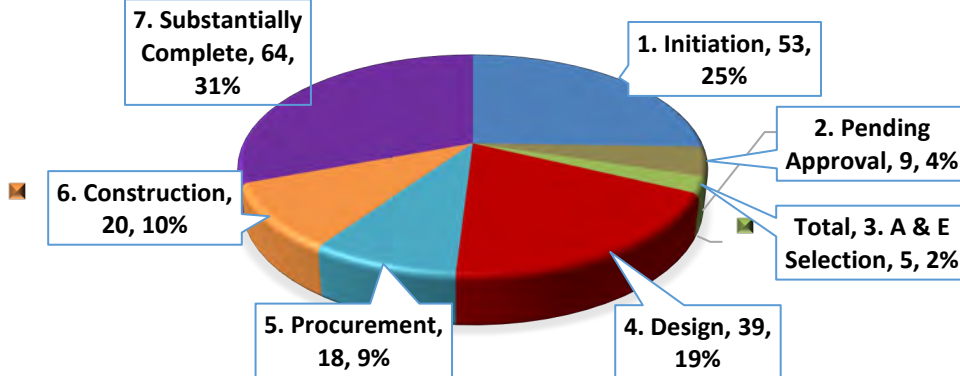
- \$25 million of Deferred Maintenance Funding received for FY22.
- Commitment of \$22.5 million to active projects.
- Projects are reviewed and prioritized based on Guiding Principles.
- \$40 million of FY23 Bond Funds have been approved/released by State Bond Commission.

Campus Planning Design and Construction

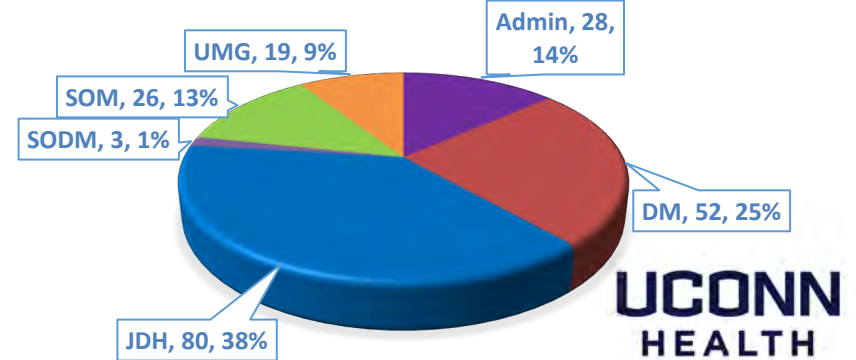
Capital Project Metrics:

Phase	DIVISION						Total
	Admin	DM	JDH	SODM	SOM	UMG	
Initiation	8	19	17	2	3	4	53
Pending Approval	1	3	4	0	0	1	9
A & E Selection	0	3	1	0	0	1	5
Design	2	15	13	0	4	5	39
Procurement	2	4	5	1	5	1	18
Construction	2	3	10	0	3	2	20
Substantially Complete	13	5	30	0	11	5	64
Total	28	52	80	3	26	19	208

PROJECTS BY PHASE



PROJECTS BY DIVISION



Upcoming Projects – Clinical

Clinical & Medical Equipment Projects over \$500k

INTERVENTIONAL RADIOLOGY EQUIPMENT REPLACEMENT & RENOVATION	\$ 2,210,000
CT TOWER RADIOLOGY NEW PET-CT SYSTEM	\$ TBD
OUTPATIENT PAVILION BACKFILL	\$ 4,200,000
S1 X-RAY & BLOOD DRAW RELOCATION	\$ 600,000
TB-121 BLOOD BANK RELOCATION	\$ 645,000
LABOR & DELIVERY/NICU INFANT ABDUCTION SYSTEM REPLACEMENT	\$ TBD
CT-7 MED-SURG / OBSERVATION UNIT RENOVATION	\$ TBD

Potential Funding Source: UCH Capital

Upcoming Projects – Research

Research Projects over \$500k

HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT	\$ 9,500,000
NEW CRYO ELECTRON MICROSCOPE INSTALLATION	\$ 960,000
CELI RESEARCH LAB METABOLIC CHAMBER	\$ TBD

Potential Funding Source: UCH Capital and/or UCH IDC Research Capital and/or Grants

Upcoming Projects – Deferred Maintenance

Deferred Maintenance Projects over \$500k

L3 PARKING LOT REPAVEMENT	\$ 705,000
MAIN COOLING TOWER CELL REPAIRS & PUMP REPLACEMENT	\$ 1,200,000
CADAVER LAB RENOVATION & AHU REPLACEMENT	\$ 1,600,000
UNIVERSITY TOWER DISASTER RECOVERY ROOM	\$ 600,000
MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT	\$ 550,000
BUILDING J (WAREHOUSE) STORAGE RACK REPLACEMENT & AC UPGRADE	\$ 750,000
MAIN ENTRANCE LOT M1 & H1 IMPROVEMENTS	\$ 1,200,000
CANZONETTI BUILDING (F) ROOF REPLACEMENT	\$ 1,300,000
ASB DATACENTER GENERATOR REPLACEMENT & POWER IMPROVEMENTS	\$ TBD

Potential Funding Source: UCONN 2000 Bond Funds

Campus Planning Design and Construction

Status of Capital Projects Submitted for Board Approval

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.

Schedule: Bids received for reduced scope of work. Preparing contract with low bidder.

Budget: \$845,000 (Revised Final). Based on the low bid received for the revised scope the project budget is being reduced to \$580,000.

Issues/Concerns: Volatility in construction materials could impact the project delivery schedule.



Funding Source: FY22 DM

UConn
HEALTH

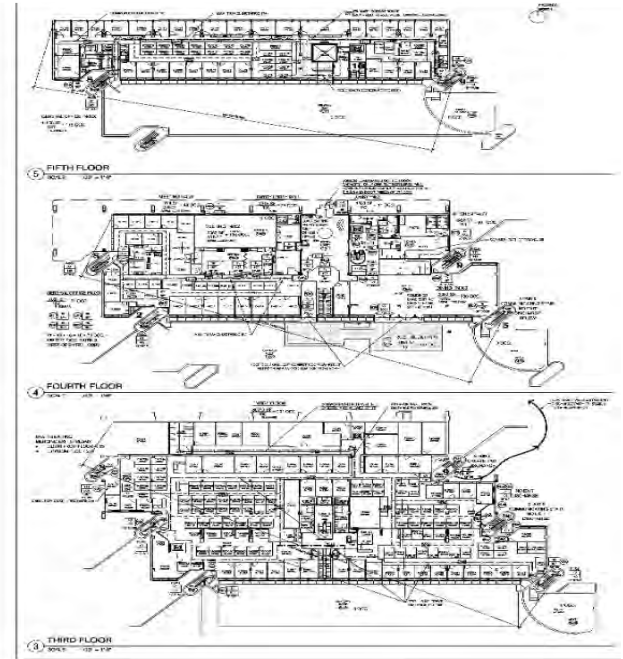
16 Munson Rd Emergency Lighting & Egress Upgrades

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

Schedule: Modifying design documents based on code official input to reduce scope/cost yet still address outstanding violations.

Budget: \$935,000 (Design) A Final budget will be submitted based on actual bids received.

Issues/Concerns: Project scope under review due to increased construction cost estimate.



Funding Source: FY22 DM

UConn
HEALTH

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: Project was rebid because initial bidders could not commit to start and complete construction by 2022 per project schedule. Project construction scheduled to start in Spring/Summer 2023.

Budget: \$1,615,000 (Revised Final) The previously approved Final budget of \$1,930,000 was reduced to reflect the favorable pricing received from rebidding.

Issues/Concerns: Volatility in construction materials could impact the project schedule.



Funding Source: FY22 DM

UConn
HEALTH

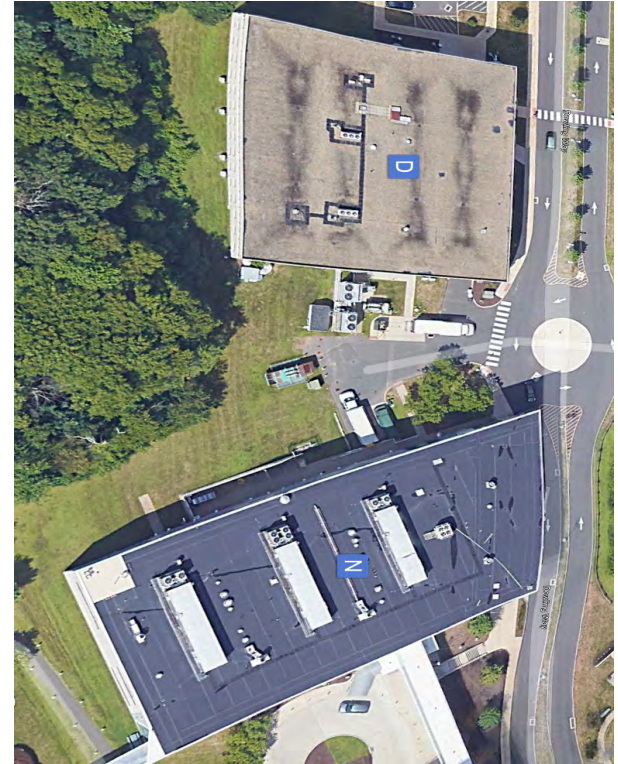
Buildings D & N Roof Replacement

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 wrapping up. Contractor Prequalification is complete. Project will be put out to bid for work to occur in the summer of 2023

Budget: \$2,565,000 (Design) Based on architects and roofing contractors estimate. Budget has increased due to significant escalation in construction costs.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: FY22 DM

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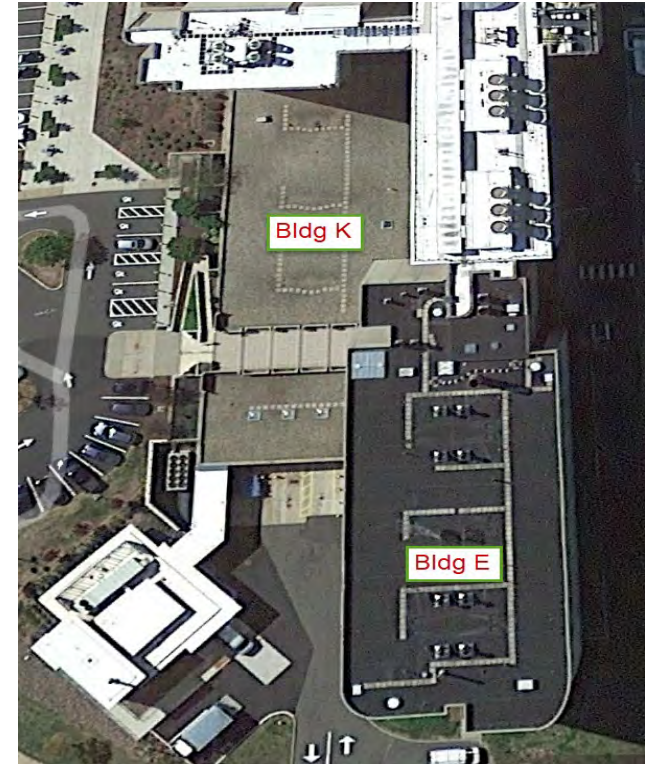
Buildings E & K Roof Replacement

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 wrapping up. Contractor Prequalification is complete. Project will be put out to bid for work to occur in the summer of 2023

Budget: \$2,160,000 (Design) Based on architects and roofing contractors estimate. Budget has increased due to significant escalation in construction costs.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: FY22 DM

UConn
HEALTH

Replace Chilled Water Pump #4

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

Schedule: Significant lead times and the failure of a major isolation valve have prevented the installation of the new pump from moving forward. Revised project completion date is May 2023.

Budget: \$642,000 (Final), bid award was under budget.

Issues/Concerns: Volatility in construction materials have impacted the project schedule and budget.



Funding Source: FY22 DM

UConn
HEALTH

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: Fit-out construction started in December 2022; 5 months behind schedule. Revised project completion date is May 2023

Budget: \$4,297,000 (Final) based on bids received.

Issues/Concerns: UConn Health keeps having to step in to insure uncompleted Landlord work items are not impacting the progress of the Fit-Out construction.



Funding Source: UCH Capital & Landlord Fit-Out Allowance

**UConn
HEALTH**

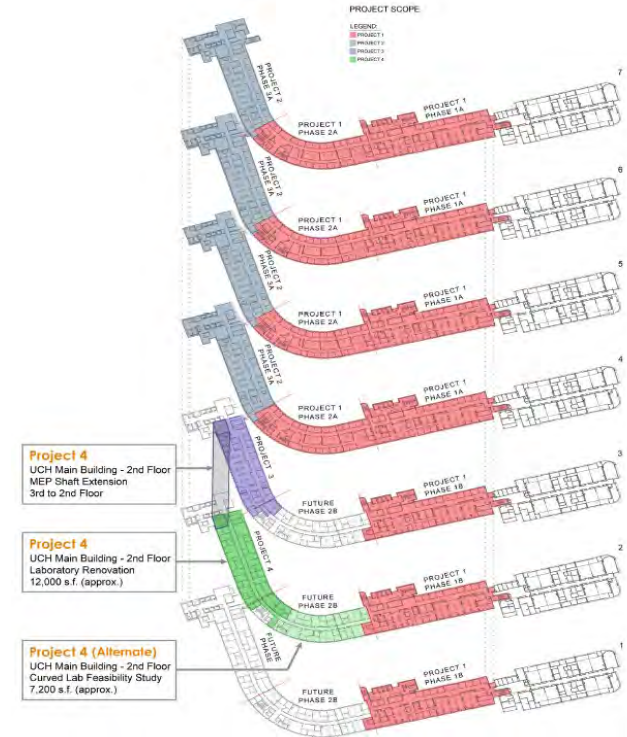
Main Bldg. Lab (L) Area Renovations - 2nd Flr

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

Schedule: Contract with low bidder being finalized.

Budget: \$10,200,000 (Final) budget was approved by the Boards in December 2022 based on bids received.

Issues/Concerns: Volatility in construction materials could impact the project schedule.



Funding Source: FY 22 DM, UCH Capital, UCH Research IDC Capital & UCH SOM Operating Funds

Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation

Scope: This project will renovate the existing Cardiac Imaging Surgical unit to comply with Connecticut Department of Health guidelines and replace outdated (2007) Cath and EP Lab imaging equipment.

Schedule: Processing construction contract with low bidder.

Budget: \$6,430,000 (Final) budget was approved by the Boards in December 2022 based on bids received.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: FY22 DM

UConn
HEALTH

5 Munson Road Clinical Fit-Out

Scope: This project will relocate the Neurology, Neurosurgery and Spine clinics from the Outpatient Pavilion into leased space located at the newly constructed building known as 5 Munson Road to allow for much needed expansion of clinical programs within the Outpatient Pavilion.

Schedule: The Landlord has taken significantly longer to complete design work. Project is scheduled to start construction in February 2023.

Budget: \$8,380,000 (Final). Metro Realty, the building landlord will be responsible for approximately \$3.4m of the construction fit-out cost per the terms of the lease.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



*Funding Source: UCH Capital
& Landlord Fit-Out Allowance*

UConn
HEALTH

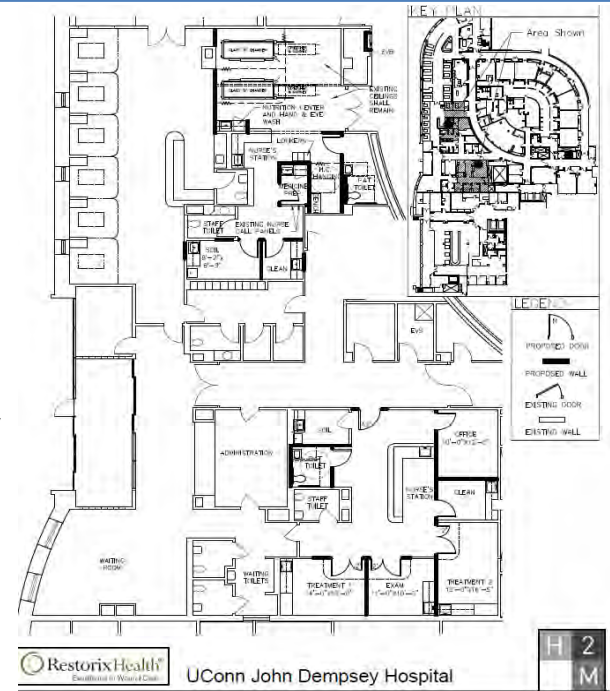
Canzonetti (F) Building Wound Care Center Renovation

Scope: The project will create a Comprehensive Wound Care Center (CWC) utilizing Hyperbaric Oxygen Therapy within the Canzonetti Building (F) that will be designed, furnished and operated by Restorix.

Schedule: Agreements between Restorix and UCH have been finalized. Design work is underway.

Budget: \$850,000 (Design) *Restorix will be responsible for \$350,000 of the design & construction costs.* Project is tracking on budget.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital & Restorix Allowance



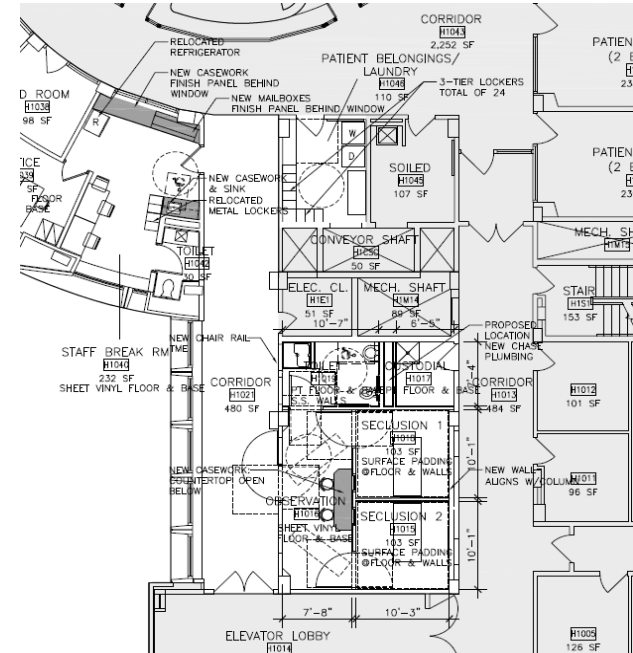
Psychiatry Seclusion Suite & Nurse Station Security Renovation

Scope: This project will renovate portions of the existing In-patient Psychiatry unit located in the Connecticut Tower to create a Seclusion suite for potentially violent patients and install security barriers at the existing Nurses Station to protect staff.

Schedule: Processing construction contract with low bidder.

Budget: \$1,197,000 (Revised Final) budget was approved by the Boards in December 2022 based on bids received.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

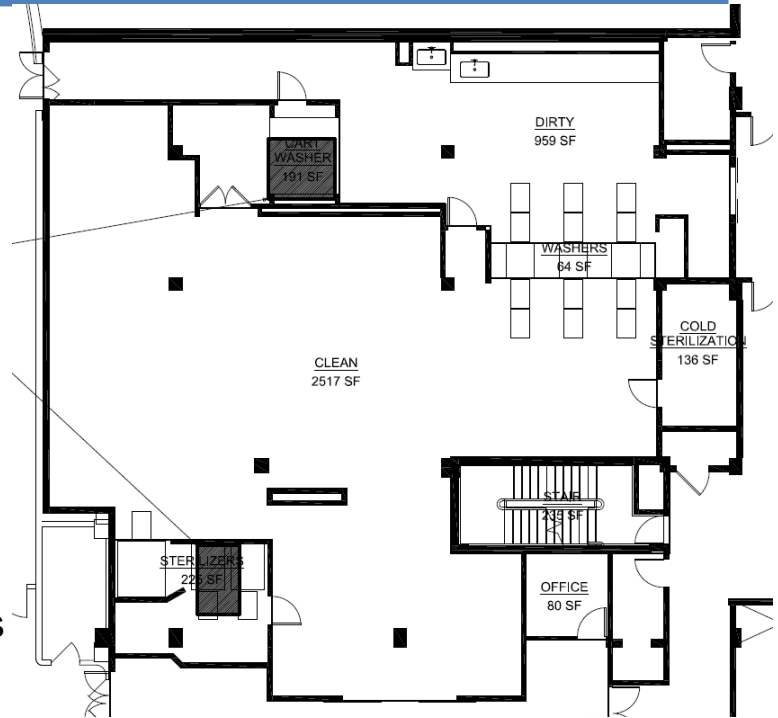
Central Sterile Washer & Sterilizer Replacement

Scope: The project will replace outdated equipment in the original Central Sterile Services area of the Connecticut Tower used to wash and sterilize instruments serving our medical and dental clinics and outpatient surgical services.

Schedule: Design work is underway.

Budget: \$1,905,000 (Planning) Based on initial design concepts. Budget may change as the design is developed.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

UConn
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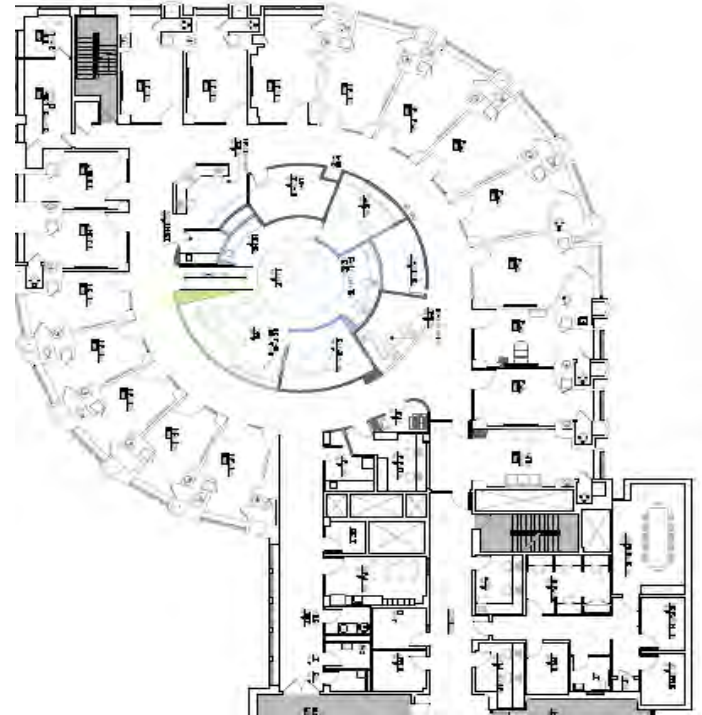
New England Sickle Cell Institute Renovation

Scope: This project will renovate the 4th floor of the Connecticut Tower to accommodate the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

Schedule: Scope revisions to reduce costs are being reviewed based upon the Schematic Design documents.

Budget: \$3,000,000 (Planning). Project Budget has increased to \$6,270,000 based upon consultant construction estimate. Reviewing options to reduce scope/cost.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

UConn
HEALTH

CGSB & ARB Autoclave & Washer Replacement

Scope: Research facilities located in the Cell and Genome Science Building (CGSB) and the Academic Research Building (ARB) utilize specialized autoclaves and washers to clean and sterilize laboratory instruments and containers. This project will replace the broken autoclaves and washers along with necessary support equipment.

Schedule: Purchase orders were issued to vendors in December to avoid scheduled price increases in 2023.

Budget: \$1,200,000 (Final) budget was approved by the Boards in December 2022 based on approved vendor quotes for replacement equipment.

Issues/Concerns: None at this time.



Funding Source: UCH Research & IDC Capital

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HEALTH**

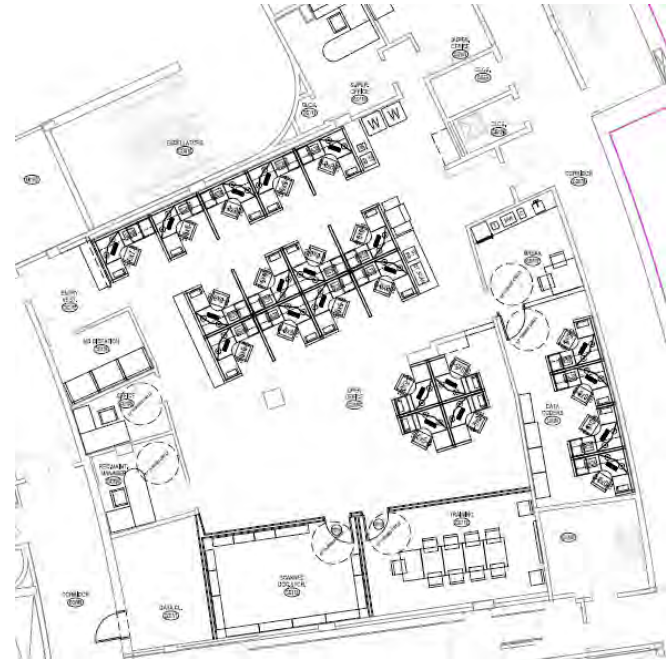
Health Information Management Workplace Improvements

Scope: This project will renovate the Health Information Management (HIM) office area including the replacement of systems furniture.

Schedule: Processing construction contract with low bidder.

Budget: \$763,000 (Final). Bids received pushed the project budget over \$500k. A Final Budget will be submitted to the Boards for approval based upon the bids received.

Issues/Concerns: Volatility in construction materials could impact the project schedule.



Funding Source: FY22 DM

UConn
HEALTH

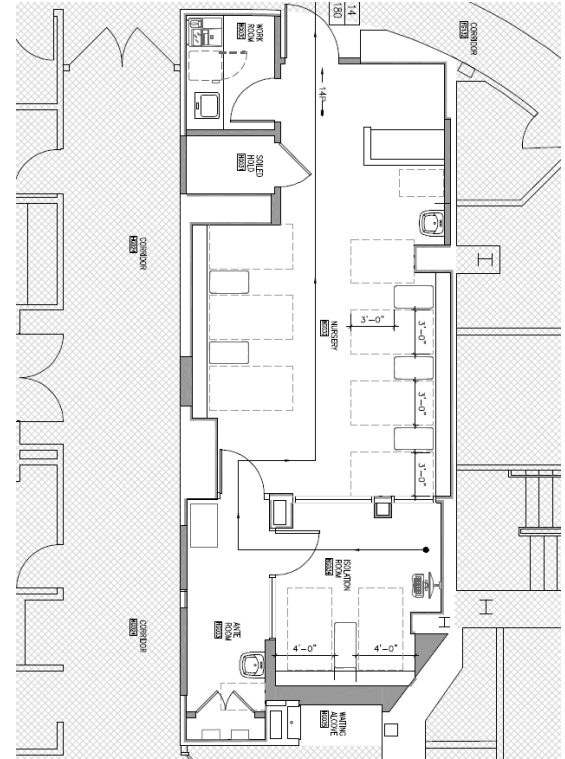
Transitional Nursery Renovation

Scope: This project will create a Level 1 Transitional Nursery for 7 bassinets and an infant isolation room.

Schedule: Design work expected to be complete by May 2023.

Budget: \$1,800,000 (Design). Budget based on consultant cost estimate. A Final Budget will be submitted to the Boards for approval based upon the bids received.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

UConn
HEALTH

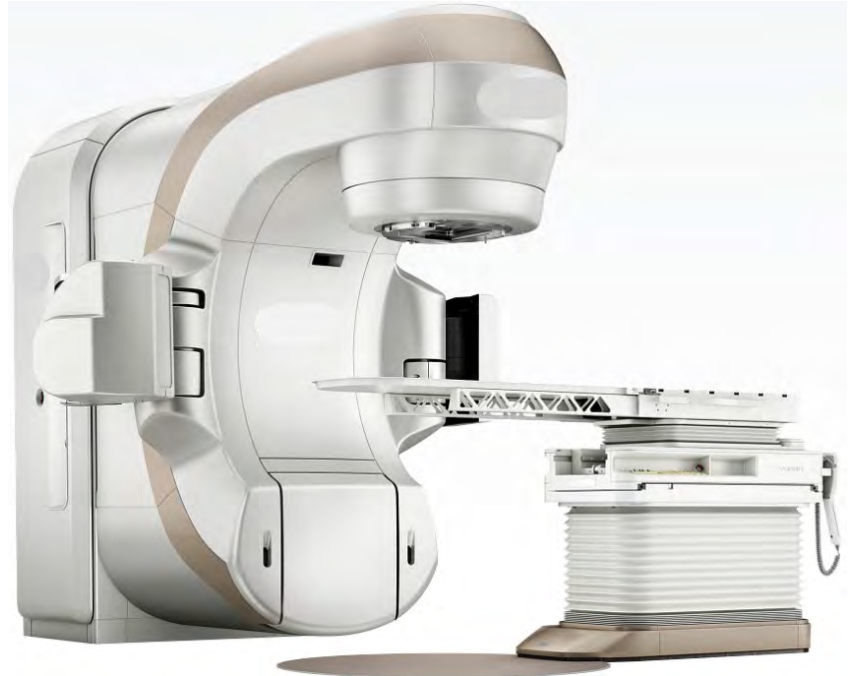
Tomotherapy Unit Replacement

Scope: This project will fit-out a shelled vault within the Neag Comprehensive Cancer Center to accommodate a new Tomotherapy unit.

Schedule: Selection of Design consultant is underway.

Budget: \$5,220,000 (Planning). Budget based on conceptual estimates and vendor equipment quotes. The Budget may change as the design is developed.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

UConn
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ATTACHMENT 5

DRAFT

BGE Project Updates

University Planning, Design and Construction

April 12, 2023
Complete Report

UConn

Agenda

UPDATE

Resolutions for April BOT Meeting

- South Campus Infrastructure
[Revised Final Budget: \$44,000,000- April BOT]
- Mirror Lake Improvements
[Revised Design Budget: \$4,000,000-April BOT]
- Fenton River Well Field and Road
[Final Budget: \$1,700,000- April BOT]
- Freitas Renovation
[Final Budget: \$2,500,000- April BOT]

Other Topics

Real Estate Projects

Downtown Storrs Parcel E

Overview of Projects in Construction/Bidding and Design

Overview of Projects in Planning

Project Updates

- Field House- Old Recreation Center Renovation
- Gant Building Renovation, Phase III
- Residential Life Facilities- Mansfield Apartments Redevelopment
- Gilbert Road Site Preparation
- South Campus Residence Hall
- UConn 2000 Code Remediation - Stamford
- Stamford Garage- Mill River Remediation
- Athletics Master Plan
- Jones Annex Renovation
- N. Eagleville Road & Discovery Drive Intersection Improvements
- B4 Steam Vault and Line Exigent Repair
- University Safety Renovation
- UConn Hockey Arena and I-Lot Improvements
- Northwest Science Quad - Site Plan and 4 Projects

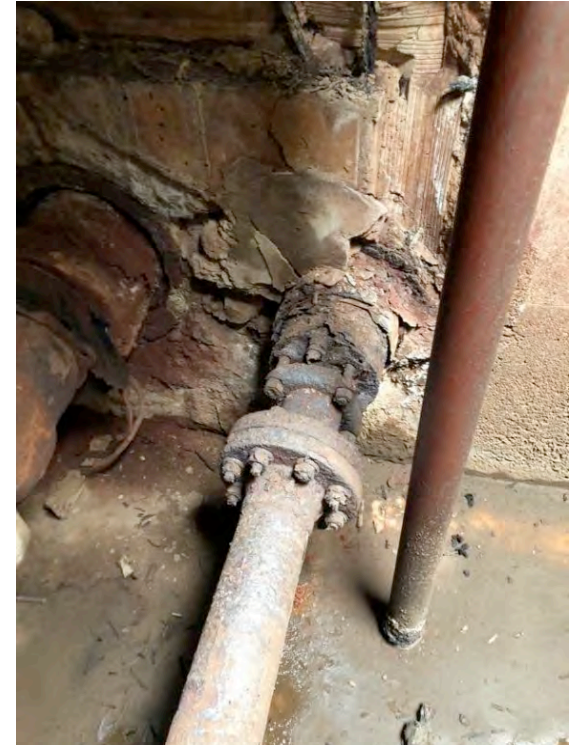
Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

■ 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.

South Campus Infrastructure

- Scope:
 - Replace aging steam and other infrastructure on the South side of campus to increase efficiency and reliability of existing utilities; provide utilities, including a sustainable geothermal heat exchange system, to the South Campus Residence Hall project. Project scope is currently under review to reduce costs while still supporting the construction of the South Campus Residence Hall.
- Budget: \$11.0M, Approved Final, Phase 1
 - \$44.0M Proposed Revised Final, Phase 2, BOT April 2023
 - Project is under review to reduce costs and will be bid as Phases 2 and 3.
 - Steam infrastructure replacement will be bid as a separate project
 - Updated project estimates and material delivery timelines under review.
- Schedule:
 - Bids are to be received in late Spring 2023.
 - Construction July 2023 – Winter 2024/2025 (target construction completion).
 - CEPA approvals have been received, but resubmissions may be required
- Key Issues & Risks: Potential for unanticipated subsurface conditions, potential cost increases due to escalation and temporary measures associated with the scope reduction delay, sustainability goals and requirements for new infrastructure, and potential impacts on budget and material availability due to the pandemic.



Existing Steam Vault, South Side of Campus

Mirror Lake Improvements

Scope:

- Due to capital budget constraints, the University deferred construction of the original Mirror Lake Improvements project in December 2022
- Construction of the South Campus Residence Hall and associated infrastructure requires stormwater improvements for environmental compliance
- A near-term, phased scope of work within a reduced budget and an updated feasibility study that is mutually satisfactory to CT DEEP has been completed and includes two key components of work:
 - (1) Interim improvements and/or repairs to the dam and spillway due to its hazard class and existing conditions
 - (2) Stormwater attenuation and water quality improvements associated with past and active development
- Emergency Action (Safety) Plan for the dam remains in effect

Budget: \$2.6M, Approved Revised Design

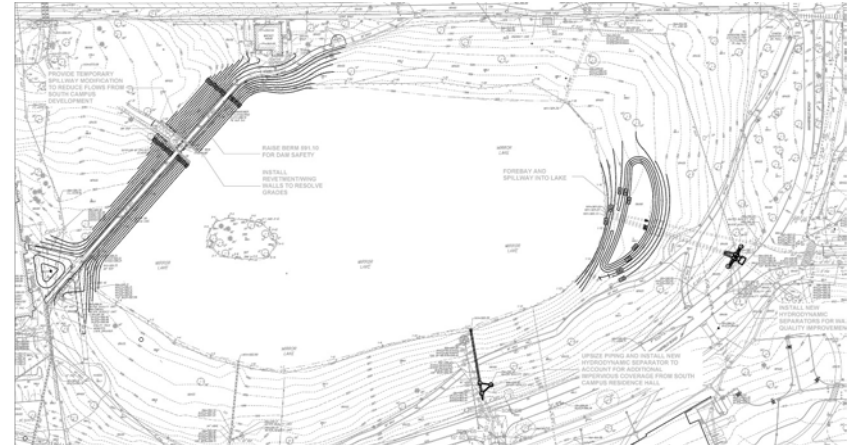
- \$4.0M, Proposed Revised Design, BOT April 2023
- \$10M, total project budget allocation

Schedule:

- Revised Design, Permitting & Procurement, March 2023 – July 2024
- Construction August 2024 (tentative)

Key Issues & Risks:

- Potential second CEPA process
- MOU Amendment with CT DEEP
- Environmental and construction permitting



*Basis of Feasibility Study, Revised Design and MOU
Amendment with CT DEEP*

Fenton Well Field Road Bridge Replacement



- Scope: Replace the bridge on the service road to the Fenton Well Field
 - Install a temporary roadway and bridge
 - Dam the stream above the bridge and install a temporary diversion pipe
 - Construct a new bridge
 - Remove temporary dam, diversion pipe, roadway and bridge
- Budget: \$1.7M, Proposed Final, BOT April 2023
 - Budget is based on low bid construction cost
- Schedule:
 - Construction: Spring 2023–Fall 2023
- Key Issues & Risks:
 - COVID-19 impacts including schedule & cost, and long lead times for materials.



Existing Bridge

Freitas Arena Renovation



- Scope:
 - Renovation of the former ice arena to support the Women's Volleyball program.
 - The work includes the decommissioning of the ice system, demo of the existing dasher boards, installation of new flooring, bleachers and the renovation of the Women's locker room.
- Budget:
 - \$2.5M, Proposed Final, BOT April 2023
- Schedule:
 - Phase 1: April 2023 – August 2023
 - Phase 2: January 2024– August 2024
- Key Issues & Risks:
 - Schedule & cost, and long lead times for materials.



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:

- \$3.0M, Approved Revised Planning, June 2022
- \$10.0M, Proposed Final, BOT June 2023

- Schedule:

- Feasibility Study: Spring 2021 – Spring 2022
- Design: Fall 2022 – Fall 2023
- Construction: Winter 2024 – Spring 2025

- Key Issues & Risks: Funding for full design/ construction to be identified/ Cost Escalation & Supply Chain Concerns/Swing Space



View of Proposed New Entry



View of Proposed Student Academic Center

Gant Building Renovation - STEM



- Scope: 300,000 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 bidding stopped
 - **Project on HOLD**
- Schedule:
 - Construction Ph 1: Winter 2018 – Summer 2019
 - Construction Ph 2: Fall 2019 – Spring 2021
 - Design Ph. 3: Spring 2020 – Summer 2022
 - Bid/Award Ph. 3: Spring 2023 – Summer 2023
 - Construction Ph 3: Fall 2023 – Winter 2026
- Key Issues & Risks: Ph.3 Cost Escalation & Supply Chain Concerns



View of 4th Floor North Wing Addition from North Eagleville Rd

Mansfield Apartments Redevelopment



- Scope:
 - Construction of a new +/- 900 bed Apartment Complex on the current Mansfield Apartments site
- Budget: \$12.0M Approved Final for Design and Demolition only
 - **Under review to make the building more efficient, will seek to rebid next winter**
- Schedule:
 - Bridging documents received in December 2022
 - CEPA approvals received in January 2023
 - Bids received and under review in February 2023
 - Demolition on-going. Site prep will be complete by the end of June 2023.
- Key Issues & Risks: Sustainability goals and requirements; and potential impacts on budget and material availability due to the pandemic, traffic and driveways, DOT right-of-way negotiations, Moss Sanctuary



Rendering of new Mansfield Apartments

Gilbert Road Site Preparation



- Scope:
 - Preparation of the area along Gilbert Road for the South Campus Residence Hall
 - House Restoration scope pending SHPO review
- Budget: \$6.6M, Approved Final
 - Phase 1 on budget. Phase 2 pending.
- Schedule:
 - Design completed and bid June 2022. Relocation portion of the work awarded (Phase 1). Balance of the restoration scope will consist of the exterior restoration only (Phase 2).
 - Phase 1 house temporary relocation completed in early December 2022. New foundations and relocation to final site anticipated in late Spring 2023. Bid of Phase 2 work pending.
- Key Issues & Risks: SHPO's expectations concerning the project, timing of approvals and potential impacts on budget, and material availability due to the pandemic.



4 Gilbert Road House Relocation

South Campus Residence Hall



- Scope:
 - Construction of a new 647 bed Residence Hall and 500 seat Dining Hall in the South Campus
- Budget: \$215.0M, Approved Final
- Schedule:
 - Construction commenced November 7, 2022
 - Significant underground rock encountered, so project is being re-sequenced
 - Steel arrival scheduled for early April 2023
 - Construction Completion: Currently targeting Fall 2024
- Key Issues & Risks: Construction noise and dust, long lead times for electrical and mechanical equipment, discussions with DEEP regarding stormwater retainment and potential impacts on budget and material availability due to pandemic



Foundations Installed at a portion of the new Residence Hall near Academic Way

UConn 2000 Code Remediation – Stamford Downtown Relocation



- Scope: Remediation of code discrepancies relating to the original UConn 2000 project. Primary scope of work includes sprinkler, egress, fire separation assemblies and new restrooms.
- Budget: \$22M, Approved Revised Final
 - Contract executed June 2021. Project continues to track on budget, but one large issue at atria will need to be addressed
- Schedule:
 - Phase I work completed Summer 2020
 - Phase II work substantially completed December 2022.
 - Close-out of most discrepancies is on-going
 - Atria wall remediation will require work in Summer 2023
- Key Issues & Risks: Potential discovery of additional code conditions during construction presents on-going budget and scheduling risks, COVID-19 potential impacts, including availability of materials, particularly exterior metal panels.



New Exterior Stairwell at West Side of Building

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:
 - Initial Ecology Report and testing completed and submitted in September 2020. DEEP requested additional study.
 - Access agreements from adjacent property owners completed and testing of river completed Fall 2022
 - Updated reports and testing results submitted to DEEP. DEEP still reluctant to finalize a remediation level other than “no trace”, which is an extremely strict requirement.
 - Target Remediation Date: TBD. No earlier than Summer 2024
- 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.



Mill River adjacent to UConn Parking Lot

Athletics Master Plan

- Scope:
 - Identify future facility needs based upon input from department focus groups and stakeholders
 - Identify 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
 - Ensure Title IX compliance in proposed plan
 - Provide conceptual cost estimates and proposed implementation schedules
- Budget:
 - \$425,000, PRC Approved Planning
- Schedule:
 - Master Plan: Summer 2022 – Spring 2023



Jones Annex Renovation



- Scope:
 - Renovation of 8,000 sq ft of the Jones Building to consolidate the Soils and Diagnostic Laboratories and related programs of the College of Agriculture Health and Natural Resources
- Budget: \$940,000, Approved Design
 - \$7,500,000, Estimated Final Budget
- Schedule:
 - Design September 2022 – October 2023
 - Construction – March 2024 – May 2025
- Key Issues & Risks:
 - COVID-19 impacts including schedule & cost, and long lead times for materials.



Jones Annex



Entrance Façade Improvements

N Eagleville Rd & Discovery Dr 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: \$3.0M, Approved Revised Final

Schedule:

- GMP Finalized & Amended May 2022
- Construction August 2022 – December 2023

Key Issues & Risks:

- Material delays & long lead items
- Traffic control during construction
- Extremely lengthy submittal reviews



North Eagleville Road at Discovery Drive & Auditorium Road

B4 Steam Vault and Line Exigent Repair

Scope:

- Replace the steam and condensate return lines and new B4 Vault

Budget: \$7.7M, Approved Revised Final

Schedule:

- Construction completion anticipated July 2023

Key Issues & Risks:

- COVID-19 Impacts including schedule & cost
- Potential continuing impacts to campus infrastructure
- Delivery of long-lead materials



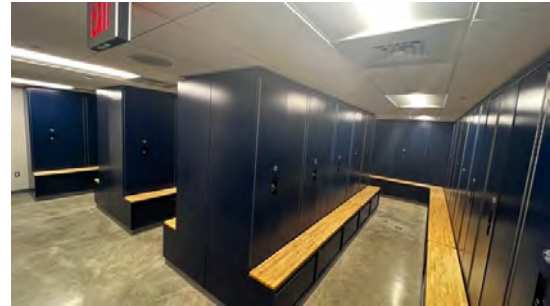
B4 Steam Vault Installation

University Safety Renovation

- Scope: University Safety Building Addition
 - New 3,500 sf. addition to the east side of the building for the Fire Department staff and offices
 - Addition of vestibule
 - Enlarge the dispatch center, locker rooms and lobby of the existing building
- Budget: \$7.75M, Approved Revised Final
 - Cost increase due to relocation of communications duct bank, incorporation of primary electrical feeders into the project, absorption of already allocated funds for FF&E into project budget and relocation of the Fire Chief's suite to the first floor. Dispatch Center and Business Suite modifications on the second floor will be done under a separate project.
- Schedule:
 - Construction: Spring 2021– Spring 2023
- Key Issues & Risks:
 - COVID-19 impacts including schedule & cost, and long lead times for materials. Main distribution panel for east addition arriving 12+/- months behind schedule.



Fire Department Day Room



Police Men's Locker Room

UConn Hockey

- Scope: New Hockey Arena
 - 2,600 seat (50% seatback, 50% benches) free-standing hockey arena
 - Men's & Women's home locker rooms, coaches' locker rooms, visitor locker rooms, training/hydro rooms, weight room, coaches' offices, press box, dining, ice plant, and support spaces
- Budget: \$70.0M Approved Final
 - JCJ Architecture - Design Architect
 - Turner Construction - Construction Manager
- Schedule: project in close-out
 - Design: Summer 2020 – Winter 2021
 - Bid/Award: Winter 2021 – Spring 2021
 - Construction: Spring 2021 – Fall 2022
- Key Issues & Risks:
 - None



Interior View – Women's Locker Room



Center Ice View From Club Lounge

I-Lot Improvements

- Scope:
 - Reconstruct, relocate and improve 360 surface parking spaces to enable the construction of the new ice hockey arena.
 - Project includes, the removal of existing pavement, regrading of existing material, new paving and curbing, storm water collection and conveyance, outdoor lighting, security, signage and utility infrastructure extended from JCW to the building for final utility connections.
- Budget: \$7.0M Approved Final
 - JCJ Architecture - Design Architect
 - Turner Construction - Construction Manager
- Schedule: project in close-out
 - Design: Summer 2020 – Winter 2021
 - Bid/Award: Winter 2021 – Spring 2021
 - Construction: Spring 2021 – Fall 2022
- Key Issues & Risks: None



I-Lot West Parking Lot Looking East

NW Science Quad



Site Plan and 5 Projects (included in the Capital Plan, bond-funded)

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: project in close-out
 - Design: Fall 2017 – Fall 2019
 - Construction: Summer 2020 – Fall 2022
- Key Issues & Risks: Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure.



North Elevation Looking South



View into Neighborhood 'A' looking South

NW Science Quad, Ph 2 Utilities and Site



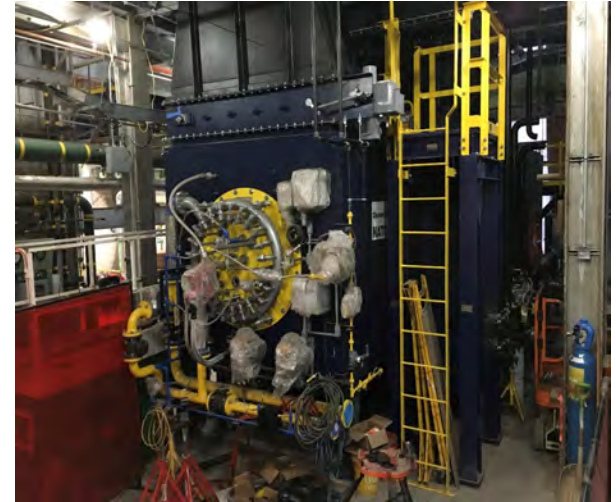
- Scope: NW Science Quad Site Development
 - Scope of work includes extension of existing Gant utility tunnel (Ph 2) terminating at new SUP, direct burial utilities for connections to the campus loop, woodland corridor stormwater extension from Gant, surface parking, improvements to King Hill Rd, Alumni Drive and Hillside Rd.
- Budget: \$56M, Approved Final
 - Payette Architects, Dimeo Construction Manager
- Schedule: project in close-out
 - Design: Fall 2017 – Fall 2019
 - Construction: Summer 2020 – Fall 2022
- Key Issues & Risks: Coordination with new SUP + Steam line repair



North Elevation Looking East

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 the Central Utility Plant (CUP) to the SUP, and installation of two new dual-fuel boilers at the CUP and one new boiler at the SUP.
- Budget: Approved \$40M Final. All work awarded on budget.
- Schedule:
 - Phase 1: Mechanical systems to receive new boilers: Complete
 - Phase 2: Start-up of new boilers in CUP for winter heat: Complete
 - Phase 3: Installation of third new boiler in the SUP commenced in October 2022. Installation and piping work will continue to June 2023.
- Key Issues & Risks: Material and labor availability during the pandemic is still a concern. Potential costs at close-out of all three phases.



New Packaged Boiler installed in the Central Utility Plant

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: project in close-out
 - Construction Start Summer 2020
 - Construction Completion Summer 2022
- Key Issues & Risks: Coordination with Science 1 and NW Science Quad utilities



SUP View Looking South



SUP Interior View of 125 psi Steam Header

Real Estate Projects

Bergin Property Transfer: Transfer documents are being drafted. Survey has been completed, utilities are being investigated and a site plan for the technical high school is being developed. Official transfer date has not yet been set but will likely be in Summer 2023.

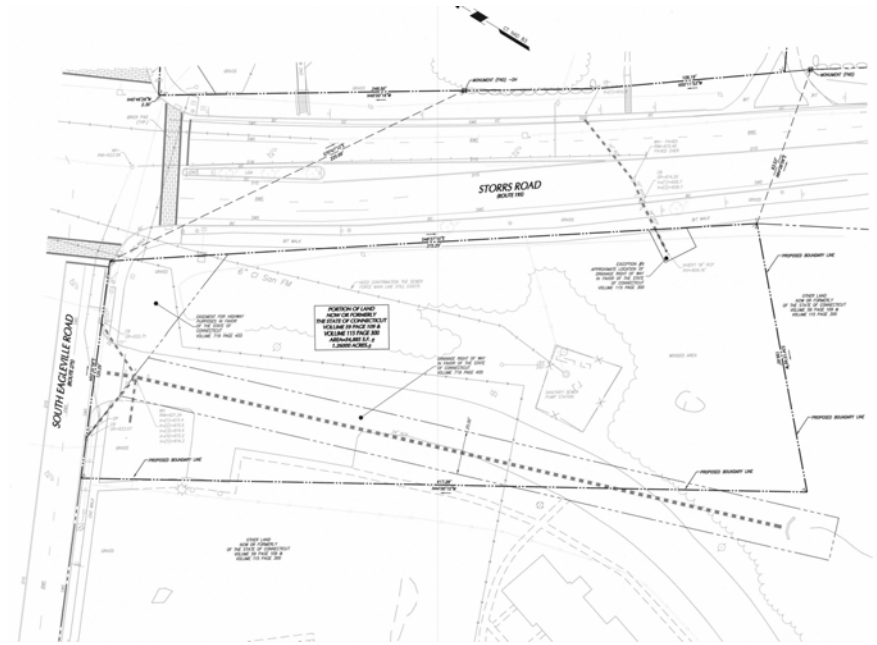
CAV Test Track Land Sale Option: Option executed by Developer, UConn and AG in August 2022. Nine (9) month due diligence period proceeding. Developer and UConn discussing alternative sites since the available area on Depot campus may have too many wetlands impacts.

Fenton Well Field: Access to UConn well fields for water service is through certain private parcels. Easements with private property owners have been executed.

36 North Main Street - Waterbury: Concept design has been reviewed and approved for a three-floor lease. Developer has provided updated estimate, which is in line with base rent expectations, and UConn is reviewing and quantifying other operating costs excluded from the lease.

Downtown Storrs Parcel E






- Scope:
 - Parcel E, which is 1.25 acres and part of the existing Mansfield Apartments site, was included as a potential third-party development location in the Downtown Storrs conveyance agreements in 2010
 - Notice to developer on April 12, 2022 commenced a two-year purchase option period.
- Third Omnibus Amendment:
 - The Third Omnibus Amendment is on the consent agenda for the Board approval in April 2023
 - The amendment will memorialize the developer's option to purchase the property by April 12, 2024 or the land is retained by UConn thereafter
 - The amendment also clarifies responsibilities surrounding the egress driveway at Mansfield Apartments, clarifies environmental responsibilities and resolves the property line after the right-of-way location was clarified with CTDOT.



Downtown Storrs Parcel E at the Corner of Storrs Road and South Eagleville Road

Projects Recently Completed and in Bidding/Construction




Recently Completed ~\$400M+

-  Northwest Quad Site Improvements and Tunnel Phase 2
-  STEM Science 1
-  Supplemental Utility Plant
-  UConn Hockey Arena
-  I-Lot Improvements

In Bidding/Construction ~\$505M+

-  Fenton River Well Field and Road
-  UConn 2000 Code Remediation - Stamford
-  Residential Life- South Campus Residence Hall
-  Gilbert Road Site Preparation
-  University Safety Building Renovation
-  B4 Steam Vault and Line Exigent Repair
-  Boiler Plant Equipment Replacement and Utility Tunnel Connection
-  NER and Discovery Drive Intersection Improvements


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 Least Risk  Some Risk  Most Risk









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

Projects in Design and Planning

In Design ~\$482M+

-  Residential Life- Mansfield Apartments Redevelopment
-  South Campus Infrastructure
-  Mirror Lake Improvements
-  Freitas Renovation
-  Fieldhouse- Old Recreation Center Renovation
-  Jones Annex Renovation
-  Coventry Boathouse
-  Eversource Second Electrical Feed

In Planning ~ \$100M+

-  Unfunded Planning Backlog
-  Stamford Mill River Remediation
-  IPB/C2E2 Backfill
-  Athletics Master Plan
-  Utility Framework - ongoing Infrastructure planning
-  Public Safety Risk Assessment and Design Guidelines
-  Zero Carbon Scenario Planning & Geothermal Study
-  2025 Campus Master Plan Major Update

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

 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.

ATTACHMENT 6

April 19, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Mirror Lake Improvements
(Revised Design: \$4,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$4,000,000, as detailed in the attached project budget, for the Mirror Lake Improvements project, for Design, an increase of \$1,400,000 over the previously approved budget. The project will design and construct safety, water quality and watershed temporary improvements identified in studies to be performed and outlined in new agreement with DEEP. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,000,000 in UCONN 2000 bond funds for the Mirror Lake Improvements project.”

BACKGROUND:

Mirror Lake has been a beloved and historic campus landmark since 1922. After multiple decades of deferring maintenance of accumulating silt, sediment and pollutants; significant, unmitigated development within its Robert Brook watershed resulting in an undersized stormwater facility since 1993; a damaged spillway with temporary repairs; and, a dam that recently received an elevated hazard classification, various improvements to Mirror Lake are now essential. Numerous studies recently completed for Mirror Lake – an unimplemented dredging plan in 2012, a campus master plan and water quality assessment in 2015, a campus drainage master plan in 2018, a dam inspection report in 2020, and a feasibility study in 2021 – each concluded with recommendations for the University to take action.

Permitting and design ensued shortly thereafter and became the basis of preconstruction activities with a Construction Manager that were completed in Fall 2022 but, due to capital budget constraints, the University deferred the Mirror Lake Improvements project in December 2022 and did not proceed with the construction contract. However, since construction of the South Campus Residence Hall and associated infrastructure is proceeding within the Lake's watershed as planned and requires stormwater improvements for environmental compliance, the University subsequently requested a near-term, phased scope of work and an updated feasibility study that would be mutually satisfactory to CT DEEP and implemented within a reduced total project budget allocation of \$10M.

At the conclusion of several collaborative working meetings with CT DEEP through March 2023, an agreeable scope of work and basis for the feasibility study included two key components: (1) interim improvements and/or repairs to the dam and spillway due to its hazard class and existing conditions, and (2) stormwater attenuation and water quality improvements associated with the construction of the two South Campus projects. Alternatives to attenuate stormwater from previous development in the watershed since 1993, a key component of the deferred Mirror Lake Improvements project, were also explored and submitted to CT DEEP for consensus.

This project will now design and construct interim and permanent improvements based upon the feasibility study approved by CT DEEP and a revised MOU for stormwater management in the Roberts Brook watershed. The Mirror Lake Improvements project is in the Revised Design phase. Construction is anticipated to begin by August 2024 and conclude within one year.

The Revised Design Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: MIRROR LAKE IMPROVEMENTS

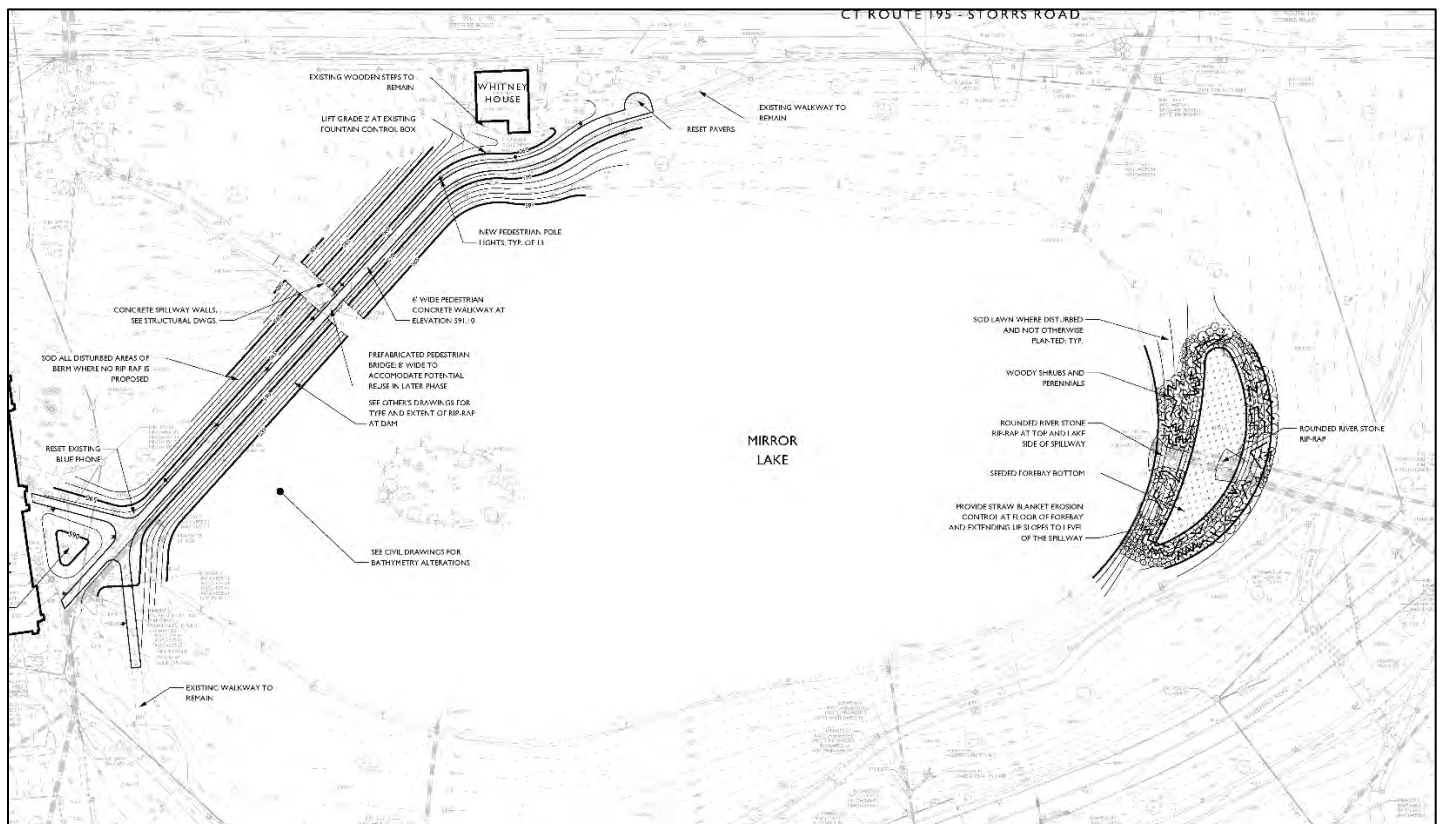
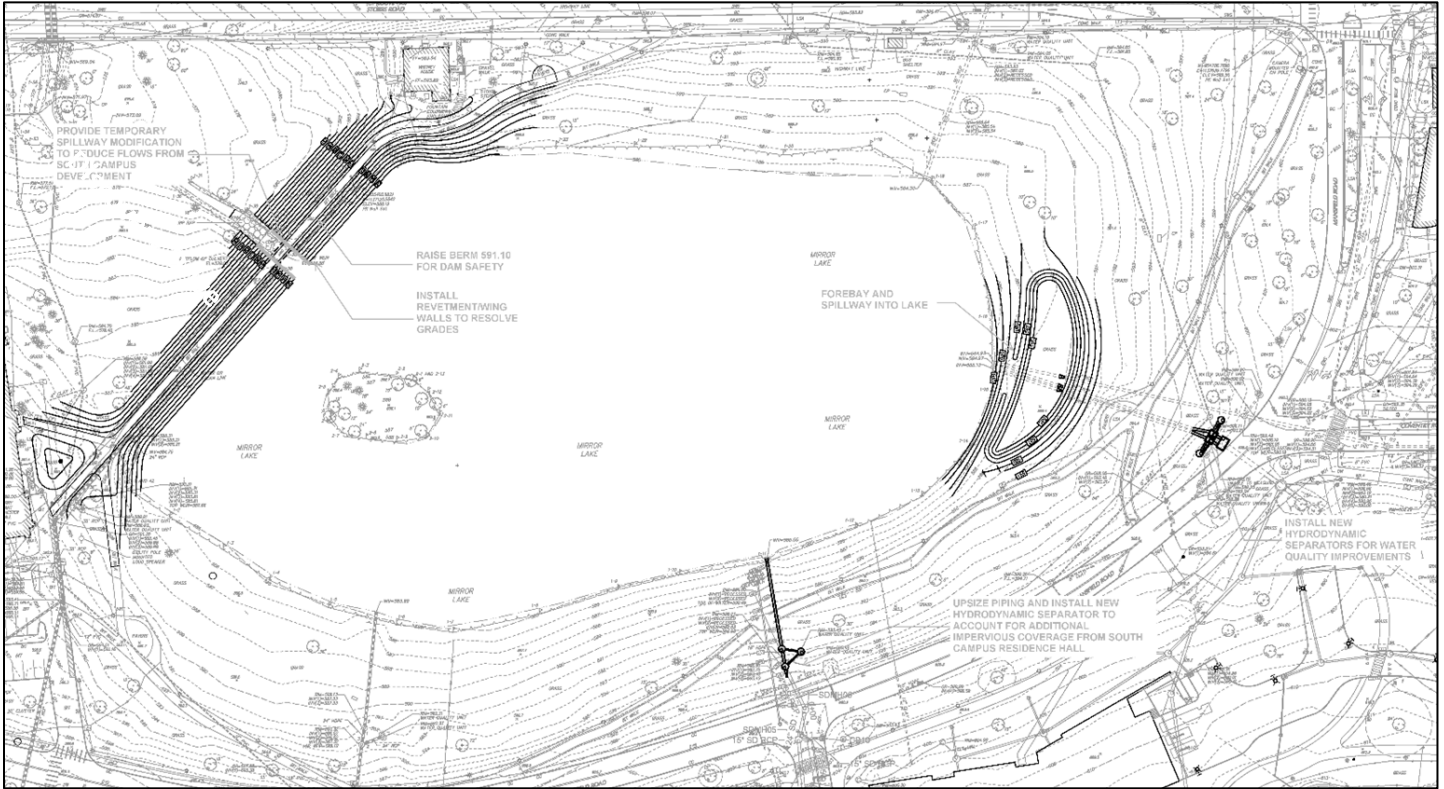
<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 3/23/2020</u> PRC	<u>APPROVED REVISED PLANNING 10/5/2020</u> PRC	<u>APPROVED DESIGN 10/27/2021</u>	<u>APPROVED REVISED DESIGN 3/30/2022</u>	<u>PROPOSED REVISED DESIGN 4/19/2023</u>
CONSTRUCTION	\$ -	\$ -	\$ -	\$ 500,000	\$ 300,000
DESIGN SERVICES	45,000	300,000	1,250,000	1,700,000	2,980,000
TELECOMMUNICATIONS	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	80,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	2,000	14,000	50,000	80,000	150,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	-	-	125,000	80,000	80,000
INSURANCE AND LEGAL	1,000	1,000	5,000	5,000	10,000
MISCELLANEOUS	-	-	-	-	-
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	\$ 48,000	\$ 315,000	\$ 1,430,000	\$ 2,365,000	\$ 3,600,000
PROJECT CONTINGENCY	12,000	60,000	170,000	235,000	400,000
TOTAL BUDGETED EXPENDITURES	\$ 60,000	\$ 375,000	\$ 1,600,000	\$ 2,600,000	\$ 4,000,000
<u>SOURCE(S) OF FUNDING*</u>					
UCONN 2000 BOND FUNDS	\$ 60,000	\$ 375,000	\$ 1,600,000	\$ 2,600,000	\$ 4,000,000
TOTAL BUDGETED FUNDING	\$ 60,000	\$ 375,000	\$ 1,600,000	\$ 2,600,000	\$ 4,000,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

MIRROR LAKE IMPROVEMENTS

Project Budget (Revised Design)

April 19, 2023



Proposed Interim Improvements from Draft Feasibility Study

ATTACHMENT 7

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: FREITAS RENOVATION

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED DESIGN 11/18/2022</u>	<u>PROPOSED FINAL 4/19/2023</u>
	PRC	
CONSTRUCTION	\$ -	\$ 1,550,000
DESIGN SERVICES	370,000	425,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	15,000	150,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	100,000
INSURANCE AND LEGAL	5,000	5,000
MISCELLANEOUS	15,000	20,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 405,000	\$ 2,250,000
PROJECT CONTINGENCY	45,000	250,000
TOTAL BUDGETED EXPENDITURES	\$ 450,000	\$ 2,500,000
<u>SOURCE(S) OF FUNDING*</u>		
GIFT FUNDS	\$ 450,000	\$ 2,500,000
TOTAL BUDGETED FUNDING	\$ 450,000	\$ 2,500,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

ATTACHMENT 8

April 19, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Fenton River Well Field and Road Replacement
(Final: \$1,700,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$1,700,000, as detailed in the attached project budget. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$1,700,000 in UCONN 2000 bond funds for construction for the Fenton River Well Field and Road Replacement and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after the bids have been evaluated for conformance with the project scope and budget.”

BACKGROUND:

The bridge on Pumping Station Road that serves the Fenton Well Field is in poor condition and undersized for the current stream flow and needs to be replaced. This project requires a temporary road and bridge to be put in place before renovations to the road and bridge can be started. Once temporary access is completed, the road and bridge can be replaced.

Permanent easements provide UConn the permission to use the roadway to access the well fields and construction easements have been negotiated with the abutting neighbors.

The project has been competitively bid to pre-qualified contractors and construction is scheduled to begin in June of 2023 for completion in late fall 2023.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: FENTON RIVER WELL FIELD AND ROAD REPLACEMENT

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED DESIGN 6/15/2012</u>	<u>PROPOSED FINAL 4/19/2023</u>
	B&G	
CONSTRUCTION	\$ -	\$ 1,213,000
DESIGN SERVICES	250,000	260,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	50,000	50,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	40,000	-
INSURANCE AND LEGAL	5,000	10,000
MISCELLANEOUS	5,000	12,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 350,000	\$ 1,545,000
PROJECT CONTINGENCY	100,000	155,000
TOTAL BUDGETED EXPENDITURES	\$ 450,000	\$ 1,700,000
<u>SOURCE(S) OF FUNDING*</u>		
UCONN 2000 BOND FUNDS	\$ 450,000	\$ 1,700,000
TOTAL BUDGETED FUNDING	\$ 450,000	\$ 1,700,000

* 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.

FENTON RIVER WELL FIELD AND ROAD
Project Budget (FINAL)
April 19, 2023

INSERT MAP/PICTURE



Looking North into Existing Culvert



Pumping Station Road Looking East Towards Gurleyville Road

ATTACHMENT 9

April 19, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for South Campus Infrastructure (Revised Final: \$44,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$44,000,000, as detailed in the attached project budget, for the release of the trade packages for Phase 2 of the South Campus Infrastructure project. This represents an increase of \$33,000,000 to the previously approved Phase 1 budget of \$11,000,000. 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 \$44,000,000 in UCONN 2000 bond funds for the release of Phase 2 trade packages for the South Campus Infrastructure project.”

BACKGROUND:

Connecticut Public Act No 13-233, known as Next Generation Connecticut, authorized the University to undertake a special capital improvement program for the express purposes of constructing infrastructure, renovating existing facilities and developing new buildings. In 2015 the University completed the Next Gen CT Campus Masterplan and in 2016 the University performed a Framework Utility Analysis to create a systematic approach for infrastructure projects that support development of the Next Gen CT program. The intent of this project is to provide infrastructure improvements in the South Campus district to support the construction and sustainable operation of the South Campus Residence Hall.

The overall scope of this project will provide renewable infrastructure to the new South Campus Residence Hall and includes: new utilities including steam, electric, hot and chilled water, communications, sanitary, stormwater, and domestic water for the South Campus Residence Hall (Phase 2), and expansion of the South Campus Chiller Plant to accommodate a new geothermal heating and cooling system and to meet the needs of the Residence Hall (Phase 3).

This approval requests only monies for the early release of trade packages from Phase 2 of the project. Early release of these packages is required to meet the overall projected construction

schedule for the New South Campus Residence Hall project due to long lead times for materials in the post-pandemic supply chain and delays in the project design and bidding schedule necessary to achieve requested budget reductions.

The balance of the monies for this project will be requested at a future Board of Trustees meeting to release Phase 3. The total project cost, including design fees and Phase 1, 2 and 3 packages, will be confirmed after the whole of the work is bid.

Since most of the scope of work is utilities and infrastructure, and the project includes only a small addition to the south campus chiller plant building, the project will not be registered with LEED and will not meet Connecticut High Performance Buildings requirements.

The Final Budget is attached for your information.

Attachment

DRAFT

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: SOUTH CAMPUS INFRASTRUCTURE, PHASE 2

	APPROVED PLANNING 1/20/2022	APPROVED REVISED PLANNING 3/30/2022	APPROVED DESIGN 6/29/2022	APPROVED REVISED DESIGN 9/28/2022	APPROVED FINAL PHASE 1 12/7/2022	PROPOSED FINAL PHASE 2 4/19/2023
BUDGETED EXPENDITURES						
	PRC					
CONSTRUCTION	\$ -	\$ -	\$ 200,000	\$ 400,000	\$ 6,400,000	\$30,000,000
DESIGN SERVICES	315,000	915,000	1,055,000	3,000,000	3,000,000	6,680,000
TELECOMMUNICATIONS	-	-	-	100,000	100,000	200,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	75,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	2,500,000
OTHER AE SERVICES (including Project Management)	30,000	50,000	100,000	385,000	385,000	1,500,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	50,000	75,000	75,000	100,000	100,000	15,000
INSURANCE AND LEGAL	5,000	5,000	10,000	10,000	10,000	5,000
MISCELLANEOUS	-	5,000	10,000	10,000	10,000	25,000
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	\$ 400,000	\$ 1,050,000	\$ 1,450,000	\$ 4,005,000	\$ 10,005,000	\$41,000,000
PROJECT CONTINGENCY	50,000	200,000	300,000	495,000	995,000	3,000,000
TOTAL BUDGETED EXPENDITURES	\$ 450,000	\$ 1,250,000	\$ 1,750,000	\$ 4,500,000	\$ 11,000,000	\$44,000,000
SOURCE(S) OF FUNDING*						
UCONN 2000 BOND FUNDS	\$ 450,000	\$ 1,250,000	\$ 1,750,000	\$ 4,500,000	\$ 11,000,000	\$44,000,000
TOTAL BUDGETED FUNDING	\$ 450,000	\$ 1,250,000	\$ 1,750,000	\$ 4,500,000	\$ 11,000,000	\$44,000,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

ATTACHMENT 10

UConn HEALTH

April 19, 2023

TO: Members of the Board of Trustees

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

Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health Tomotherapy Unit Replacement
(Planning: \$5,220,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$5,220,000 for the UConn Health Tomotherapy Unit Replacement project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$5,220,000 from UConn Health Capital for the Tomotherapy Unit Replacement project.”

BACKGROUND:

The UConn Health Neag Comprehensive Cancer Center offers many innovative programs, such as Tomotherapy that can be tailored to the specific type and location of the cancer to provide precise delivery of the radiation while sparing healthy surrounding tissue. The Tomotherapy unit acquires 3D images of tumors before every treatment and uses rotating narrow “pencil” beams of radiation with variable intensity to deliver precise treatments customized to the exact size and shape of the tumor. It targets large, small and multiple lesions and minimizes radiation to healthy tissue.

The current Tomotherapy unit was installed in 2007 and has reached the end of service life and needs to be replaced. This project will fit-out a shelled vault within the Neag Comprehensive Cancer Center to accommodate the new Tomotherapy unit.

The Planning Budget is attached for your consideration. The Planning Budget is based upon conceptual estimates and vendor quotes and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on March 13, 2023, subject to your subsequent approval.

CAPITAL PROJECT BUDGET REPORTING FORM

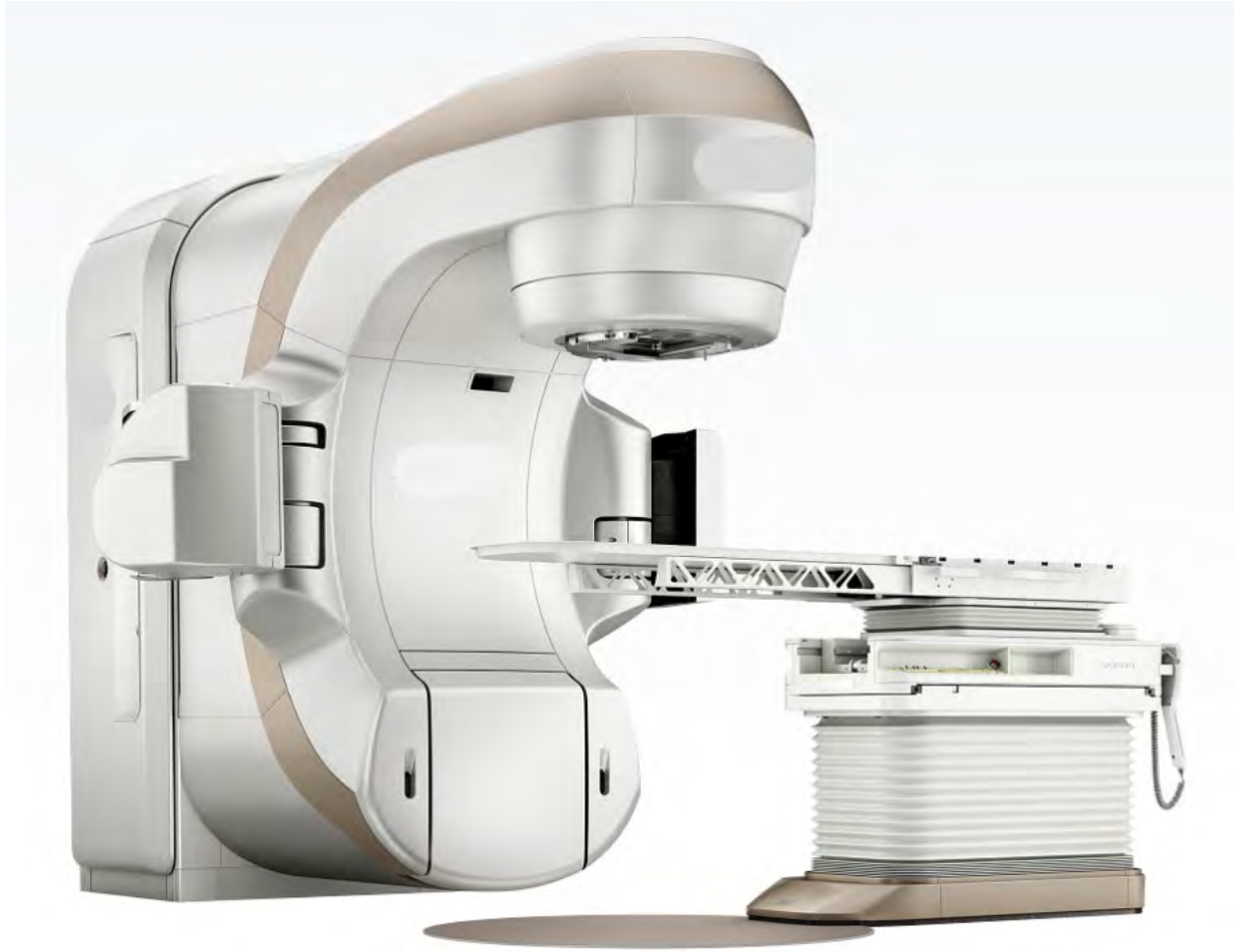
TYPE BUDGET: PLANNING

PROJECT NAME: UCONN HEALTH - TOMOTHEAPY UNIT REPLACEMENT

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 4/19/2023</u>
CONSTRUCTION	\$ 1,230,000
DESIGN SERVICES	185,000
TELECOMMUNICATIONS	10,000
FURNITURE, FIXTURES AND EQUIPMENT	3,465,000
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	34,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	-
SUBTOTAL	\$ 4,924,000
PROJECT CONTINGENCY	296,000
TOTAL BUDGETED EXPENDITURES	\$ 5,220,000
<u>SOURCE(S) OF FUNDING*</u>	
UCONN HEALTH CAPITAL FUNDS	\$ 5,220,000
TOTAL BUDGETED FUNDING	\$ 5,220,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

UCONN HEALTH/IMPROVEMENTS
UConn Health Transitional Nursery Renovation
Budget (Planning) \$5,220,000
April 19, 2023



Tomotherapy Unit

ATTACHMENT 11



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 02/01/2023 - 03/15/2023

300173 I - Lot Improvements			
<u>CO-0003607</u>	<u>Description of Change Order Scope of Work</u>	<u>Reason for Change</u>	<u>Value</u>
POA-001977	Bulletin S-007/COR 006 - Excavation of unsuitable material and installation of geogrid, fabric, gravel, stone, and Gabion retaining wall	Unforeseen Conditions	\$ 220,479.07
Total Change Order (\$):			\$ 220,479.07
Project Budget:			\$ 7,000,000.00
% of Change Order to Project Budget:			3.15 %

300232 North Campus Student Room Renovations Phase 3			
<u>CO-0003578</u>	<u>Description of Change Order Scope of Work</u>	<u>Reason for Change</u>	<u>Value</u>
POA-001921	CCD 1/PCO 1 - Generator required for abatement equipment	Unforeseen Conditions	\$ 17,357.48
POA-001921	PCO 2 - Replace vinyl composite tile (VCT) flooring in halls at doorways	Unforeseen Conditions	\$ 1,115.66
POA-001921	PCO 3 - Repair gaps in wall created during abatement. Install filler/patch material	Unforeseen Conditions	\$ 39,075.00
POA-001921	PCO 4 - Infill/patch ceilings in 3 rooms where abatement left holes/voids	Unforeseen Conditions	\$ 400.79
POA-001921	PCO 5 - Miscellaneous electrical work	Unforeseen Conditions	\$ 3,552.62
POA-001921	CCD 2/PCO 6 - Masonry work to stabilize stairwell glazed block	Owner Scope Change	\$ 17,032.88
POA-001921	PCO 7 - Insulate miscellaneous piping in 2 rooms	Unforeseen Conditions	\$ 1,285.11
POA-001921	CCD 3/PCO 8 - Rework sprinkler heads in 3 rooms	Owner Scope Change	\$ 3,030.38
POA-001921	PCO 10 - Bond increase	Regulatory Changes	\$ 828.00
Total Change Order (\$):			\$ 83,677.92
Project Budget:			\$ 2,415,000.00
% of Change Order to Project Budget:			3.46 %

ATTACHMENT 12

University Planning, Design & Construction UCONN 2000 Code Correction Program

Exception Report

15-Mar-23

Summary

TOTAL NUMBER OF OPEN PROJECTS	1
NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI	4
NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR	0
NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED	10

Category Type 2 - Major Addition and Renovation and Other New Construction

Number of Projects In Progress 1

<u>Project #</u>	<u>Building</u>	<u>Discrepancies</u>		<u>Corrected/</u>	<u>Correction by</u>	<u>Balance</u>	<u>Status/Projected Completion</u>
		<u>Cited</u>	<u>Corrected</u>	<u>Pending Inspection</u>	<u>Original Contractor</u>		
900475	Stamford Downtown Relocation	53	39	4	0	10	September 2023
Totals		53	39	4	0	10	

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	39
NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI	4
NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR	0
NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED	10