AGENDA

Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
June 13, 2023 at 10:00 a.m.
University of Connecticut

Meeting held by Telephone
Public Call In Number:
(415) 655-0002 US Toll
Access Code: 2624 555 4568

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 Tuesday, June 13, meeting must do so 24 hours in advance of the meeting’s start time (i.e., 10:00 a.m. on Monday, June 12) 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.

2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of April 12, 2023, as circulated

3. FY24 Capital Budget Presentation
   ➢ Presenter: Reka Wrynn, Associate Vice President for Budget, Planning and Institutional Research


   ➢ Presenter: David Hook, Construction Auditor

6. Proposed New Lease for 36 North Main Street, Waterbury CT
7. UConn Health Updates, Facilities Development and Operations  
    Presenter: George Karsanow, Associate Vice President for UConn Health  
   Campus Planning, Design & Construction

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

9. Projects Reviewed by BGE and to be presented to Financial Affairs on 06/27/23:

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>School of Nursing Building</td>
<td>Planning</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Field House – Old Rec Center Renovation</td>
<td>Final</td>
<td>$11,000,000</td>
</tr>
<tr>
<td>Boiler Plant Equipment Replacement and Utility Tunnel</td>
<td>Revised Final</td>
<td>$43,000,000</td>
</tr>
<tr>
<td>South Campus Infrastructure</td>
<td>Revised Final</td>
<td>$82,000,000</td>
</tr>
<tr>
<td>Andover Infrastructure and Software Upgrade Phases I, II, &amp; III</td>
<td>Revised Final</td>
<td>$3,480,439</td>
</tr>
<tr>
<td>Wired Access Layer Cabling – Phase V</td>
<td>Final</td>
<td>$2,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UCONN HEALTH</th>
<th>Phase</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cryo Electron Microscope Installation</td>
<td>Planning</td>
<td>$960,000</td>
</tr>
<tr>
<td>Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit</td>
<td>Planning</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Hybrid OR#2 Fit-Out</td>
<td>Planning</td>
<td>$7,100,000</td>
</tr>
<tr>
<td>Interventional Radiology Equipment Replacement &amp; Renovation</td>
<td>Planning</td>
<td>$4,700,000</td>
</tr>
<tr>
<td>Muscular Skeletal Institute Rehabilitation Expansion</td>
<td>Planning</td>
<td>$640,000</td>
</tr>
<tr>
<td>Outpatient Pavilion 3rd Floor Backfill</td>
<td>Planning</td>
<td>$3,300,000</td>
</tr>
<tr>
<td>Outpatient Pavilion X-Ray &amp; Blood Draw Relocation</td>
<td>Planning</td>
<td>$650,000</td>
</tr>
<tr>
<td>Cadaver Lab Renovation and Air Handling Unit Replacement</td>
<td>Design</td>
<td>$1,800,000</td>
</tr>
<tr>
<td>Cell &amp; Genome Science Building Data Center Cooling System</td>
<td>Design</td>
<td>$650,000</td>
</tr>
<tr>
<td>Central Sterile Washer &amp; Sterilizer Replacement</td>
<td>Design</td>
<td>$3,985,000</td>
</tr>
<tr>
<td>New England Sickle Institute Renovation</td>
<td>Design</td>
<td>$4,865,000</td>
</tr>
<tr>
<td>TB-121 Blood Bank Relocation</td>
<td>Final</td>
<td>$765,000</td>
</tr>
<tr>
<td>Building D &amp; Building N Roof Replacement</td>
<td>Final</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Building E &amp; Building K Roof Replacement</td>
<td>Final</td>
<td>$2,160,000</td>
</tr>
<tr>
<td>Canzonetti (F) Building Wound Care Center Renovation</td>
<td>Final</td>
<td>$1,225,000</td>
</tr>
<tr>
<td>Transitional Nursery Renovation</td>
<td>Final</td>
<td>$1,800,000</td>
</tr>
</tbody>
</table>

Page 2 of 3
INFORMATION ITEMS:

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

11. Status of Code Correction Projects  
   ➢ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report  
   ➢ Quarterly Construction Status Report, Period Ending March 31, 2023  
     UConn_Quarterly_Construction_Status_Report_03312023web.pdf

12. Construction Projects Status Report  
   https://bpir.uconn.edu/home/capital-budget/capital-reports-and-presentations/construction-status-reports/  

13. Other Business

14. Executive Session (*As Needed*)

15. Adjournment
MINUTES

TELEPHONE MEETING

BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
University of Connecticut
April 12, 2023

Committee Trustees: Charles Bunnell, 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: Lloyd Blanchard, Elizabeth Craun, Laura Cruickshank, Michael Enright, Nicole Gelston, Jeffrey Geoghegan, Fumiko Hoefl, David Hook, Michael Jednak, George Karsanow, Andrea Keilty, Michael Kirk, David Koehler, Eric Kruger, Nathan LaVallee, Lynn Lesniak, Joann Lombardo, Mathew Longanecker, Peggy McCarthy, Stanley Nolan, Angelo Quaresima, Rachel Rubin, 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 February 14, 2022

   On a motion by Trustee Gouin, seconded by Director Carbray, the Committee voted unanimously to approve the minutes of the February 14, 2022, meeting.

3. Audit of UCONN 2000 Projects for Fiscal Year Ended June 30, 2022 ~ Presentation

   Presenter: Angelo Quaresima, Interim Associate Vice President and Chief Audit Executive

4. On-Call Program Review and Proposed Legislative Changes ~ Presentation

   Presenter: Joseph Thompson, Associate Vice President of University Business Services and Chief Procurement Officer
5. UConn Health Updates, Facilities Development and Operations ~ Presentation

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

6. Project Update ~ Storrs Based Programs ~ Presentation

Presenters: Laura Cruickshank, Associate Vice President for University Planning, Design and 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)

On a motion by Trustee Gouin, seconded by Director Archambault, the Committee voted unanimously to go into Executive Session at 10:57 a.m. regarding:

   Preliminary drafts or notes provided the public agency has determined that the public interest in withholding such documents clearly outweighs the public interest in disclosure [pursuant to Connecticut General Statute (CGS) Section 1-210(b)(1)].

The following Trustees were in attendance: Bunnell, Dennis-LaVigne, Gandara, Gouin and Ritter.

The following UConn Health Board of Directors were in attendance: Archambault and Carbray.

The following University staff were in attendance for the entire Executive Session: Blanchard, Carone, Corbett, Craun, Cruickshank, Gelston, Geoghegan, Andrea Keilty, Kirk, LaVallee, Lombardo, Rubin, Williams, and Wrynn.

The Executive Session ended at 11:13 a.m., and the Committee returned to Open Session at 11:14 a.m.
12. Adjournment
On a motion by Trustee Gouin, seconded by Director Archambault, the Committee voted unanimously to adjourn

Debbie L. Carone
Debbie L. Carone
Secretary to the Committee
UCONN 2000 Capital Program

The program was enacted to attract and retain CT’s high-achieving students through a dramatic transformation and modernization of the University physical plant.

Over $4.8B in capital expenditures since FY96 from all fund sources.

<table>
<thead>
<tr>
<th>Capital Expenditures ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,758.3</td>
</tr>
<tr>
<td>259.6</td>
</tr>
<tr>
<td>341.6</td>
</tr>
<tr>
<td>456.6</td>
</tr>
</tbody>
</table>

$4,816.1M Total Expenditures (as of 5/31/23)

32 year program split into 3 phases

6 Campuses* 4,285 acres ~18M sqft

$4.7B of State bonds + ~$1B other funds

*Storrs, Avery Point, Farmington, Hartford, Stamford, Waterbury
**UCONN 2000 Bond Funded Projects (in millions)**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>FY24</th>
<th>FY25-FY27</th>
<th>Status for FY24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic &amp; Research Equipment</td>
<td>$5.3</td>
<td>$15.0</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Nursing Program Facility</td>
<td>19.7</td>
<td>Planning/Design</td>
<td></td>
</tr>
<tr>
<td>Programmatic Renovations</td>
<td>10.8</td>
<td>42.5</td>
<td>Design/Construction</td>
</tr>
<tr>
<td><strong>Total Academic/Research</strong></td>
<td><strong>35.7</strong></td>
<td><strong>57.5</strong></td>
<td></td>
</tr>
<tr>
<td>Field House Renovation</td>
<td>27.0</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Information Technology Equipment</td>
<td>5.5</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Infrastructure - South Campus</td>
<td>12.9</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td><strong>Total Deferred Maintenance</strong></td>
<td><strong>45.3</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Equipment</td>
<td>2.2</td>
<td>9.6</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Contingency</td>
<td>1.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total UCONN 2000 Bond Funded Projects</strong></td>
<td><strong>$84.7</strong></td>
<td><strong>$67.0</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Other Funded Projects (University, Gifts, SO/GO Bonds)**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>FY24</th>
<th>FY25-FY27</th>
<th>Status for FY24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic &amp; Research Equipment (State GO Bonds)</td>
<td>5.0</td>
<td>5.0</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Faculty Innovators (State GO Bonds)</td>
<td>14.5</td>
<td>13.4</td>
<td>Planning</td>
</tr>
<tr>
<td>Nursing Program Facility (State GO Bonds)</td>
<td>30.0</td>
<td>Planning/Design</td>
<td></td>
</tr>
<tr>
<td>Programmatic Renovations (University)</td>
<td>10.0</td>
<td>30.0</td>
<td>Design/Construction</td>
</tr>
<tr>
<td>XL Center Space Renovation (State GO Bonds)</td>
<td>5.0</td>
<td>Planning/Design</td>
<td></td>
</tr>
<tr>
<td>Equipment (State GO Bonds)</td>
<td>5.0</td>
<td>5.0</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Facilities Repairs &amp; Improvements (University)</td>
<td>11.5</td>
<td>34.5</td>
<td>Design/Construction</td>
</tr>
<tr>
<td>Field House Renovations (Gifts)</td>
<td>30.0</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Gambel Renovations (State GO Bonds)</td>
<td></td>
<td>10.0</td>
<td>Planning</td>
</tr>
<tr>
<td>South Campus Residence Hall (GO Bonds)</td>
<td>100.0</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>South Campus Residence Hall (University)</td>
<td>15.0</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Other/Contingency (University)</td>
<td>4.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Other Funded Projects</strong></td>
<td><strong>$230.3</strong></td>
<td><strong>$97.9</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Total Capital Budget - Storrs &amp; Regional Campuses</strong></td>
<td><strong>$315.0</strong></td>
<td><strong>$164.9</strong></td>
<td></td>
</tr>
</tbody>
</table>

The long-term capital budget plan is continuously reviewed to ensure funding for our highest priorities.

FY24 is year 10 of the 13-year NextGenCT initiative.
UCONN 2000 State supported General Obligation bonds have historically funded the majority of the capital budget.

<table>
<thead>
<tr>
<th>Bonding Schedule ($M)</th>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>UConn FY96-FY99</td>
<td>$382.0</td>
<td></td>
<td></td>
<td>Complete</td>
</tr>
<tr>
<td>UConn FY00-FY05</td>
<td></td>
<td>$580.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21st Century UConn</td>
<td></td>
<td></td>
<td>$627.2</td>
<td>Complete</td>
</tr>
<tr>
<td>Bioscience CT FY05-FY19</td>
<td></td>
<td></td>
<td>825.9</td>
<td></td>
</tr>
<tr>
<td>NextGenCT FY15-FY27</td>
<td></td>
<td></td>
<td>1,867.8</td>
<td>Active</td>
</tr>
<tr>
<td>UConn Health FY22</td>
<td></td>
<td></td>
<td>25.0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$4,295.9</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Only $67M remains in the NextGenCT initiative over the next 3 years (FY25-FY27).
### FY24 UConn Capital Budget

#### UCONN 2000 Bond Funded Projects by Statutory Named Lines

<table>
<thead>
<tr>
<th>Academic and Research Facilities</th>
<th>Total</th>
<th>By Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nursing Program Facility</td>
<td>$19.7</td>
<td>$19.7</td>
</tr>
<tr>
<td><strong>Deferred Maintenance</strong></td>
<td><strong>52.2</strong></td>
<td></td>
</tr>
<tr>
<td>Field House Renovation</td>
<td>27.0</td>
<td>27.0</td>
</tr>
<tr>
<td>Infrastructure-South Campus</td>
<td>12.9</td>
<td>12.9</td>
</tr>
<tr>
<td>Programmatic Renovations</td>
<td>10.8</td>
<td>10.8</td>
</tr>
<tr>
<td>Contingency</td>
<td>1.5</td>
<td>1.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic &amp; Research</td>
<td>5.3</td>
</tr>
<tr>
<td>Information Technology</td>
<td>5.5</td>
</tr>
<tr>
<td>Other</td>
<td>2.2</td>
</tr>
</tbody>
</table>

**Total UCONN 2000 Bond Funded Projects**: $84.7

**Other Funded Projects (University, Gifts, SO/GO Bonds)**

<table>
<thead>
<tr>
<th>Project</th>
<th>Total</th>
<th>State GO Bonds</th>
<th>University</th>
<th>Other/Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities Repairs &amp; Improvements</td>
<td>11.5</td>
<td>11.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faculty Innovators</td>
<td>14.5</td>
<td>14.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field House Renovations (Gifts)</td>
<td>30.0</td>
<td></td>
<td>30.0</td>
<td></td>
</tr>
<tr>
<td>Nursing Program Facility (State GO Bonds)</td>
<td>30.0</td>
<td></td>
<td>30.0</td>
<td></td>
</tr>
<tr>
<td>Programmatic Renovations (University)</td>
<td>10.0</td>
<td></td>
<td>10.0</td>
<td></td>
</tr>
<tr>
<td>South Campus Residence Hall (SO Bonds)</td>
<td>100.0</td>
<td></td>
<td></td>
<td>100.0</td>
</tr>
<tr>
<td>South Campus Residence Hall (University)</td>
<td>15.0</td>
<td></td>
<td>15.0</td>
<td></td>
</tr>
<tr>
<td>XL Center Academic Space Renovation (State GO Bonds)</td>
<td>5.0</td>
<td>5.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other/Contingency (University)</td>
<td>4.3</td>
<td></td>
<td></td>
<td>4.3</td>
</tr>
</tbody>
</table>

**Total Other Funded Projects**: $230.3

**Grand Total FY24 Capital Budget**: $315.0

69% of the capital budget will provide funding for active construction projects.
FY24 UConn Major Projects

- Nursing Building
- South Campus Residence Hall
- Field House Renovations
Challenges:
• Workforce - limitations, interruptions or unavailability
• Materials - increasing production timelines, shortages and prices

Economy:
• Significant annual escalation
• Will likely moderate but not down to the 4% budgeted in the near future

Facilities Conditions:
• 46% of UConn space is 25-50 years old and considered high risk
• DM needs over 10 years are $1.2B

Project Priorities:
• The Facility Condition Assessment is informing project prioritization and development of an updated capital plan
$65M of new bond funds in FY22 & FY23

- Building System Components: $17.5M
- Infrastructure Upgrades: $28.1M
- Protect Physical Assets: $10.8M
- Safety & Building/Fire Code: $8.6M

Deferred Maintenance needs over 10 years: $322M
## FY24 UConn Health Capital Budget

### State GO Bonds

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deferred maintenance, code compliance and infrastructure improvements</td>
<td>30.0</td>
</tr>
<tr>
<td>System telecommunications infrastructure upgrades, improvements and expansions</td>
<td>3.0</td>
</tr>
<tr>
<td>Equipment, library collections and telecommunications</td>
<td>10.0</td>
</tr>
<tr>
<td><strong>Total State GO Bonds</strong></td>
<td><strong>$43.0</strong></td>
</tr>
</tbody>
</table>

### UConn Health Operating Funds*

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Renovations</td>
<td>12.0</td>
</tr>
<tr>
<td>Clinical Equipment</td>
<td>12.0</td>
</tr>
<tr>
<td>Deferred Maintenance</td>
<td>3.1</td>
</tr>
<tr>
<td>Information Technology Security and equipment</td>
<td>13.0</td>
</tr>
<tr>
<td>Revenue Growth Investment</td>
<td>12.0</td>
</tr>
<tr>
<td>Research Capital Use Allowance</td>
<td>8.1</td>
</tr>
<tr>
<td>Other/Contingency</td>
<td>1.3</td>
</tr>
<tr>
<td><strong>Total UConn Health Operating Funds</strong></td>
<td><strong>$61.5</strong></td>
</tr>
</tbody>
</table>

### Grand Total FY24 Capital Budget

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Grand Total FY24 Capital Budget</strong></td>
<td><strong>$104.5</strong></td>
</tr>
</tbody>
</table>

*Categories/Projects may be redistributed based on UConn Health Capital Prioritization
Capital Policy and Procedures Manual Revisions

Project Initiation/Approval
Major UConn Projects Completed

**UConn Hartford Campus**
- **Werth Residence Hall**
  - $95.8M
  - 212,000 square feet, 730 beds
  - Completed August 2016
- **Engineering and Science Building**
  - $92.5M
  - 115,000 square feet
  - Completed October 2017
- **Student Recreation Center**
  - $97.1M
  - 191,000 square feet
  - Completed August 2019

**UConn Hartford Campus**
- **Engineering and Science Building**
  - $97.1M
  - 191,000 square feet
  - Completed August 2019
- **Putnam Refectory Renovation**
  - $18.7M
  - 42,000 square feet
  - Completed August 2016
- **Supplemental Utility Plant**
  - ~$67M
  - 40,000 square feet
  - Completed November 2022

**Gant Building Renovation Phase I-II**
- ~$170M
- 200,000 square feet
- Completed August 2019, May 2021
- ~$190.0M
  - 200,000 square feet
  - Est Completion spring 2023
June 13, 2023

TO: Members of the Buildings, Grounds and Environment Committee

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


RECOMMENDATION:

That the Buildings, Grounds and Environment (BGE) Committee approve the revised and updated Capital Projects Policies and Procedures Manual, dated June 2023, as submitted by Finance, in accordance with the provisions of Connecticut General Statute Section 10a-109bb(b), as related to the management and delivery of UCONN 2000 capital projects. The Administration recommends that the BGE Committee adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Buildings, Grounds and Environment Committee approve the revised and updated Capital Projects Policies and Procedures Manual for Finance.”

BACKGROUND:

During 2005, the University established a Capital Project Delivery Process Manual that included policies and procedures related to the procurement, management, reporting, control and delivery of capital projects for the UCONN 2000 program. In accordance with statutory requirements, the Construction Management Oversight Committee (CMOC) officially approved revised Policies and Procedures Manuals for Capital Projects & Facilities Procurement (CPFP) and University Planning, Design & Construction (UPDC) in September 2008 and Finance in February 2015.

As of September 2015, the BGE Committee assumed the responsibility for and acts on behalf of CMOC, which includes reviewing and approving capital policies and procedures. BGE approved revised and updated Capital Projects Policies and Procedures Manuals for Finance, CPFP, and UPDC in September 2019.

The proposed capital policies and procedures manual for Finance dated June 2023 has been reviewed, updated, and edited to include clarification and documentation of the various capital project policies and procedures for all impacted departments (Project Accounting, Budget, Planning & Institutional Research, CPFP, Facilities Operations & Building Services, Information...
Technology Services, UPDC, UConn Health Campus Planning, Design & Construction).
Throughout this effort, the University Administration made certain that existing policies and procedures remained in effect to ensure the integrity of the capital program.

The revised and updated manual makes the following changes:
- **Project initiation/budget approval (pages 7-8):**
  - Removes project triage committee.
  - Removes ITS from Memorandum of Understanding and Project Review Committee approval process.
- **Financial Prequalification (pages 10-11):**
  - Changes the age of audited statements from 15 to 18 months from the date of application.
  - For projects less than $10M or involving a single trade contractor, the requirement for annual statements varies depending on thresholds and range from no requirement to reviewed, compiled or audited statements that are no older than 18 months from the application date.
- **UConn Management Fees Allocation (page 14):**
  - Added “can” allocate.
  - Beginning July 1, 2023, management fees will not be charged on newly initiated projects and select projects already underway.

The University Administration will continue to periodically review and update the Manual going forward to refine the capital project management process and maintain compliance with federal and state regulations.

The Capital Projects Policies and Procedures Manual for Finance has been reviewed by the Office of Construction Assurance and by the Office of Audit and Management Advisory Services and is recommended for approval.
BACKGROUND

The University’s capital program is authorized through the UCONN 2000 Infrastructure Improvement Program or “UCONN 2000” established by the University of Connecticut 2000 Act (“the Act”). The capital program is designed to modernize, rehabilitate, and expand the physical plant of the University. The Act authorizes projects to be financed over a thirty-two-year period ending in FY27 from a variety of fund sources. The fund sources utilized to support the capital program include $4.3 billion of UCONN 2000 State General Obligation bonds, plus other State General Obligation bonds, Special Obligation bonds (collectively “bonds”), University operating funds, gifts/donations, grants (including federal) and other debt financing.

Once funds are authorized for capital projects, the policies and procedures for the capital program are applicable. The policies and procedures contained herein apply to all capital projects at the Storrs and Regional Campuses (Avery Point, Hartford, the Law School-Hartford, Stamford, and Waterbury) regardless of fund source, and the bond funded capital projects at UConn Health.

PURPOSE

The purpose of this manual is to document the policies and procedures of the capital project delivery process with particular focus on the financial (budgetary/accounting) controls and approvals. These policies and procedures range from the high-level development of the annual capital budget to the day-to-day approvals required to issue purchase orders and pay invoices. Included are other related policies and procedures as well as further definition of the roles and responsibilities of budget and accounting professionals within the various workflows. The goal of this manual is to provide for an appropriate system of financial internal controls while achieving workflow efficiencies, timely and accurate financial reporting in accordance with Generally Accepted Accounting Principles (GAAP) and federal and state regulations, and to mitigate risk while ensuring the safeguarding of University assets.
While this manual is a collection of established and evolving policies and procedures, it is not intended to be a step-by-step detailed procedures manual to allow ongoing flexibility while still maintaining adherence to applicable statutes and regulations as well as other related University policies.

The Executive Vice President for Finance & Chief Financial Officer has oversight of these policies and procedures. University Planning, Design & Construction (UPDC), Facilities Operations and Building Services (FO), Information Technology Services (ITS), UCH Campus Planning, Design and Construction (CPDC), Capital Projects and Facilities Procurement (CPFP-part of University Business Services), Accounts Payable, and the Office of Treasury Services have separate policies and procedures that must be read in conjunction with this manual.

The organization chart below illustrates the reporting structure of various departments that have a primary role in the capital project delivery process:
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Abbreviations Defined

AMAS: Audit and Management Advisory Services
AS-NTP: Additional Services-Notice to Proceed
BGE: Buildings, Grounds & Environment
BOT: Board of Trustees
BPIR: Budget, Planning and Institutional Research
CAR: Contract Approval Request
CCD: Construction Change Directive
CIP: Capital Improvement Plan
CMOC: Construction Management Oversight Committee
CO: Change Order
CPFP: Capital Projects & Facilities Procurement
CPDC: Campus Planning, Design & Construction at UConn Health
DM: Deferred Maintenance/Code Compliance/ADA Compliance/Infrastructure Improvements & Renovation Lump Sum and Utility, Administrative and Support Facilities
EVPFCFO: Executive Vice President for Finance & Chief Financial Officer
FFE: Furniture, Fixtures & Equipment
FO: Facilities Operations and Building Services (includes Academic Renovations)
ITS: Information Technology Services
MOU: Memorandum of Understanding
OTS: Office of Treasury Services
PA: Project Accounting
PCO: Proposed Change Order
PO: Purchase Order
POA: Purchase Order Amendment
PR: Purchase Requisition
PRC: Project Review Committee
SMC: Space Management Committee
UBS: University Business Services
UCH: UConn Health
UPDC: University Planning, Design & Construction
PROJECT INITIATION

Authorization of the Capital Budget
A ten-year Capital Improvement Plan (CIP) developed and maintained by UPDC is based on the projected academic direction of the University and major infrastructure improvements as identified in the University Master Plan. The CIP is an ever-evolving list of projects that is prioritized and sequenced against the available and projected capital budget funding at the direction of the BOT, the President, the Provost and the EVPFCFO. The annual capital budget is primarily comprised of the annual CIP cash flow needs. In addition, the capital budget may include allocations for maintenance type projects as well as specific project requests from various University stakeholders.

To manage all capital fund sources in a strategic and transparent manner, the annual capital budget is established by the Office of Budget, Planning and Institutional Research (BPIR) and is presented for approval to the Board of Trustees (BOT). The capital budget details the proposed projects or program allocations, amounts and funding source, and the supplemental indenture, which authorizes the bond issuance. Note that only UCONN 2000 GO bond funded capital projects and equipment at UConn Health are included in this annual capital budget. UCH projects and equipment financed through other fund sources are separately approved.

Also presented is the UCONN 2000 Phase III Bond Phasing Plan by Statutory Named Line and indenture amendments for prior year(s) if needed. Once the capital budget and related indentures are approved by the BOT, a letter requesting allotment of the annual bond authorization for projects approved in the capital budget is sent to the Governor. The Governor may approve or disapprove the request; if not acted upon in 30 days, the request is deemed approved. After approval, the University will begin to expend the bond funds. The University works directly with the State Treasurer’s Office on the timing and issuance of the bonds based on cash flow needs.

The University will finance capital projects through a variety of funding sources. In addition to General Obligation bonds, the Act also authorizes the University to issue Special Obligation bonds. These bonds are paid from certain pledged revenues of the University. Prior to issuance, a supplemental indenture authorizing the Special Obligation bonds is presented to the BOT. Once approved by the BOT, a letter is sent to the Governor. The Governor may approve or disapprove the request; if not acted upon in 30 days, the request is deemed approved. The capital budget may also include University operating funds, gifts/donations, grants (including federal) and other debt financing.

Special requests will be made to the BOT and the State of Connecticut Legislature (Finance, Revenue & Bonding Subcommittee) to amend the UCONN 2000 Act project list, General Obligation bonding plan, or duration of the program as needed.

Capital Project Guidelines
A capital project must be established for projects such as new buildings, building additions, infrastructure/utility repairs and upgrades, building system upgrades or improvements, major equipment purchases, major renovations and/or major repairs or replacements that generally utilize architectural and engineering design services, and/or significant projects that require code compliance
or environmental consultation. In the case of major equipment purchases, installation services may be required, and the renovation of space may be required to install the equipment. Capital projects increase the capacity, life, or operating efficiency of the asset. The Office of Financial Operations and Controller sets the University’s capitalization threshold for recording fixed assets and such threshold can change depending on various factors. The capitalization policy and current threshold can be found at accountingoffice.uconn.edu. If a project meets the capital project guidelines but does not meet the capitalization threshold, it may still be tracked as a capital project for other purposes. All projects utilizing UCONN 2000 funding (or other funding authorized under UCONN 2000, such as State Bonds or Special Obligation Bonds), including code projects, must be tracked as a capital project whether they meet the capitalization requirements.

A capital project should not be created for day-to-day maintenance and ordinary repairs directed toward keeping assets in acceptable condition including preventive maintenance; replacement of parts, systems, or components; and other activities needed merely to preserve the asset but not extend the useful life of the asset. Equipment purchases not requiring installation services or the renovation of space for the installation would not be a capital project but may be capitalized via the financial system if capitalization guidelines for equipment are met.

There may be situations requiring further analysis and clarification on whether a capital project should be established. In those instances, Project Accounting will work with UPDC/FO/ITS/CPDC to make the determination.

**Signature Authority**
The BOT grants the UConn President signing authority for all University contracts. The President is authorized to delegate such signing authority as he/she determines appropriate. Records of delegated signature authority are maintained by the Office of General Counsel and can be found on their website uconncontracts.uconn.edu.

**Project Initiation/Budget Approval**
It is important to recognize that project type and complexity can determine the department who executes a project and how that project is managed from start to finish. Therefore, customized processes are utilized to accommodate the various projects as well as the management of a variety of fund sources. The University has made certain that appropriate internal controls remain in place to ensure proper stewardship of all funds and the integrity of the capital program.

For UCH, the SMC and CPDC oversee the project approval process. As detailed below, any capital project equal to or greater than $500,000, no matter the fund source, must be approved by the BOT. In addition, other project approvals take place in accordance with UCH policies and procedures.

For the Storrs & Regional Campuses, capital projects can be initiated by departments through a Project Request form. Project requests are reviewed and assigned to UPDC or FO. A MOU will be developed by UPDC/FO to document the scope, schedule, budget, and funding source. The Project Review Committee (PRC-see below) is responsible for approving projects less than $500,000. A senior management group and the BOT approve projects greater than or equal to $500,000. All projects that meet the capitalization threshold set by the Office of Financial Operations and Controller must have an
approved MOU prior to the commencement of the project regardless of fund source. Furthermore, if a project is funded with bonds, it must have an MOU prior to the commencement of the project, regardless of whether it meets the capitalization threshold. (See Capital Project Guidelines). Any changes in the project budget requiring additional funding require a revised MOU.

The PRC, a cross-functional group of stakeholders, reviews MOUs regularly to ensure project requests are in line with the University Master Plan and the work will enhance the University’s goals and objectives. PRC has the authority to decline MOUs and to approve MOUs up to $500,000. Once PRC approves an MOU up to $500,000, no further approvals are necessary, and the project will be set up in the appropriate project tracking system and financial system. Any project initiated by the President and for the direct benefit of the President must also be approved by the BOT BGE Committee (or BGE designee) regardless of the amount. Projects less than $500,000 for UCH must be approved via the capital project approval process at UCH.

All capital projects greater than or equal to $500,000 require a senior management level group, to review and approve project MOUs prior to submission to the BOT. This group also reviews MOUs that have been approved by PRC up to $500,000 for informational purposes. Once a project is approved, it is required to receive BOT approval at various phases. See the “Three-Phase Budget Process” below.

During any phase of the project, the possibility exists that a project may require additional funding. When the total expenditures are anticipated to exceed the BOT approved budgeted level by 5% or greater, a revised budget must be presented to the BOT for approval prior to exceeding the budget by 5%. The BOT policy permits the EVPFCFO to approve budget changes of up to 5% if funding is available. The BOT is subsequently notified through a revised project budget.

Project funding must be identified prior to the start of a project. Exceptions must be approved by the EVPFCFO or his/her designee. Project budgets must include all known fund sources and project-related costs including Furniture, Fixtures and Equipment (FFE). If additional FFE is procured outside of the capital project budget, in accordance with standard UConn procurement policies and procedures, the project MOU/BOT resolution will include a note stating such exception. For UCH capital projects, FFE (including Information Technology equipment) can be procured directly by UCH and subsequently reimbursed by bond funds. This process will be completed in accordance with standard University procurement policies and procedures.
**Three-Phase Budget Process**

Project budgets greater than or equal to $500,000 are presented to the BOT during the planning, design, and final phases. The presentation of budgets to the BOT is the joint responsibility of the EVP/CF and Provost & Executive Vice President for Academic Affairs. As noted below at each phase, project budgets must carry sufficient funds to cover risks from unforeseeable conditions (contingency).

- **Planning Budget:** This budget signals the commencement of the planning or design process for each new building or major renovation project. The contingency at this juncture must be at least 10% of the total project cost to reflect the preliminary nature of the budget.

- **Design Budget:** Once the project design has progressed and a cost estimate is available, University administration submits a more definitive budget reflecting the architect’s or engineer’s estimate of cost based on the design. The contingency balance at this juncture must be at least 8% of total project cost to reflect the potential for deviations as bids are received for the project’s components.

- **Final Budget:** Once reliable estimates of construction costs are known (prior to or post construction bidding), the final budget will be presented to the BOT. At this juncture, the contingency must be at least 5% of total project cost to cover change orders that may arise during construction.

- **Revised Budget:** Even though every effort is made to construct/renovate facilities within the budgets presented to the BOT, there may be occasions when actual costs are projected to exceed initial estimates. Revised Planning, Design and Final budgets will be needed for this purpose.

At times where a project needs to be expedited or is limited in scope, a waiver of the three-phase budget approval process will be requested.

Situations may also arise where the University must utilize an exigent procurement process to address an emergency. While projects that fall under this policy are not subject to the Project Initiation/Budget Approval process noted above, BPIR is responsible for assigning the appropriate funding. Use of the exigent procurement process shall be limited and must be pre-approved by the EVP/CF. See CPFP S8: Exigent Procurement Policy.

**Setting up Capital Projects**

After a capital project has appropriate approvals to proceed, it is set up in the financial system and project tracking systems. Currently, the University utilizes several systems to account for and track capital project activities: the financial system, the procurement and payment system, and the project tracking system(s). Integrations run between the systems to ensure timely and accurate information.

Projects managed by UPDC are set up in the UPDC project tracking system at the project intake phase and, once approved by PRC, are assigned a project number. UPDC is responsible for assigning a project number, setting up project details and for submitting MOUs for approval in the project tracking system workflow. BPIR is responsible for assigning fund source(s) based on the capital budget plan. PA is responsible for setting up new accounts in the financial system, assigning the accounts to projects in the project tracking system, and transferring all fund sources into the project accounts. PA is the
designated Fiscal Officer on UPDC project accounts in the financial system as well as the procurement and payment system, as this role allows for required accounting oversight and enables additional financial approvals to occur through the workflow routing of documents in these systems.

FO managed projects, with budgets greater than or equal to the capitalization threshold, are set up once an MOU is approved by PRC. BPIR is responsible for assigning fund source(s) based on the capital budget plan. FO is responsible for setting up project details in the FO project tracking system. PA is responsible for setting up new accounts in the financial system and funding the accounts. FO is the designated Fiscal Officer on projects less than the capitalization threshold, and PA is the Fiscal Officer on projects greater than or equal to the capitalization threshold. Note that all FO managed projects funded with bonds must follow the capital project process and be tracked in the UPDC project tracking system regardless of the budget amount. This is to allow for comprehensive project tracking and financial reporting for all bond funded capital projects.

ITS managed initiatives such as large system implementations and/or other major ITS infrastructure upgrades with budgets greater than or equal to $500,000 require BOT approval. BPIR is responsible for assigning fund source(s) based on the capital budget plan. ITS is responsible for setting up project details in the ITS project tracking system. ITS or PA is responsible for setting up new accounts in the financial system and funding the accounts, depending on the funding source. ITS is the designated Fiscal Officer on initiatives funded with Equipment, Library Collections & Telecommunications bonds, and PA is the Fiscal Officer on initiatives deemed to be capital projects (see Capital Project Guidelines). Note that all ITS managed projects funded with bonds, except for Equipment, Library Collections & Telecommunications bonds, must follow the capital project process and be tracked in the UPDC project tracking system.

For UCH bond funded projects financially managed in Storrs, the UPDC project tracking system is utilized. Projects are set up once approved via the capital project approval process at UCH plus any required BOT approvals. BPIR is responsible for assigning fund sources based on the capital budget plan. PA sets up project accounts in the financial system, transfers funds, and is the designated Fiscal Officer on UCH project accounts. Once again, this role allows for proper financial approvals to occur in workflow. UCH DM bond funded projects are budgeted at UCH in their financial system and are reimbursed by Storrs after expenditures are incurred. See procedure “Reimbursing UCH for Bond Expenditures.”

**DESIGN AND CONSTRUCTION**

**Financial Prequalification**

Prequalification allows the University to evaluate and select contractors who will be invited to offer proposals on a project. The role of PA in the overall prequalification process is limited to assessing the financial capability of an applicant to complete a specific project within a given time period. Applicants are either accepted or rejected depending on the calculation of financial statement ratios and review of other qualitative factors in comparison to industry standards. If a project is valued at $10 million or greater, audited financial statements including an independent auditors’ report, balance sheet, income statement, cash flow statement and the notes to the financial statements are required. These
statements need to be dated within 18 months from the date of the application. In addition, applicants for prequalification must supply interim financial statements not older than 6 months from the date of application. For projects less than $10 million or involving a single trade contractor, the requirements for annual statements vary depending on thresholds and nature of the project, and range from no requirement to reviewed, compiled, or audited statements that are no older than 18 months from the application date.

**Contract Approval**
The contract approval process ensures that all phases of engaging an architect, a construction contractor or a construction manager have been in accordance with all University policies and procedures, State statutes, and Federal regulations when applicable.

For UPDC and UCH, when a vendor has been selected, CPFP creates the Contract Approval Request (CAR) workflow in the project tracking system. The workflow request is approved by CPFP, UPDC/CPDC, PA, and UBS. The EVPFCFO approves the CAR at the time the actual contract is signed. PA's role is to verify that funding has been approved, is in place, and that the request falls within the current approved budget.

For FO, the CAR form is created by CPFP and is approved by CPFP, FO, PA, UBS, and EVPFCFO. For non-bond funded FO projects less than the capitalization threshold amount, PA approval is not required.

**Purchase Order (Requisition) Approval**
PA's responsibility in approving the PR is to ensure that enough funding is in place in the project accounts to encumber the request and that the request is coded correctly for accounting purposes.

For UPDC, UCH, FO and ITS managed bond funded projects, all PO requests (Purchase Requisitions-PR) with appropriate supporting documentation must be approved by UPDC/FO/CPDC/ITS, CPFP and PA. PRs are initiated through the project tracking system workflow and integrated into the procurement and payment system for additional workflow approvals prior to a PO being issued. For FO and ITS projects PA obtains backup and approvals, then enters the PR into the project tracking system, which integrates into the procurement and payment system for additional workflow approvals prior to a PO being issued. The final PO approval authority resides with UBS.

For UCH capital projects, FFE (including Information Technology equipment) can be procured directly by UCH utilizing their internal policies and procedures. Refer to the section “Reimbursing UCH for Bond Expenditures” for details related to the reimbursement of these costs.

For non-bond funded FO/ITS projects, PRs are initiated by FO/ITS directly into the procurement and payment system workflow and must be approved by FO/ITS, CPFP and PA. PA’s approval is only required if the total project budget is greater than the capitalization threshold amount. Final PO approval authority resides with UBS.
**Authorizing Use of Internal Vendors**

Work done on a capital project by internal vendors must have prior approval (by routing an estimate of the cost of the work). Examples of internal vendors for a project are FO (including Academic Renovations), ITS, and University Safety. If the charges from the internal vendor are going to exceed the approved estimate, then an additional request with appropriate documentation must be routed for approval to authorize the increased amount.

For UPDC, such requests are initiated via an Internal Cost Request in the project tracking system workflow for approval. Requests must be approved by UPDC, PA and CPFP. For bond funded FO/ITS managed projects and UCH projects, such requests are generally initiated in an outside system and routed for approval, then input into the project tracking system for tracking purposes by PA. Requests must be approved by FO/ITS/CPDC, PA and CPFP.

**CHANGE MANAGEMENT**

Construction Change Directives, Additional Services-Notice to Proceed and Proposed Change Orders do not require PA approval. These mechanisms are precursors to executed change orders/purchase order amendments approved by PA. Thus, to document all approvals that may result in a contract amendment, it is appropriate to include them.

**Construction Change Directive (CCD)**

There are conditions or situations during the construction of a project involving scope, schedule, safety, or an emergency where work urgently needs to proceed prior to when a full Proposed Change Order (PCO) submission can be attained. This change request is documented by a Construction Change Directive (CCD), authorizes work based on an order-of-magnitude estimate or a not-to-exceed amount, and directs the contractor to proceed with the change scope of work. A CCD is written and authorized in anticipation of being included in a fully documented, authorized and executed follow-on Change Order (CO). A CCD requires the following information: a description of the scope of work, a not-to-exceed estimated cost, an indication of the pricing methodology, and authorization by UPDC/CPDC.

**Additional Services – Notice to Proceed (AS-NTP)**

Similar to the CCD policy, there may be a business need to have additional work performed by an architect, engineer, or other professional service firm where time is of the essence to maintain the project schedule. If a change in the scope of services provided by a professional service firm is required and an immediate directive to begin working is needed to maintain a critical schedule, the University will issue an AS-NTP. The project manager will work with the vendor to define the desired additional services for a defined not-to-exceed amount. In all cases, a not-to-exceed amount shall be established to limit the financial exposure to the University in lieu of, and in advance of, the subsequent, formal contract amendment. For UPDC, an AS-NTP request is initiated via the project tracking system workflow to set aside the funds against the project budget until a follow-on amendment is processed. All AS-NTP requests must be approved by UPDC/CPDC.
**Proposed Change Orders (PCO)**

Changes (increases or decreases) in a project that affect scope, schedule and/or budget need to be documented during a project. When changes occur, they may affect the contract, the financial accounting and the work being performed. When a change is warranted, the contractor will issue a Proposed Change Order (PCO) with the total price of the change.

For UPDC, the project manager shall review the scope of the proposed change and the backup provided in the PCO submission, verify entitlement to additional cost, confirm the proposed cost is reasonable, and once verified, submit the PCO for approval through the project tracking system workflow. PCOs require internal approval by UPDC, and CPFP approves PCOs at a specified threshold.

**Purchase Order Amendments (POA)**

For UPDC managed projects, on an approximate monthly basis, approved construction PCOs and/or CCDs (if any) shall be compiled in a formal Change Order (CO), which adjusts the contract value and purchase order amount for the project. COs are initiated in the project tracking system through the Purchase Order Amendment (POA) workflow and are approved by UPDC, CPFP and PA. Non-construction project POAs are also amended utilizing this workflow. Examples include architect/engineering, environmental, move management and legal services, among others.

PA’s primary responsibility in approving POAs is to ensure sufficient funding is in place in the project accounts to encumber the change, review the backup for accuracy, and to compare the request against the remaining project budget. PA also provides the accounting codes and prioritizes the use of fund sources within the project budget. POAs from the project tracking system are then integrated into the procurement and payment system where further approvals take place by CPFP and UBS.

For bond funded FO managed projects, POA requests are initiated outside of the project tracking system and are approved by FO, CPFP and PA. Once approved, they are entered into the project tracking system by PA and are integrated in the procurement and payment system where further approvals take place by FO/CPFP and UBS. For non-bond funded FO managed projects not tracked in the project tracking system, FO initiates a POA directly in the procurement and payment system. The POA is approved by FO, CPFP and PA (if the project exceeds the capitalization threshold amount). PA’s role is to ensure that there is enough funding in the accounts in the financial system to encumber the change. If the project is less than the capitalization threshold amount, PA approval is not required.

For UCH bond funded projects, POAs are processed and approved by UCH via paper form, sent to Storrs, and PA approves and enters the POA into the project tracking system, which then integrates into the procurement and payment system. POAs in the procurement and payment system are then approved by UCH, CPFP, and UBS.

**APPROVAL FOR PAYMENT**

**Paying an External Vendor**

Prior to payment, vendor invoices are routed for appropriate approvals. The vendor’s original invoices are received by Accounts Payable, who initiates the invoice entry in the procurement and payment
system. Due to the Fiscal Officer designation in the financial system, which integrates into the procurement and payment system, the invoice automatically routes to PA for review and approval. A valid PO must be in place for the vendor within the project prior to PA approval. Limited invoices applicable to the project but not associated with a project related PO, will be paid through a disbursement voucher. Like the vendor invoice payment request, these non-PO payments require approval.

PA ensures invoices are applied to the correct project PO, checks for accuracy, and routes the invoice for further approvals. Approval by UPDC/FO/ITS/CPDC of the invoices is required prior to payment. For all legal invoices, approval is required by a representative from the Office of General Counsel.

**Paying an Internal Vendor**

Internal vendors can be utilized on capital projects, and such project work needs to be pre-approved. (See Authorizing the Use of Internal Vendors.) Work performed and managed by Academic Renovations within FO is an exception to the pre-approval requirement, as the full scope of their work is typically approved by all required parties during the MOU process and therefore does not require a duplicative authorization. However, in rare cases where Academic Renovations’ work is a subset of a larger capital project, authorization is required.

Internal vendors invoice for work performed against capital projects via an Internal Billing document in the financial system’s electronic workflow. The internal vendor must produce an invoice with detailed back-up documentation (material & labor including rates & hours worked) and such invoice and back-up documentation must be attached electronically to the Internal Billing. These invoices are initiated by the internal vendor/department and route to PA for approval due to the Fiscal Officer designation on the project account.

PA verifies that the internal project work was previously approved, that the project number and account coding is correct, and that there is sufficient budget within the project for the billing. PA then routes the Internal Billing to UPDC/FO/ITS/CPDC for approval.

**ACCOUNTING POLICIES**

**UConn Management Fees Allocation**

The University can allocate the salaries and fringe benefits for designated employees representing indirect costs associated with the delivery of capital projects. The method allocates to each project an amount of UConn administrative fees equal to a fixed percentage of the total costs for that project. This allocation is reviewed on a periodic basis due to changes that can occur in employees and the associated salaries and fringe benefits.

**Equipment, Library Collections & Telecommunications**

The Equipment, Library Collections & Telecommunications bond funded authorization is approved annually as part of the capital budget prepared by BPIR. The departmental allocations of bond funds for this purpose are coordinated by BPIR. Generally, individual accounts are set up for each department. Purchases are initiated by individual departments and UBS is responsible for adherence.
to University procurement policies and procedures. PA and BPIR monitor budgets and expenses in these accounts.

**Recoding Expenditures**

Movement of expenditures to and from capital projects may be necessary due to changes in fund sources, corrections of errors or other circumstances. When the movement of expenditures is needed, an accounting entry is prepared and routed through workflow in the financial system for approval. Sufficient supporting documentation must be attached. The accounting entry is approved by PA and, if a certain threshold is met, the Associate Controller and Director of Accounting. For the movement of bond funded expenditures between different capital projects in any amount, the Associate Controller and Director of Accounting’s approval is also required unless the entry is for an error correction.

**Reimbursing UCH for Bond Expenditures**

Expenditures can be incurred at UCH and reimbursed by Storrs for the following:

- Deferred Maintenance/Code Compliance/ADA Compliance/Infrastructure & Improvements
- Renovation Lump Sum and Utility, Administrative and Support Facilities
- Equipment, Library Collections and Telecommunications Expenditures
- Other reimbursable expenditures on capital projects

The procurement and subsequent payment of these expenditures is completed in accordance with UCH standard policies and procedures and are tracked by the Finance Division at UCH. UCH periodically submits reimbursement requests to PA in Storrs who reviews the requests for proper authorization, accuracy, and appropriateness. PA prepares a disbursement voucher, which is routed to Manager of PA, UCH personnel, and Accounts Payable for approvals.

To ensure the consistency of financial information between both entities, project reconciliations are performed, including reconciling the detailed listings of the UCH expenditures for DM and Equipment to the University’s records of reimbursement. UCH balances are also reconciled to the bond cash flow report and the Due to Affiliate liability analysis when University financial statements are prepared.

In addition to UCH expenditures to be reimbursed by the University utilizing bond proceeds, expenditures are incurred against certain UCH capital projects utilizing UCH fund sources. Similar to reimbursable expenditures, these transactions are completed in accordance with UCH policies and procedures. To ensure proper reconciliation, UCH Finance will provide periodic reporting and appropriate back-up documentation to PA in Storrs to track these expenditures against the UCH portion of the approved project budget.

**Project Financial Closeout**

Financial closeout of a project is performed by PA after being notified by UPDC/FO/ITS/CPDC that the project is complete and final payments have been made. The timing of financial closeout varies due to final change order negotiation, delayed invoicing, or warranty issues. For FO managed projects (non-bond funded) that are under the capitalization threshold, FO will be responsible for financial closeout.
After the project is reconciled and all encumbrances and cost allocations are closed out, the unspent funding may be returned to the source account(s) from which they originated or may be reallocated. If reallocating bond funds to a new named line, an indenture change approved by the BOT is required.

If a project is substantially complete but not ready for financial closeout due to trailing items, UPDC/FO/ITS/CPDC will notify BPIR or PA that remaining funds, net of encumbrances and specific estimated allocated contingencies, may be removed from the project. The remaining funds can then be re-assigned to another project.

**MISCELLANEOUS**

**Project Reporting**
Many reports are prepared having to do with the capital program for internal and external purposes. Some reporting is done in conjunction with UPDC/FO/ITS/CPFP/CPDC and BPIR. In addition, numerous ad-hoc reports are utilized for internal monitoring and control purposes.

**Treasury Services**
The Office of Treasury Services (OTS) manages the issuance of bond debt and invests the proceeds and disbursements of bonds related to the capital program pursuant to the indentures, other financing documents, State law, the U.S. Internal Revenue Service, the Securities and Exchange Commission and other regulatory requirements. OTS is the Indenture Authorized Officer on all bond fund disbursements and directs the required indenture filings with the Office of the State Treasurer and the Trustee Bank. In addition, OTS sells the investments and deposits the proceeds to the dedicated accounts. OTS policies and procedures can be found here: [ots.uconn.edu](http://ots.uconn.edu).

**Project Audits**
The Office of Audit and Management Advisory Services (AMAS) has the responsibility of facilitating internal and external audits related to the capital program. AMAS periodically conducts internal audits related to capital projects. PA’s role is to provide policies and procedures, meet with the auditors as required, and to provide ad hoc reports as needed.

Pursuant to Connecticut General Statute Section 10a-109z, the University’s BOT is required to select and appoint independent auditors to annually conduct an audit of any project funded by bonds as defined in statute. Such an audit shall review invoices, expenditures, cost allocations and other appropriate documentation to reconcile project costs and verify conformance with project budgets, cost allocation agreements and applicable contracts. In accordance with this legislation, an independent accounting firm is engaged annually to satisfy the statutory requirement. In addition to the requirements under the Act for University General Obligation Bond funded projects, UConn can elect to perform audits of projects funded with other fund sources. PA’s role in audits is to provide coordination with stakeholders, policies and procedures and system training, prepare ad hoc reports as required, and to meet with and assist the auditors as needed.

The State of Connecticut Auditors of Public Accounts have an office at the University and perform many audit functions. PA provides them with various types of information related to capital projects.
**Construction Management Oversight Committee/Office of Construction Assurance/BGE**

In 2006, UCONN 2000 provisions were amended under Public Act 06-134 to include the creation of the Construction Management Oversight Committee (CMOC) under Section 10a-109bb. CMOC reviews and approves the University policies and procedures under which the UCONN 2000 capital program operates. In September 2015, the Building, Grounds and Environment Committee (BGE) of the BOT assumed the roles and responsibilities of CMOC.

The Office of Construction Assurance, an independent University office established by the BOT, is responsible for reviews of construction performance of the UCONN 2000 capital construction program and provides periodic reporting to the BGE and to the University President.

**Enforcement**

Violations of these policies can result in appropriate disciplinary measures in accordance with State and Federal laws and regulations, University Laws and By-Laws, General Rules of Conduct applicable to all University employees, applicable collective bargaining agreements, and the University of Connecticut Student Code.

**Other Related Policies and Procedures**

Other related University policies and procedures must be read in conjunction with this manual and can be found on the websites of the respective departments that have roles and responsibilities in the capital project delivery process. Examples include but are not limited to: University Planning, Design and Construction; UCH Campus Planning, Design and Construction; Facilities Operations; Information Technology Services; Capital Projects and Facilities Procurement; Accounts Payable; Inventory Control/Capitalization; Treasury Services; and General Counsel.

The University will continue to refine this manual going forward to achieve further efficiencies and maintain compliance with all federal and state regulations. Modifications such as names of processes, departments/units, forms, titles of positions as authorized signors/approvers, and names of systems and/or documents within systems will be implemented if they do not substantially change the intent of this manual.
June 13, 2023

TO:       Members of the Buildings, Grounds and Environment Committee

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

RE:     Construction Assurance Office Report – June 2023

The following is the statutorily required report of construction performance reviews undertaken by Audit and Management Advisory Services (AMAS) through May 2023:

1. AMAS has completed a detailed review of the UConn 2000 funded projects listed below for compliance with General Statutes Section 10a-109n and the Capital Projects Policies and Procedures Manuals, dated September 2019, as submitted by Finance, Capital Projects and Facilities Procurement, and University Planning, Design and Construction. Our review process consisted of procedures to verify project compliance with requirements from initiation through close out. The procedures included reviewing key areas such as project initiation, contractor procurement, expenditure review, contract changes, building and fire code compliance, and project closeout.

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

**June 13, 2023**

**Office of Construction Assurance Report**

**Statutory Name Projects Reviewed**

<table>
<thead>
<tr>
<th>Statutory Name</th>
<th>Child Project Name</th>
<th>Project Number</th>
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<tr>
<td>DM/Code/ADA/II/Reno LS/UA&amp;S Fac</td>
<td>Campus Wayfinding Improvements</td>
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June 28, 2023

TO: Members of the Board of Trustees

FR: Jeffrey P. Geoghegan, CPA
   Executive Vice President for Finance & Chief Financial Officer

RE: Proposed New Lease for 36 North Main Street, Waterbury, CT

RECOMMENDATION

That the Board of Trustees approve the University Administration entering into a lease and any other required or desirable auxiliary agreements with Green Hub Development III, LLC for the lease of approximately 26,300 square feet of space at 36 North Main Street in Waterbury, CT. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION

“Be it resolved that the Board of Trustees authorizes the University Administration to enter into a lease and any other required or desirable auxiliary agreements with Green Hub Development III, LLC for approximately 26,300 square feet at 36 North Main Street in Waterbury, CT on the material terms as set forth in this Memorandum.”

BACKGROUND

36 North Main Street is an existing six-story building totaling approximately 36,300 square feet located immediately adjacent to the UConn Waterbury campus. The building is currently in a state of disrepair and needs considerable rehabilitation. The City of Waterbury, working with a developer (Green Hub Development), solicited and received a $10 million grant from the State of Connecticut to renovate the building. The developer is investing an additional approximately $5 million to complete the renovation and make the building ready for occupancy.

Green Hub Development III, LLC, and the University signed a non-binding term sheet on November 21, 2022 to potentially lease a total of approximately 26,300 square feet on the first, second and third floors of the building once the property renovation is complete. The renovation of the building is anticipated to take approximately 1 ½ years.
PURPOSE AND NEED

The University Administration plans to utilize the leased space for academic, research and administrative purposes for UConn Waterbury. Spaces that will be constructed include educational teaching spaces, simulation laboratories, wet and dry research areas, interview rooms, and incubator spaces. The University programs to be located within this space are clinical and research labs and maker spaces for Psychology and Allied Health on the first floor, instructional spaces and learning labs for Nursing and Health on the second floor, and sustainable and dry innovation labs for OVPR/Research on the third floor. The intended use of the space is further shown in Attachment A.

LEASE TERMS

The University Administration proposes to enter into a lease on the following material terms:

- Lease commencement will be coincident with the start of an academic semester, which is anticipated at this time to be either January 1, 2025 or August 1, 2025
- The initial lease term will be 20 years, with two five-year renewal options at the University’s discretion.
- The base rent in the first year of the lease will be $14.00 per square foot (or approximately $370,000 annually), with escalation at a rate agreed-to thereafter.
- The University will be responsible for expenses associated with utilities, internet and telecom, custodial services, and maintenance of the demised space. These operating costs during the first year of the lease are estimated at approximately $10.00 per square foot (or approximately $265,000 annually).
- All capital costs for the fit-out and construction of the space will be by the Landlord. An allowance of $250,000 for the purchase of furniture and equipment is included in the development budget. The University is responsible for the purchase and installation of any audio-visual equipment required for the space.
- The Landlord will install security and access control systems as part of the construction of the premises. The University will be responsible for any security personnel for the premises, if necessary, but it is presently anticipated that coverage can be provided with the current security staffing on the regional campus.
- The Landlord is responsible for all real estate taxes and insurance expenses for the premises and building.
- The University will have the right to sublet or assign the space to any other state agency with no consent required from the Landlord. The University can also sublet or assign the space to any private party with Landlord’s consent. If the University were to receive higher rent than the base rent when assigning or subletting the space, the profit will be split equally between the Landlord and University.
- The lease includes an alternative to lease the fourth floor and half of the fifth floor in lieu of half of the first floor (i.e., total square footage remains the same) if the Landlord finds another tenant to lease half of the first floor.

-END-
ATTACHMENT A
First Floor
Approximately 11,300 sf
Second Floor
Approximately 9,000 sf
Third Floor
Approximately 6,000 sf
COVID-19 Response

• Public Health Emergency has ended on May 11, 2023
• The Garage 1 testing site has been decommissioned.
• Combined walk-in COVID testing with the vaccination & booster administration in the Outpatient Pavilion
• UConn Health is mask optional except for specific situations
• Public Health Emergency has ended on May 11, 2023
• UCH will continue to review and update COVID policies & guidelines ongoing in response to number of COVID cases and evolving state/federal rules.
• This will be the last COVID 19 update to the B&G Committee
Analysis of space allocation within clinical practices

The Outpatient Pavilion is a standalone clinical building (approximately 200,000 sf) that contains 250 exam / treatment rooms.

Outpatient Pavilion Space Allocation

- **61%** Exam/Treatment Rooms
- **18%** Offices integral to clinical practice: check in, staff & touchdown
- **14%** Faculty and administration offices on floors 7 & 8
- **6%** General Use (Food Service, Breakrooms, Locker rooms)
- **1%** Support: Central Storage and Logistics

**Note:**
- UConn Health is an academic medical center.
- The clinical providers are also considered Faculty.
- Each Faculty member is provided with only one office.
- Within the clinical setting that office is doing double duty as a provider and a faculty office.
- If the faculty offices are not convenient to the clinic, shared provider offices are required.
PROJECT FUNDING
• FY ‘23 Capital Pool: $17 Million
  • Pool used to fund requests for Clinical Equipment, IT and Capital Projects
  • Under $50,000 Capital Pool reduced to $3 million. Remaining = $1.58m
  • Over $50,000 Capital Pool increased to $14 million. Remaining = $662k
  • 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.
• Reviewing options to utilize $40 million of FY23 Bond Funds on a few large projects that align with strategic goals vs 50+ smaller projects that will take more resources and time to implement.
Campus Planning Design and Construction

Capital Project Metrics:

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<th>Phase</th>
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<th>JDH</th>
<th>SODM</th>
<th>SOM</th>
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PROJECTS BY PHASE

1. Initiation, 54, 26%
2. Pending Approval, 6, 3%
3. A & E Selection, 5, 2%
4. Design, 41, 20%
5. Procurement, 17, 8%
6. Construction, 20, 9%
7. Substantially Complete, 67, 32%

PROJECTS BY DIVISION

JDH, 88, 42%
DM, 47, 22%
UMG, 20, 10%
SOM, 25, 12%
SODM, 3, 1%
Admin, 27, 13%

Project Data
- Project Total Last Report: 211
- Projects Added: 18
- Projects Closed: 19
Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows:  

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

### Budget Resolutions for June BOD/BOT Meeting

- **CT-7 Med Surg/Observation Unit Renovation**  
  **(Planning $2,500,000)**
- **Interventional Radiology Equipment Replacement & Renovation**  
  **(Planning $4,700,000)**
- **Hybrid OR#2 Fit-Out**  
  **(Planning $7,100,000)**
- **TB-121 Blood Bank Relocation**  
  **(Final $765,000)**
- **Outpatient Pavilion 3rd Floor Backfill**  
  **(Planning $3,300,000)**
- **Outpatient Pavilion X-Ray & Blood Draw Relocation**  
  **(Planning $650,000)**
- **Musculoskeletal Institute Rehabilitation Expansion**  
  **(Planning $640,000)**
- **Cryo Electron Microscope Installation**  
  **(Planning $960,000)**
- **Cadaver Lab Renovation & AHU Replacement**  
  **(Design $1,800,000)**
- **CGSB Data Center Cooling Upgrades**  
  **(Design $650,000)**

### Budget Resolutions (continued)

- **Buildings D & N Roof Replacement**  
  **(Final $2,500,000)**
- **Buildings E & K Roof Replacement**  
  **(Final $2,160,000)**
- **Canzonetti (F) Building Wound Care Center Renovation**  
  **(Final $1,225,000)**
- **Central Sterile Washer & Sterilizer Replacement**  
  **(Design $3,985,000)**
- **New England Sickle Cell Institute Renovation**  
  **(Design $4,865,000)**
- **Transitional Nursery Renovation**  
  **(Final $1,800,000)**
Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows:

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Project Updates

- Replace Buildings F & H Hot Water Tanks
- 16 Munson Rd Emergency Lighting & Egress Upgrades
- 16 Munson Road Parking Lot Repaving
- Replace Chilled Water Pump #4
- 836 Hopmeadow St, Simsbury Clinical Practice Relocation
- Main Bldg. Lab (L) Area Renovations – 2nd Flr
- Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation
- 5 Munson Road Clinical Fit-Out
- Psychiatry Seclusion Suite & Nurse Station Security Renovation
- CGSB & ARB Autoclave & Washer Replacement
- Health Information Management Workplace Improvements
- Tomotherapy Unit Replacement
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: Contractor preparing submittals. Onsite mobilization scheduled for August pending arrival of long-lead items. Scheduled completion date is November 2023.

Budget: $845,000 (Revised Final). At $580,000, project is tracking under budget.

Issues/Concerns: Delays in delivery of long lead items could impact schedule.

Funding Source: FY22 DM
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: Revised design documents being finalized. Contractor prequalification underway. Expecting bids end of summer.

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

Issues/Concerns: Continued volatility in electrical gear could impact the project schedule.

Funding Source: FY22 DM
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:** Contractor scheduled to mobilize in June 2023. Scheduled completion date is September 2023.

**Budget:** $1,615,000 (Revised Final) Project tracking on budget.

**Issues/Concerns:** None at this time.
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:** Project on schedule for bid receipt in early June.

**Budget:** $2,500,000 *(Final)* Current Design budget is $2,565,000 A Final budget will be submitted in June based on bids received.

**Issues/Concerns:** None at this time

*Funding Source: FY22 DM*
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:** Completion of design work has been delayed due to changes in the project scope. Bid documents are being finalized. Project will be put out to bid over summer of 2023.

**Budget:** $2,160,000 *(Final)* Current Design budget is $2,160,000 A Final budget will be submitted in June based on revised estimates.

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

*Funding Source: FY22 DM*
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. Required repairs have been made and new pump installation is finally moving forward. On schedule for early July completion.

**Budget:** $642,000 (Final), Project is on budget.

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

Schedule: Clinic opened 1st week of May per the revised schedule.

Budget: $4,297,000 (Final). A delay claim submitted by the contractor could push the project over budget.

Issues/Concerns: Delays by the Landlord in completing the Core & Shell work has had a financial impact upon UConn Health. The resolution options are under review.
**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:** Construction mobilization on schedule for May 22nd. Scheduled completion date is May 2024

**Budget:** $10,200,000 (Final). Project is on budget.

**Issues/Concerns:** Volatility in the availability of aluminum window systems 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:** Contractor preparing submittals. Long lead items ordered. Phase 1 EP Lab scheduled to start September 2023 with a Go Live in March 2024. Phase 2 Cath Lab scheduled to start March 2024 with a Go Live in September 2024.

**Budget:** $6,430,000 (Final) Project is on budget.

**Issues/Concerns:** The project schedule is tied to the actual delivery dates for roof top mechanical units. Delays in receiving these units will impact the schedule.

**Funding Source:** UCH Capital
**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:** Construction started February 2023 and is scheduled for completion in December 2023.

**Budget:** $8,380,000 (Final). Project is tracking on budget. 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:** None at this time.

Funding Source: UCH Capital & Landlord Fit-Out Allowance
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. Project Design and Bidding have been completed.

Budget: $1,225,000 (Final) Budget is based on bids received. Previous Design Budget ($850,000) was based on consultant estimates prepared in March, 2022. Restorix will be responsible for $350,000 of the design & construction costs.

Issues/Concerns: None at this time.

Funding Source: UCH Capital & Restorix Allowance
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.


Budget: $1,197,000 (Revised Final). Project is tracking on budget.

Issues/Concerns: None at this time.

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:** Bid documents being prepared. Schedule to bid in August 2023

**Budget:** $3,985,000 (Design) Current Planning budget is $1,905,000. Replacement of additional mechanical infrastructure has increased the project cost. Budget is based on design estimates and may change based upon bids received.

**Issues/Concerns:** Volatility in the availability of major HVAC systems could impact the project schedule and budget.

*Funding Source: UCH Capital, FY22 DM*
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: Design documents being prepared based on approved scope reduction plan.

Budget: $4,865,000 (Design). Budget is based on design estimates. Previous Planning budget of $3,000,000 was based on early design concepts. Initial Schematic Design concepts had an estimated budget of $5,645,000. Scope revisions have been made to reduce budget.

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

Funding Source: UCH Capital FY22 DM
**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:** Equipment installation on schedule to start in June of 2023.

**Budget:** $1,200,000 (Final). Project is tracking on budget.

**Issues/Concerns:** None at this time.

*Funding Source: UCH Research & IDC Capital*
Health Information Management Workplace
Improvements

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

**Schedule:** Construction mobilization on schedule for June 2023. Scheduled completion date is October 2023.

**Budget:** $763,000 (Final). Project is tracking on budget.

**Issues/Concerns:** None at this time.
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*
Transitional Nursery Renovation

**Scope:** This project will create a Level 1 Transitional Nursery for 5 bassinets and an infant isolation room.

**Schedule:** Project on schedule for bidding in July 2023

**Budget:** $1,800,000 (Final) Current Design budget is $1,800,000. A Final budget will be submitted in June based on consultant estimates. Actual budget may change based on bids received.

**Issues/Concerns:** Last minute changes to the project scope have delayed the completion of design documents.

*Funding Source: UCH Capital*
**Scope:** Prior to the construction of the new John Dempsey Hospital the 7th floor of the Connecticut Tower was an inpatient unit. This project will implement upgrades necessary to reactivate the 7th floor as an inpatient / observation unit.

**Schedule:** Preliminary design work is underway.

**Budget:** $2,500,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** The extent of existing infrastructure upgrades required has not been finalized and could impact the project cost.

*Funding Source: UCH Capital*
Interventional Radiology Equipment Replacement & Renovation

**Scope:** A Radiology Master Plan has been developed to ensure outdated Radiology Imaging equipment can be replaced in a manner that is in compliance with current Connecticut Department of Health design/construction guidelines. This project will renovate the portions of the Radiology department and replace an outdated Interventional Radiology (IR) imaging unit in accordance with the plan.

**Schedule:** Preliminary design work is underway.

**Budget:** $4,700,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** The extent of renovation scope beyond the replacement of the existing IR unit has not been finalized and could impact the project cost.

**Funding Source:** UCH Capital
Scope: This project will fit-out a shelled operating room within John Dempsey Hospital to create a 2nd Hybrid Operating Room. The project will also fit-out 6 PACU bays that were shelled.

Schedule: Development of RFP for design consultants underway.

Budget: $7,100,000 (Planning). Budget based on conceptual estimates. 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
TB-121 Blood Bank Relocation

**Scope:** This project will renovate shell space located on the Ground Floor of the University Tower to accommodate the relocation of the current Lab Medicine Blood Bank and replace the existing irradiator with a new x-ray blood irradiator.

**Schedule:** Design work is underway. Bid documents are scheduled for completion in July 2023. Project completion is on a critical path due to condition of existing irradiator unit.

**Budget:** $765,000 (Final). Budget based on design estimates. The Budget may change based on actual bids received. UConn Health will receive up to $103,000 under a Federal CIRP award.

**Issues/Concerns:** None at this time

**Funding Source:** UCH Capital, CIRP
Outpatient Pavilion 3rd Floor Backfill

**Scope:** This project will renovate portions of the 3rd floor to allow for the relocation and expansion of the Women’s OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices.

**Schedule:** Preliminary design work is underway.

**Budget:** $3,300,000 (*Planning*). Budget based on conceptual design estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time

*Funding Source: UCH Capital*
Outpatient Pavilion X-Ray & Blood Draw Relocation

**Scope:** This is an OP-3 Backfill enabling project to relocate program. This project will renovate space on the first floor of the Outpatient Pavilion for the relocation of X-Ray and Blood Draw services.

**Schedule:** Architect finalizing design concepts based on X-Ray and Blood Draw department feedback.

**Budget:** $650,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time.

**Funding Source:** UCH Capital
Muscular Skeletal Institute Rehabilitation Expansion

**Scope:** This is an OP-3 Backfill enabling project to relocate program. This project will remove an existing water therapy pool to allow for expansion of Physical Therapy / Rehabilitation at the Muscular Skeletal Institute (MSI).

**Schedule:** Selection of Design consultant is underway.

**Budget:** $640,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time.

_Funding Source: UCH Capital_
Scope: The Molecular Biology department was awarded a $1,457,000 NIH grant to purchase a Cryo Electron Microscope for research activities. This project will construct the specialized room required to house the microscope.

Schedule: Design work is underway.

Budget: $960,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the project schedule and budget.

Funding Source: UCH Research & IDC Capital
Scope: This project will renovate the Cadaver Lab utilized by the School of Medicine, including the replacement of the outdated air handling unit.

Schedule: Design work is nearly complete.

Budget: $1,800,000 (Design). Budget is based on design estimates and may change based upon bids received.

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the project schedule and budget.

Funding Source: FY22 DM
CGSB Data Center Cooling System Upgrades

**Scope:** This project will renovate the Cell & Genome Science Building Data Center cooling systems to provide additional capacity and redundancy in case of system failure.

**Schedule:** Design work is nearly complete.

**Budget:** $650,000 *(Design).* Budget is based on design estimates and may change based upon bids received.

**Issues/Concerns:** Volatility in the availability of major HVAC systems could impact the project schedule and budget.

*Funding Source: FY22 DM*
Upcoming Projects – Clinical

Clinical & Medical Equipment Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT TOWER RADIOLOGY NEW PET-CT SYSTEM</td>
<td>$ TBD</td>
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<tr>
<td>LABOR &amp; DELIVERY/NICU INFANT ABDUCTION SYSTEM REPLACEMENT</td>
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*Potential Funding Source: UCH Capital*
## Upcoming Projects – Research

### Research Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Funding Amount</th>
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<tbody>
<tr>
<td>HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT</td>
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<tr>
<td>CELI RESEARCH LAB METABOLIC CHAMBER</td>
<td>$ TBD</td>
</tr>
</tbody>
</table>

*Potential Funding Source: UCH Capital and/or UCH IDC Research Capital and/or Grants*
### Upcoming Projects – Deferred Maintenance

#### Deferred Maintenance Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>L3 PARKING LOT REPAVEMENT</td>
<td>$705,000</td>
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<tr>
<td>MAIN COOLING TOWER CELL REPAIRS &amp; PUMP REPLACEMENT</td>
<td>$1,200,000</td>
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<tr>
<td>UNIVERSITY TOWER DISASTER RECOVERY ROOM</td>
<td>$600,000</td>
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<tr>
<td>MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT</td>
<td>$550,000</td>
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<tr>
<td>MAIN ENTRANCE LOT M1 &amp; H1 IMPROVEMENTS</td>
<td>$1,200,000</td>
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<tr>
<td>CANZONETTI BUILDING (F) ROOF REPLACEMENT</td>
<td>$1,300,000</td>
</tr>
<tr>
<td>ASB DATACENTER GENERATOR REPLACEMENT &amp; POWER IMPROVEMENTS</td>
<td>$TBD</td>
</tr>
</tbody>
</table>

*Potential Funding Source: UCONN 2000 Bond Funds*
Agenda

Resolutions for June BOT Meeting

- Boiler Plant Equipment Replacement and Utility Tunnel Connections
  [Revised Final Budget: $43,000,000-June BOT]
- Field House- Old Recreation Center Renovation
  [Final Budget: $11,000,000-June BOT]
- South Campus Infrastructure
  [Final Budget: $82,000,000- June BOT]
- Lease at 36 N Main Street in Waterbury

Other Topics

Real Estate Projects: 110 Sherman Street
Overview of Projects in Construction/Bidding and Design
Overview of Projects in Planning

Project Updates

- Boiler Plant Equipment Replacement and Utility Tunnel Connections
- Field House- Old Recreation Center Renovation
- South Campus Infrastructure
- South Campus Residence Hall
- Gilbert Road Site Preparation
- Mirror Lake Improvements
- UConn Hockey Arena and I-Lot Improvements
- Freitas Arena Renovation
- Athletics Master Plan
- Residential Life Facilities- Mansfield Apartments Redevelopment
- UConn 2000 Code Remediation - Stamford
- Stamford Garage- Mill River Remediation
- Jones Annex Renovation
- N. Eagleville Road & Discovery Drive Intersection Improvements
- Fenton River Well Field and Road Replacement
- B4 Steam Vault and Line Exigent Repair
- University Safety Building Renovation
- Gant Building Renovation, Phase III
- STEM Research Center - Science 1
- NW Science Quad: Site Improvements and Tunnel Phase 2
- Supplemental Utility Plant

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:
- 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.
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 $40.0M Final.
  - Proposed Revised Final $43.0M pending June BOT

- **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 through Summer 2023. Project close-out commenced.

- **Key Issues & Risks:** Material and labor availability during the pandemic is still a concern. Potential costs at close-out of all three phases. Tunnel steam pipe issues may require some rework in the CUP.

New Packaged Boiler installed in the Central Utility Plant
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 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
  - $11.0M, Proposed Final (Phase 1), 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 and supply chain concerns and cost, swing space requirements
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 has been reduced to lower costs while still supporting the construction of the South Campus Residence Hall.

• **Budget:** $44.0M, Approved Final, Phases 1 & 2
  - $82.0M Proposed Revised Final, Phases 1, 2, & 3, BOT June 2023.
  - Project scope was reduced and was bid as Phases 2 and 3.
  - Some steam infrastructure replacement was removed and will be bid as a separate project at a future date.
  - Updated project estimates and material delivery timelines are under review.

• **Schedule:**
  - Bids to be received on June 1, 2023 (Phase 2) and in Summer 2023 (Phase 3).

• **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.
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
  - Steel arrived early April 2023 and should be complete by the end of July
  - Project came out of winter on schedule
  - Construction Completion: Currently targeting Fall 2024

- **Key Issues & Risks:** Construction noise and dust, long lead times for electrical and mechanical equipment, extensive rock excavation, discussions with DEEP regarding stormwater retention and potential impacts on budget and material availability due to pandemic

View looking northeast of steel construction on one of two L-shaped wings of the Residence Hall
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:**
  ◦ Relocation portion of the work proceeding (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 July 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.
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:** $6.6M, Revised Design, BOT approved April 2023
- $10M, total project budget allocation

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

**Key Issues & Risks:**
- Potential CEPA follow-up action – project update to OPM
- Watershed Master FMC MOU Amendment drafted and under review with CT DEEP
- Environmental and construction permitting review periods
UConn Hockey

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

• **Budget:** $70.0M Approved Final
  o JCJ Architecture - Design Architect
  o Turner Construction - Construction Manager

• **Schedule:** project in close-out, punch list work in progress
  o Design: Summer 2020 – Winter 2021
  o Bid/Award: Winter 2021 – Spring 2021
  o Construction: Spring 2021 – Fall 2022

• **Key Issues & Risks:**
  o None
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 substantially complete
  - Design: Summer 2020 – Winter 2021
  - Bid/Award: Winter 2021 – Spring 2021
  - Construction: Spring 2021 – Summer 2023

- **Key Issues & Risks:** Paving subcontractor transition
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, Approved Final

• **Schedule:**
  - Phase 1: April 2023 – August 2023
  - Phase 2: January 2024– August 2024

• **Key Issues & Risks:**
  - Schedule & cost, and long lead times for materials.
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
  - Draft Presented to Athletics May 2023
    - Final Edits in Process to be completed by July 2023
    - Initiating in-house planning and design activities based upon recommendations for Golf and Tennis
Mansfield Apartments Redevelopment

- **Scope:**
  - Construction of a new 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
  - Project delivery method changed to design-bid-build

- **Schedule:**
  - Bridging documents received in December 2022
  - Bids received in February 2023, but redesign pending
  - Demolition on-going and nearly complete.

- **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, redesign

Rendering of new Mansfield Apartments
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 – 11 remaining
  ° 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

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, construction funding TBD

• 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. Finalizing risk assessment and requesting DEEP accept same.
  ° 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.
Jones Annex Renovation

• **Scope:**
  o 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:**
  o Design TBD
  o Construction TBD

• **Key Issues & Risks:**
  o Project to be transferred to Facilities after UPDC reviews Design Development cost estimate in June 2023
  o Schedule, Cost, Long lead times for materials.
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
- Lengthy submittal reviews
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, Approved Final
  - Budget is based on low bid construction cost
- **Schedule:**
  - Construction: Spring 2023–Fall 2023
- **Key Issues & Risks:**
  - Schedule, long lead times for materials.
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:
• None

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–July 2023
  - Delay primarily due to switchgear

- **Key Issues & Risks:**
  - None
NW Science Quad

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

Site Plan and 5 Projects (included in the Capital Plan, bond-funded)
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
  - **Phase 3 of the project on HOLD**
- **Schedule:**
  - Construction Ph 1: Completed Summer 2019
  - Construction Ph 2: Completed Spring 2021
  - Bid Ph. 3: Completed Spring 2023, bids expired
  - Ph 3 Schedule: Pending
- **Key Issues & Risks:** Phase 3 Cost Escalation & Supply Chain Concerns, sequencing/impact on other science facility projects
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
  - Occupancy January 2023, punchlist and Day 2 work continuing through Summer 2023
- **Key Issues & Risks:** Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure.
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 2023 (steam line repair Spring – Fall 2023)

- **Key Issues & Risks**:
  - Coordination with new SUP
  - Steam line repair with 3rd party oversight

North Elevation Looking East
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 Completed Summer 2022

- **Key Issues & Risks:** Coordination with Science 1 and NW Science Quad utilities and tunnel repairs
Real Estate Projects

110 Sherman Street, Hartford: OPM has put this building, which is integral with the UConn law school campus, on the surplus list. UConn has submitted a reuse proposal to gain ownership of the facility and land. One other proposal expected by OPM, who will make their initial transfer decision in July.

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 have agreed on an initial smaller parcel of land on Depot campus and Option will be updated with revised terms and size this summer.

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. Lease document is nearly complete and is expected to be submitted for BOT approval in June 2023.
Projects Recently Completed and in Bidding/Construction

Recently Completed ~$400M+

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

In Bidding/Construction ~$375M+

- Fenton River Well Field and Road
- UConn 2000 Code Remediation - Stamford
- Residential Life- South Campus Residence Hall
- Gilbert Road Site Preparation
- South Campus Infrastructure
- Freitas Renovation
- 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

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

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

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

**In Design ~$350M+**

- Residential Life- Mansfield Apartments Redevelopment
- Mirror Lake Improvements
- 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

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June 28, 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 the School of Nursing Building (Planning: $2,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of $2,000,000, as detailed in the attached project budget, for the School of Nursing Building. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $2,000,000 in UCONN 2000 Bond funds for the School of Nursing Building.”

BACKGROUND:

The School of Nursing currently resides in Storrs Hall, a historic building constructed in 1906. In 2012, an expansion was added to accommodate the growing needs of the school, resulting in a total of 51,000 gross square feet (GSF). However, due to the continued growth of the school's program, the existing building can no longer adequately fulfill the School's requirements in terms of size and spatial configuration.

The goal of this project is to construct a new building for the School of Nursing to accommodate an increased enrollment and to address the shortage of nurses, the changing nature of health care, and the increasing disparity in health outcomes. The new building will be strategically located near the existing Brain Imaging Research Center, aligning with the vision outlined in the 2015-2035 Campus Master Plan.

Preliminary site and civil investigations need to be conducted. These investigations will involve a comprehensive site survey to assess the existing site conditions, including the infrastructure and underground utilities. This data will inform the subsequent design process and ensure a thorough understanding of the project's requirements.
The School of Nursing Building project is currently in the Planning Phase with design anticipated to complete in June 2024, followed by bidding. Construction is anticipated to begin in November 2024 and complete in July 2026.

The Planning Phase Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING  

**PROJECT NAME:** SCHOOL OF NURSING BUILDING  

### PROPOSED PLANNING BUDGETED EXPENDITURES  

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| Project Contingency                               | $200,000 |

**TOTAL BUDGETED EXPENDITURES**  

| **| $2,000,000 |

### SOURCE(S) OF FUNDING

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**TOTAL BUDGETED FUNDING**  

| **| $2,000,000 |

*This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.*
June 28, 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 Field House - Old Rec Center Renovation
(Final: $11,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $11,000,000, as detailed in the attached project budget, for the Field House - Old Rec Center Renovation project, for Design of the full Fieldhouse project scope and anticipated construction of Phase 1 - Wolff-Zackin Area in 2024 or 2025. 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 $8,000,000 in UCONN 2000 bond funds and $3,000,000 in University funds for the Field House - Old Rec Center Renovation and approve the request of a waiver of the three-stage budget approval process to allow construction of Phase 1 – Wolff Zackin Area to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

The Greer Field House was the former home of the Student Recreation Center, and upon their move to the new facility in August 2019, space became available to meet other Athletic Department program needs. In the summer of 2021, design consultants were hired to begin the programming and conceptual design for the renovation of the facility.

The goal of this project is to bring athletics, research, sports medicine, hydrotherapy, training, rehabilitation, recovery, nutrition, compliance, clinical operations as well as academic support together in one building. The proposed program for the facility will include a consolidated Academic Center to support the Student Academic Success Program (SASP) for all student athletes and additional space for Kinesiology. Fundamentally, this project also seeks to address Title IX requirements for the various athletic teams.
This project will also renovate existing offices, support spaces, team rooms, coaches’ and officials’ locker rooms, and team locker rooms for the following sports: men’s and women’s track and field, women’s field hockey, women’s rowing, women’s tennis, and women’s swimming & diving. These renovated spaces within the Field House and Wolff-Zackin facility will be constructed to a standard established in the new locker rooms within the Rizza Performance Center. Exterior accessed toilet rooms for use by the public at sporting events at Sherman Field will be provided.

The Planning Phase of the Field House - Old Rec Center Renovation project began in May 2021, resulting in a concept design for the renovation. Final Design documents for Phase 1 – Wolff-Zackin Area for the Women’s Swimming Team spaces were completed in May 2023 and construction bidding in June 2023 and construction in 2024 or 2025 is under consideration.

Enhanced Schematic Design for the balance of the renovation (Phase 2 – Fieldhouse) is anticipated to be complete by Summer 2023 with final design documentation complete by the beginning of 2024. The project will seek LEED V4 Certification and meet the latest code requirement for High Performance Buildings.

Pending additional funding authorization, construction for Phase 2 is anticipated to start in Spring 2024 and be complete by the beginning of the fall semester 2025.

The Final Budget is attached for your information and reflects an increase of $8,000,000 to the previously approved Revised Planning budget of $3,000,000.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL (PHASE 1 ONLY)

**PROJECT NAME:** FIELD HOUSE- OLD REC CENTER RENOVATION

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| PROJECT CONTINGENCY   | 45,000            | 50,000                    | 300,000                   | 890,000               |

| TOTAL BUDGETED EXPENDITURES | $ 450,000     | $ 495,000                 | $ 3,000,000               | $ 11,000,000          |

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</table>

| TOTAL BUDGETED FUNDING                   | $ 450,000 | $ 495,000 | $ 3,000,000 | $ 11,000,000 |

* 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
June 28, 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 Boiler Plant Equipment Replacement and Utility Tunnel Connection (Revised Final: $43,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $43,000,000, as detailed in the attached project budget, for the Boiler Plant Equipment Replacement and Utility Tunnel Connection project. 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 $43,000,000 in UCONN 2000 bond funds for the Boiler Plant Equipment Replacement and Utility Tunnel Connection project.”

BACKGROUND:

This project has been implemented in 3 phases.

Phase 1 was for the pre-purchase of 3 factory-fabricated, duel fuel water-tube boilers. Early purchase of the boilers is necessary to meet the project construction schedule due to the long lead time required to fabricate the boilers. Phase 1 was completed in Spring 2021.

Phase 2 was to complete utility tunnel interconnections between the future Supplemental Utility Plant (SUP) and the existing Central Utility Plant (CUP). Work included extension of the steam, chilled water, and electrical connections from their current locations within the existing “North Utility Tunnel” at the northeast corner of the UTEB building into the CUP and extension of the existing electrical distribution system. Additionally, three existing steam boilers currently located at the CUP, historically used as backup boilers during periods that the Cogeneration turbines were inoperative, were decommissioned and demolished. The existing boilers were inefficient; required extensive maintenance to stay operational and; replacement parts were difficult to obtain or are no longer manufactured. Additionally, the University was notified by CT DEEP that the boilers were required to be de-commissioned by June 2023 due to non-compliance with regulatory emissions restrictions. Phase 2 was completed in Spring 2022.
Phase 3 replaces the existing aged boilers decommissioned and removed in Phase 2. The project intent is to install one of the replacement boilers in the SUP and two in the CUP. The two new boilers in the CUP were completed in spring 2022, while the installation of the SUP boiler is ongoing.

The Revised Final budget increases the project costs by $3,000,000. The additional project cost is due to material price increases and schedule delays/extension due to the Covid pandemic. The project phases were bid near the beginning of the pandemic and the original construction schedule completion was extended from 2022 to 2023 due to manufacturing delays and material shortages.

The Revised Final Budget is attached for your information.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** BOILER PLANT EQUIPMENT REPLACEMENT AND UTILITY TUNNEL CONNECTION

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<td><strong>$ 43,000,000</strong></td>
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**SOURCE(S) OF FUNDING***

| **UCONN 2000 BOND FUNDS** | **$ 480,000** | **$ 1,250,000** | **$ 2,300,000** | **$ 40,000,000** | **$ 43,000,000** |

**TOTAL BUDGETED FUNDING**

| **$ 480,000** | **$ 1,250,000** | **$ 2,300,000** | **$ 40,000,000** | **$ 43,000,000** |

* 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.
June 28, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey Geoghegan
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for South Campus Infrastructure (Revised Final: $82,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $82,000,000, as detailed in the attached project budget, for the release of the trade packages of Phase 3 of the South Campus Infrastructure project. This represents an increase of $38,000,000 to the previously approved Phase 1 and 2 budget of $44,000,000. 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 $82,000,000 in UCONN 2000 bond funds for the construction of Phases 1, 2, and 3 of the South Campus Infrastructure project.”

BACKGROUND:

Connecticut Public Act No 13-233, known as Next Generation Connecticut, authorized the University to undertake a special capital improvement program for the express purposes of constructing infrastructure, renovating existing facilities and developing new buildings. In 2015 the University completed the Next Gen CT Campus 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 resolution includes funds for the early release of some trade packages from Phase 3 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 and minimize the cost and duration of temporary facilities 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 total project cost, including design fees and Phase 1, 2 and 3 packages, will be confirmed after the whole of the work is bid in Summer 2023.

Because 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 Revised Final Budget is attached for your information.

Attachment
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** SOUTH CAMPUS INFRASTRUCTURE, PHASE 3

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<td>$44,000,000</td>
<td>$82,000,000</td>
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</table>

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

Package 1 – Phase 2 work
Package 2 – Phase 3 work
June 28, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey Geoghegan
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Andover Infrastructure and Software Upgrade Phases I, II, & III (Revised Final: $3,480,439)

RECOMMENDATION:

That the Board of Trustees note the approval of the Revised Final Budget of $3,480,439 as detailed in the attached project budget, for the Andover Infrastructure and Software Upgrade Phases I, II, & III for Construction. The increase of $134,484 to the Project Budget is attributable to furnishing and installing controllers for six additional Hilltop apartment buildings with associated software and engineering, as well as upgrades to the Benton Art Museum. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees note the approval of the use of $3,480,439 in University Funds for the Andover Infrastructure and Software Upgrade Phases I, II, & III project.”

BACKGROUND:

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

This project has multiple phases. At this time the cost of the entire project is estimated at around $8M. The sequence of building upgrades in a particular phase will vary depending upon the funding availability and building access. Thirty-nine campus buildings have already been updated as part of Phases 1 and 2. Phase III added fourteen more buildings for FY’23 construction. The final budget for Phases I, II & III that was approved on April 27, 2022, was $3,346,000. Facilities
Operations intends to add scope (six more buildings) that will bring the cost $134,484 over the approved budget, making the actual budget $3,480,439. This added cost represents 4% of the approved budget. BOT policy permits the Executive Vice President for Finance and Chief Financial Officer to approve changes up to 5% of the project budget, providing that funding is available, and the BOT is subsequently notified of the revised project budget, which is the subject of this resolution.

The Revised Final Budget is attached for your information and reflects an increase of $134,439 to the previously approved final budget of $3,346,000.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** ANDOVER INFRASTRUCTURE AND SOFTWARE UPGRADE - PHASES I, II & III

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<td>TELECOMMUNICATIONS</td>
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<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
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<tr>
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<tr>
<td>INSURANCE AND LEGAL</td>
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<tr>
<td>MISCELLANEOUS</td>
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<tr>
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<td>$ 3,011,400</td>
<td>$ 3,480,439</td>
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<td>$ 3,346,000</td>
<td>$ 3,480,439</td>
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</table>

**SOURCE(S) OF FUNDING**

| UNIVERSITY FUNDS     | $ 2,596,000                            | $ 3,346,000                            | $ 3,480,439                            |
| **TOTAL BUDGETED FUNDING** | $ 2,596,000                   | $ 3,346,000                            | $ 3,480,439                            |

* 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.
June 28, 2023

TO: Members of the Board of Trustees

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

RE: Program Budget for Wired Access Layer Cabling – Phase V
(Final $2,000,000)

RECOMMENDATION:

That the Board of Trustees approve the final budget of $2,000,000, as detailed in the attached program budget, to execute the facilities and wiring deficiencies related to the Wired Access Layer Infrastructure Refresh. The administration recommends that the Board of Trustees adopt the resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of $2,000,000 in UCONN 2000 bond funds for the wiring and related construction needed to continue the Wired Access Layer Infrastructure Refresh project and approve the request to waive the three-stage budget approval, allowing work to proceed immediately.”

BACKGROUND:

In 2019, ITS initiated the Wired Access Layer Refresh (WALR) project to completely refresh the wired and wireless portion of the data network on all campuses. This large-scale update was necessary to address end-of-life equipment, facilities, and cabling and effectively update the University’s foundation for all connectivity. WALR was originally projected to be completed in five years, but the timeline was extended because of structural underfunding, COVID restrictions, and supply chain issues. This extension has prompted us to restructure our approach due to the widely different lifespans for network equipment (five to eight years) and facilities and cabling (25-30 years). Network equipment deployed at the beginning of the project is now approaching the end of its usable life. Therefore, the scheduled refresh of network equipment will be treated as deferred maintenance. The construction portion, which will address facilities and cabling deficiencies, will remain a project for which we request funding annually.
To complete the facilities and wiring the wired access layer refresh, we are requesting $2,000,000 funded by UCONN 2000 bonds. The funds requested for FY24 will be used to update Babbidge Library and five engineering academic buildings. There will also be work completed in two buildings at the Hartford Law School which was postponed from FY23/Phase IV due significantly higher bids resulting in the inability to complete the work based on funding.
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL  
**PROJECT NAME:** WIRED ACCESS LAYER INFRASTRUCTURE - CABLELING PHASE V  

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<td>$ 2,000,000</td>
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</tbody>
</table>

* This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
June 28, 2023

TO: Members of the Board of Trustees  
FROM: Bruce T. Liang, MD, FACC  
Interim Executive Vice President for Health Affairs  
Dean, UConn School of Medicine  
Jeffrey P. Geoghegan, CPA  
Executive Vice President for Finance and Chief Financial Officer  

RE: Project Budget for the UConn Health Cryo Electron Microscope Installation  
(Planning: $960,000)

RECOMMENDATION:

That the Board of Trustees approves the Planning Budget in the amount of $960,000 for the UConn Health Cryo Electron Microscope Installation project.

RESOLUTION:

“Be it resolved that the Board of Trustees approves of the use of $960,000 from UConn Health Research IDC Capital for the UConn Health Cryo Electron Microscope Installation project.”

BACKGROUND:

The Molecular Biology department was awarded a $1,457,000 NIH grant to purchase a Cryo Electron Microscope for research activities. In order to operate properly the electron microscope requires very specific environmental parameters including seismic, vibration, humidity and temperature. This project will construct the specialized climate-controlled rooms required to house the electron microscope.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING

**PROJECT NAME:** UCONN HEALTH - CRYO ELECTRON MICROSCOPE INSTALLATION

<table>
<thead>
<tr>
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<th>PROPOSED PLANNING</th>
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</table>

**SOURCE(S) OF FUNDING**

- UCONN HEALTH RESEARCH IDC CAPITAL $ 960,000

**TOTAL BUDGETED FUNDING**

$ 960,000

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* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health Cryo Electron Microscope Installation
Budget (Planning) $960,000
June 28, 2023

Conceptual Floor Plan
June 28, 2023

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC  
Interim Executive Vice President for Health Affairs  
Dean, UConn School of Medicine  
Jeffrey P. Geoghegan, CPA  
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation (Planning: $2,500,000)

RECOMMENDATION:

That the Board of Trustees approves the Planning Budget in the amount of $2,500,000 for the UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $2,500,000 from UConn Health Capital for the UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation.”

BACKGROUND:

With the end of the COVID pandemic, the UConn Health John Dempsey Hospital has seen an increased demand for inpatient beds. The John Dempsey Hospital is consistently at full capacity which is putting strains on other areas such as the Emergency Department. Prior to the construction of the new hospital tower under Bioscience CT, the 7th floor of the Connecticut Tower was an inpatient unit. This project will implement upgrades necessary to reactivate the 7th floor as an inpatient/observation unit to address the demand/shortage of patient beds.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the Board of Directors at their meeting on June 12, 2023.

Attachments
### CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCONN HEALTH - CONNECTICUT TOWER (CT) 7th FLOOR MED-SURG/OBSERVATION UNIT RENOVATION  
**PROPOSED PLANNING BUDGETED EXPENDITURES**  

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<td>INSURANCE AND LEGAL</td>
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<tr>
<td>MISCELLANEOUS</td>
<td>10,000</td>
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**SUBTOTAL**  
$2,083,000

**PROJECT CONTINGENCY**  
$417,000

**TOTAL BUDGETED EXPENDITURES**  
$2,500,000

**SOURCE(S) OF FUNDING**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tr>
<td>UCONN HEALTH CAPITAL FUNDS</td>
<td>$2,500,000</td>
</tr>
</tbody>
</table>

**TOTAL BUDGETED FUNDING**  
$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.
UCONN HEALTH/IMPROVEMENTS
UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation
Budget (Planning) $2,500,000
June 28, 2023
ATTACHMENT 16
June 28, 2023

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
       Interim Executive Vice President for Health Affairs
       Dean, UConn School of Medicine
       Jeffrey P. Geoghegan, CPA
       Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health Hybrid OR#2 Fit-out (Planning: $7,100,000)

RECOMMENDATION:

That the Board of Trustees approves the Planning Budget in the amount of $7,100,000 for the UConn Health Hybrid OR#2 Fit-out project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $7,100,000 from UConn Health Capital for the UConn Health Hybrid OR#2 Fit-out project.”

BACKGROUND:

A Hybrid Operating Room allows surgeons to perform a range of procedures in one setting, from minimally invasive treatments to the most complex neurosurgery, interventional cardiology, and vascular procedures by using advanced biplane x-ray imaging equipment that generates high-resolution 3D images of the surgical site.

Under Bioscience CT, the John Dempsey Hospital Operating suite was designed for two Hybrid Operating Rooms. At the time of construction, one Hybrid Operating room was fit-out and one remained as shell space to allow for future expansion. This project will fit-out the shelled area and install a new bi-plane imaging unit to create a 2\textsuperscript{nd} Hybrid Operating Room.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCONN HEALTH - HYBRID OR#2 FIT-OUT

<table>
<thead>
<tr>
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**SUBTOTAL**  
$ 6,173,000

**PROJECT CONTINGENCY**  
$ 927,000

**TOTAL BUDGETED EXPENDITURES**  
$ 7,100,000

**SOURCE(S) OF FUNDING**  
UCONN HEALTH CAPITAL FUNDS  
$ 7,100,000

**TOTAL BUDGETED FUNDING**  
$ 7,100,000

* This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health Hybrid OR#2 Fit-out
Budget (Planning) $7,100,000
June 28, 2023

Conceptual Plan
ATTACHMENT 17
RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $4,700,000 for the UConn Health Interventional Radiology Equipment Replacement & Renovation.

RESOLUTION:

“Be it resolved that the Board of Trustees approves of the use of $4,700,000 from UConn Health Capital for the UConn Health Interventional Radiology Equipment Replacement & Renovation.”

BACKGROUND:

A Master Plan for the renovation of the Radiology Department located on the Main Level of the Connecticut Tower has been developed to ensure outdated diagnostic radiology imaging equipment can be replaced in a manner that is in compliance with current Connecticut Department of Health design/construction guidelines, improve staff workflow and the patient experience. This project will renovate portions of the Radiology Department and replace an outdated Interventional Radiology (IR) imaging unit in accordance with the Master Plan.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCONN HEALTH - INTERVENTIONAL RADIOLOGY EQUIPMENT REPLACEMENT & RENOVATION

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**SUBTOTAL**

$ 4,270,000

**PROJECT CONTINGENCY**

$ 430,000

**TOTAL BUDGETED EXPENDITURES**

$ 4,700,000

**SOURCE(S) OF FUNDING**

| **UCONN HEALTH CAPITAL FUNDS** | $ 4,700,000 |

**TOTAL BUDGETED FUNDING**

$ 4,700,000

* 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.
June 28, 2023

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC  
Interim Executive Vice President for Health Affairs  
Dean, UConn School of Medicine  
Jeffrey P. Geoghegan, CPA  
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health Musculoskeletal Institute Rehabilitation Expansion (Planning: $640,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $640,000 for the UConn Health Musculoskeletal Institute Rehabilitation Expansion project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $640,000 from UConn Health Capital for the UConn Health Musculoskeletal Institute Rehabilitation Expansion.”

BACKGROUND:

To allow for the expansion of clinical programs on the 3rd floor of the Outpatient Pavilion, the Musculoskeletal Institute (MSI) & Outpatient Pavilion Physical Therapy/Rehabilitation programs will be consolidated in the MSI. An in-ground pool that is no longer used for water therapy located on the ground floor of the MSI will be removed and infilled to create the additional physical therapy treatment rooms needed for the consolidation of the two programs.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** PLANNING

**PROJECT NAME:** UCONN HEALTH - MUSCULOSKELETAL INSTITUTE REHABILITATION EXPANSION

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SUBTOTAL: $572,000

PROJECT CONTINGENCY: 68,000

TOTAL BUDGETED EXPENDITURES: $640,000

**SOURCE(S) OF FUNDING**

| UCONN HEALTH CAPITAL FUNDS | $640,000 |

TOTAL BUDGETED FUNDING: $640,000

* 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 Musculoskeletal Institute
Rehabilitation Expansion (Planning: $640,000)
June 28, 2023

Existing Therapy Pool Section
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health Outpatient Pavilion 3rd Floor Backfill  
(Planning: $3,300,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $3,300,000 for the UConn Health Outpatient Pavilion 3rd Floor Backfill project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $3,300,000 from UConn Health Capital for the UConn Health Outpatient Pavilion 3rd Floor Backfill project.”

BACKGROUND:

The Women’s OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices located in the Outpatient Pavilion need to expand to address the increased demand for services. This project will renovate portions of the 3rd floor of the Outpatient Pavilion to allow for the relocation and expansion of these clinical practices.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the Board of Directors at their meeting on June 12, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCONN HEALTH - OUTPATIENT PAVILION 3rd FLOOR BACKFILL

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**SUBTOTAL**  
$2,868,000

| PROJECT CONTINGENCY                                       | 432,000                     |

**TOTAL BUDGETED EXPENDITURES**  
$3,300,000

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<tr>
<td>UCONN HEALTH CAPITAL FUNDS</td>
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* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation (Planning: $650,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $650,000 for the UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $650,000 from UConn Health Capital for the UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation project.”

BACKGROUND:

Vacant space on the Outpatient Pavilion 1st floor will be renovated to accommodate the relocation of X-Ray and Blood Draw services from the 3rd floor of the Outpatient Pavilion to allow for the renovations required for the expansion of the Women’s OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** PLANNING  

**PROJECT NAME:** UCONN HEALTH - OUTPATINET PAVILION X-RAY & BLOOD DRAW RELOCATION

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**SUBTOTAL**  

$580,000

**PROJECT CONTINGENCY**  

70,000

**TOTAL BUDGETED EXPENDITURES**  

$650,000

**SOURCE(S) OF FUNDING**

| UCONN HEALTH CAPITAL FUNDS                                                             | $650,000                  |

**TOTAL BUDGETED FUNDING**  

$650,000

* 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 Outpatient Pavilion X-Ray & Blood Draw Relocation
Budget (Planning) $650,000
June 28, 2023

Conceptual Floor Plan
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health Cadaver Lab Renovation and Air Handling Unit Replacement (Design: $1,800,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of $1,800,000 as detailed in the attached project budget for the UConn Health Cadaver Lab Renovation and Air Handling Unit Replacement project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $1,800,000 from UCONN 2000 Bond funds for the UConn Health Cadaver Lab Renovation and Air Handling Unit Replacement project and approve the request for a waiver of the submission of a Planning Budget for approval, to allow bidding to occur as soon as the project design work is completed.”

BACKGROUND:

The Bioscience Connecticut project: Academic Additions and Renovations included an alternate for the renovation of the Cadaver Lab utilized by students in the School of Medicine. Due to budgetary reasons, the alternate was not implemented. This project will replace the outdated air handling unit (AHU) and renovate the cadaver lab to meet current academic standards.

The Design Budget is attached for your consideration. The Design budget reflects current design estimates and may change based on bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** DESIGN  
**PROJECT NAME:** UCONN HEALTH - CADAVER LAB RENOVATION & AIR HANDLING UNIT REPLACEMENT  

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**SOURCE(S) OF FUNDING**  
UCONN 2000 BOND FUNDS  
$ 1,800,000  

**TOTAL BUDGETED FUNDING**  
$ 1,800,000  

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health Cadaver Lab Renovation and Air Handling Unit Replacement Budget (Design) $1,800,000
June 28, 2023

Cadaver Lab Rendering
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health Cell & Genome Sciences Building Data Center Cooling System Upgrades (Design: $650,000)

RECOMMENDATION:

That the Board of Trustees approves the Design Budget in the amount of $650,000 as detailed in the attached project budget for the UConn Health Cell & Genome Sciences Building Data Center Cooling System Upgrades project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $650,000 from UCONN 2000 Bond funds for the UConn Health Cell & Genome Science Building Data Center Cooling System Upgrades project and approve the request for a waiver of the submission of a Planning Budget for approval, to allow bidding to occur as soon as the project design work is completed.”

BACKGROUND:

The data center located at the Cell & Genome Sciences Building (CGSB) supports the research of more than 1,000 users from the laboratories of more than 200 investigators across all UConn campuses, who currently have over $200 million in active research funding, more than half of which are NIH grants. This project will renovate the data center cooling system and make electrical upgrades to provide necessary redundancy to avoid a shutdown in case of system failure.

The Design Budget is attached for your consideration. The Design budget reflects current design estimates and may change based on bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** DESIGN

**PROJECT NAME:** UCONN HEALTH - CELL & GENOME SCIENCE BUILDING DATA CENTER
COOLING UPGRADES

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**SUBTOTAL** $591,000

**PROJECT CONTINGENCY** $59,000

**TOTAL BUDGETED EXPENDITURES** $650,000

**SOURCE(S) OF FUNDING**

| UCONN 2000 BOND FUNDS                                     | $ 650,000                 |

**TOTAL BUDGETED FUNDING** $650,000

* 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 Cell & Genome Science Building Data Center Cooling System Upgrades (Design) $650,000
June 28, 2023

ROOF TOP COOLING UNIT
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health Central Sterile Washer & Sterilizer Replacement (Design: $3,985,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of $3,985,000, as detailed in the attached project budget for the UConn Health Central Sterile Washer & Sterilizer Replacement Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $3,985,000 from UConn Health Capital and UCONN 2000 Bond funds for the UConn Health Central Sterile Washer & Sterilizer Replacement Project.”

BACKGROUND:

Central Sterile Services located in the basement level of the Connecticut Tower provides instrument sterilization services for the medical and dental clinics and outpatient surgical services. The main washer and sterilizer equipment is outdated and prone to downtime which significantly impacts clinical operations. This project will replace outdated equipment and supporting infrastructure.

The Design Budget is attached for your consideration. The Design budget reflects current design estimates and may change based on bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** DESIGN

**PROJECT NAME:** UCONN HEALTH - CENTRAL STEERILE WASHER & STERILIZER REPLACEMENT

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**SOURCE(S) OF FUNDING**

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<td>$3,985,000</td>
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*This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.*
Proposed Equipment Plan
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health New England Sickle Cell Institute Renovation (Design: $4,865,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of $4,865,000, as detailed in the attached project budget for the UConn Health New England Sickle Cell Institute Renovation Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $4,865,000 from UConn Health Capital and UCONN 2000 Bond funds for the UConn Health New England Sickle Cell Institute Renovation Project.”

BACKGROUND:

The New England Sickle Cell Institute (NESCI) and Connecticut Blood Disorders (CBD) clinics were located on an under-utilized inpatient floor within the recently constructed University Tower. In response to the COVID pandemic, these clinics were downsized and relocated to allow for the expansion of inpatient services. This project will renovate the 4th floor of the Connecticut Tower to accommodate the relocation of the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

The Design Budget is attached for your consideration. The Design budget reflects current design estimates and may change based on bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HEALTH - NEW ENGLAND SICKLE CELL INSTITUTE RENOVATION

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SOURCE(S) OF FUNDING*

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* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health TB-121 Blood Bank Relocation
(Final: $765,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $765,000, as detailed in the attached project budget for the UConn Health TB-121 Blood Bank Relocation Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $765,000 from UConn Health Capital and funds received through the Cesium Irradiator Replacement Program (CIRP) for the UConn Health TB-121 Blood Bank Relocation Project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

Prior to transfusion, blood is irradiated to prevent the donor white cells from replicating and mounting an immune response against a patient causing transfusion-associated graft-versus-host disease (TA-GvHD). The current irradiator in the UConn Health Blood Bank needs to be replaced. In addition, the current Blood Bank location on the 2nd floor of the Main Building Clinical complex is a great distance from the areas where the blood is required; John Dempsey Hospital Operating Rooms (ORs), the Emergency Department (ED), and Labor & Delivery (LD). This project will relocate the Blood Bank to an unrenovated shell space on the ground floor of the John Dempsey Hospital which is adjacent to the ORs and significantly closer to the ED and LD. In addition, a new X-ray irradiator will be furnished and installed, and the existing irradiator removed through CIRP.
The Final Budget is attached for your consideration. The Final budget reflects current design estimates and may change based on actual bids received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** UCONN HEALTH -TB-121 BLOOD BANK RELOCATION

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<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
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<tr>
<td>OTHER AE SERVICES</td>
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</tr>
<tr>
<td>ART</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>5,000</td>
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<td>ENVIRONMENTAL</td>
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<tr>
<td>INSURANCE AND LEGAL</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>10,000</td>
</tr>
</tbody>
</table>

**SUBTOTAL**  
$ 665,000

**PROJECT CONTINGENCY**  
100,000

**TOTAL BUDGETED EXPENDITURES**  
$ 765,000

**SOURCE(S) OF FUNDING**

<table>
<thead>
<tr>
<th>SOURCE(S) OF FUNDING</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCONN HEALTH CAPITAL FUNDS</td>
<td>662,000</td>
</tr>
<tr>
<td>CIRP</td>
<td>103,000</td>
</tr>
</tbody>
</table>

**TOTAL BUDGETED FUNDING**  
$ 765,000

* 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 TB-121 Blood Bank Relocation
Project Budget (Final) $765,000
June 28, 2023

X-Ray Blood Irradiator
June 28, 2023

TO:    Members of the Board of Trustees

FROM:    Bruce T. Liang, MD, FACC
         Interim Executive Vice President for Health Affairs
         Dean, UConn School of Medicine
         Jeffrey P. Geoghegan, CPA
         Executive Vice President for Finance and Chief Financial Officer

RE:    Project Budget for the UConn Health Building D & Building N Roof Replacement
       (Final: $2,500,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget in the amount of $2,500,000, as detailed in
the attached project budget for the UConn Health Building D & Building N Roof Replacement
Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $2,500,000 of UConn 2000 Bond
Funds for the UConn Health Building D & Building N Roof Replacement Project.”

BACKGROUND:

The Administrative Service Building (Building D) and Musculoskeletal Institute (Building N)
roses are original construction. The roofing membrane has deteriorated beyond the scope of
normal maintenance and a full replacement is required. These roofs will be replaced with a
sustainable/high solar reflectance EPDM membrane system during the Summer of 2023.

The Final Budget is attached for your consideration. The Final Budget is based on bids received.
The Final Budget was approved by the UConn Health Board of Directors at their meeting on June
12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$834,000</td>
<td>$2,082,000</td>
<td>$2,170,000</td>
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<td>DESIGN SERVICES</td>
<td>84,000</td>
<td>248,000</td>
<td>98,000</td>
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<tr>
<td>TELECOMMUNICATIONS</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>-</td>
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<tr>
<td>ENVIRONMENTAL</td>
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</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
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<td>-</td>
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<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td>1,000</td>
<td>6,000</td>
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<td><strong>SUBTOTAL</strong></td>
<td>$918,000</td>
<td>$2,331,000</td>
<td>$2,274,000</td>
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<tr>
<td>PROJECT CONTINGENCY</td>
<td>182,000</td>
<td>234,000</td>
<td>226,000</td>
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<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$1,100,000</strong></td>
<td><strong>$2,565,000</strong></td>
<td><strong>$2,500,000</strong></td>
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**SOURCE(S) OF FUNDING**

<table>
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<tr>
<th>SOURCE(S) OF FUNDING</th>
<th>APPROVED PLANNING 12/8/2021</th>
<th>APPROVED DESIGN 6/29/2022</th>
<th>PROPOSED FINAL 6/28/2023</th>
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<tbody>
<tr>
<td>UCONN 2000 BOND FUNDS</td>
<td>$1,100,000</td>
<td>$2,565,000</td>
<td>$2,500,000</td>
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</table>

**TOTAL BUDGETED FUNDING**

<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,100,000</td>
<td>$2,565,000</td>
<td>$2,500,000</td>
</tr>
</tbody>
</table>

* This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health Building D & Building N Roof Replacement
Project Budget (Final) $2,500,000
June 28, 2023

BUILDING D ROOF and BUILDING N ROOF
June 28, 2023

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC  Jeffrey P. Geoghegan, CPA
Interim Executive Vice President for Health Affairs  Executive Vice President for Finance and Chief Financial Officer
Dean, UConn School of Medicine

RE: Project Budget for the UConn Health Building E & Building K Roof Replacement (Final: $2,160,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $2,160,000 as detailed in the attached project budget for the UConn Health Building E & Building K Roof Replacement Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $2,160,000 of UCONN 2000 Bond Funds for the UConn Health Building E & Building K Roof Replacement Project to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

The Academic Research Building (Building E) and the Transgenic Animal Facility (Building K) roofs are original construction. The roofing membrane has deteriorated beyond the scope of normal maintenance and a full replacement is required. These roofs will be replaced with a sustainable/high solar reflectance EPDM membrane system over the Fall of 2023.

The Final Budget is attached for your consideration and upon approval will allow this project to proceed into construction. The budget is based on estimates and may be subject to change when bids are received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
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<tbody>
<tr>
<td><strong>CONSTRUCTION</strong></td>
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<td>$1,712,000</td>
<td>$1,812,000</td>
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<td><strong>DESIGN SERVICES</strong></td>
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<td>148,000</td>
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<td><strong>TELECOMMUNICATIONS</strong></td>
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<tr>
<td><strong>FURNITURE, FIXTURES AND EQUIPMENT</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>CONSTRUCTION ADMINISTRATION</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>OTHER AE SERVICES</strong> (including Project Management)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>ART</strong></td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td><strong>RELOCATION</strong></td>
<td>-</td>
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<td>-</td>
</tr>
<tr>
<td><strong>ENVIRONMENTAL</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>INSURANCE AND LEGAL</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>MISCELLANEOUS</strong></td>
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<td>3,000</td>
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<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$525,000</td>
<td>$1,963,000</td>
<td>$1,963,000</td>
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<td><strong>PROJECT CONTINGENCY</strong></td>
<td>105,000</td>
<td>197,000</td>
<td>197,000</td>
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<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
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<td>$2,160,000</td>
<td>$2,160,000</td>
</tr>
</tbody>
</table>

**SOURCE(S) OF FUNDING* |

UCONN 2000 BOND FUNDS                                           $630,000                  $2,160,000                $2,160,000

**TOTAL BUDGETED FUNDING**                                       $630,000                    $2,160,000                $2,160,000

* This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health Building E & Building K Roof Replacement
Project Budget (Final) $2,160,000
June 28, 2023

BUILDING E ROOF and BUILDING K ROOF
June 28, 2023

TO:  Members of the Board of Trustees

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

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

RE:  Project Budget for the UConn Health Canzonetti (F) Building Wound Care Center Renovation (Final: $1,225,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $1,225,000 as detailed in the attached project budget for the UConn Health Canzonetti (F) Building Wound Care Center Renovation.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $1,225,000 from UConn Health Capital and a Design and Construction allowance from Restorix Health Inc (Wound Care Center operator) for the UConn Health Canzonetti (F) Building Wound Care Center Renovation.”

BACKGROUND:

UConn Health and Restorix Health Inc have entered into a Professional Service Agreement to create a Comprehensive Wound Care Center (CWC) utilizing Hyperbaric Oxygen Therapy within the Canzonetti Building (F) that will be designed, furnished, staffed and operated by Restorix Health Inc.

The Final Budget is attached for your consideration. The Final Budget is based on bids received. The Final Budget was approved by the Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL  
**PROJECT NAME:** UCONN HEALTH - CANZONETTI (F) BUILDING WOUND CARE CENTER RENOVATION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED DESIGN 6/29/2022</th>
<th>PROPOSED FINAL 6/28/2023</th>
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<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ 640,000</td>
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<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
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<td>CONSTRUCTION ADMINISTRATION</td>
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<td>OTHER AE SERVICES (including Project Management)</td>
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<tr>
<td>INSURANCE AND LEGAL</td>
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<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td>2,000</td>
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<td><strong>SUBTOTAL</strong></td>
<td><strong>$ 773,000</strong></td>
<td><strong>$ 1,113,000</strong></td>
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<td>PROJECT CONTINGENCY</td>
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<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
<td><strong>$ 850,000</strong></td>
<td><strong>$ 1,225,000</strong></td>
</tr>
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</table>

**SOURCE(S) OF FUNDING**

- UCONN HEALTH CAPITAL FUNDS  
  500,000  875,000
- RESTORIX HEALTH INC DESIGN & CONSTRUCTION ALLOWANCE  
  350,000  350,000

**TOTAL BUDGETED FUNDING**  
$ 850,000  $ 1,225,000

*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 Canzonetti (F) Building Wound Care Center Renovation Budget (Final) $1,225,000
June 28, 2023

Conceptual Floor Plan
June 28, 2023

TO: Members of the Board of Trustees

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

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

RE: Project Budget for the UConn Health Transitional Nursery Renovation  
(Final: $1,800,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $1,800,000 as detailed in the attached project budget for the UConn Health Transitional Nursery Renovation.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $1,800,000 from UConn Health Capital for the UConn Health Transitional Nursery Renovation to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

The UConn Health Labor and Delivery currently uses a “rooming in” program where the mother and baby stay together during recovery and is served by a small satellite nursery that can accommodate 2 bassinets. This project would renovate space to create a 6 bassinet nursery including a transitional nursery for a baby that requires additional monitoring and care.

The Final Budget is attached for your consideration and upon approval will allow this project to proceed into construction. The budget is based on estimates and may be subject to change when bids are received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on June 12, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL  
**PROJECT NAME:** UCONN HEALTH - TRANSITIONAL NURSERY RENOVATION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED DESIGN 2/22/2023</th>
<th>PROPOSED FINAL 6/28/2023</th>
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</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$ 1,290,000</td>
<td>$ 1,290,000</td>
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<tr>
<td>DESIGN SERVICES</td>
<td>105,000</td>
<td>105,000</td>
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<tr>
<td>TELECOMMUNICATIONS</td>
<td>5,000</td>
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<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>170,000</td>
<td>170,000</td>
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<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>-</td>
<td>-</td>
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<tr>
<td>RELOCATION</td>
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<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

| SUBTOTAL                                      | $ 1,570,000               | $ 1,570,000              |

| PROJECT CONTINGENCY                           | 230,000                   | 230,000                  |

| TOTAL BUDGETED EXPENDITURES                   | $ 1,800,000               | $ 1,800,000              |

| SOURCE(S) OF FUNDING*                         |                           |                          |
| UCONN HEALTH CAPITAL FUNDS                    | 1,800,000                 | 1,800,000                |

| TOTAL BUDGETED FUNDING                        | $ 1,800,000               | $ 1,800,000              |

* This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health Transitional Nursery Renovation
Budget (Final) $1,800,000
June 28, 2023

Conceptual Floor Plan
## Summary of Individual Change Orders Greater Than 3% of Project Cost

### Period: 03/16/2023 - 05/31/2023

<table>
<thead>
<tr>
<th>Contract</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>300185</td>
<td>COR #4 - Provide a new Automatic Transfer Switch and panelboard to provide standby generator power to the pump station control panel. Relocate the disconnect for the pumps from the handhole into the mechanical room and provide connections in the handhole.</td>
<td>Owner Scope Change</td>
<td>$24,480.23</td>
</tr>
<tr>
<td></td>
<td>CCD #2 - Electrical connection modification required by AHJ to add a fused disconnect.</td>
<td>Unforeseen Conditions</td>
<td>$1,636.13</td>
</tr>
</tbody>
</table>

Total Change Order ($): $26,116.36
Project Budget: $650,000.00

% of Change Order to Project Budget: 4.02%
University Planning, Design & Construction
UCONN 2000 Code Correction Program

Exception Report

31-May-23

Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NUMBER OF OPEN PROJECTS</td>
<td>1</td>
</tr>
<tr>
<td>NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI</td>
<td>6</td>
</tr>
<tr>
<td>NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR</td>
<td>0</td>
</tr>
<tr>
<td>NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED</td>
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</tr>
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</table>
**UCONN 2000 Code Correction Program Exception Report**

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

<table>
<thead>
<tr>
<th>Project #</th>
<th>Building</th>
<th>Discrepancies</th>
<th>Corrected/ Pending Inspection</th>
<th>Correction by Original Contractor</th>
<th>Balance</th>
<th>Status/Projected Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>900475</td>
<td>Stamford Downtown Relocation</td>
<td>53 Corrected</td>
<td>6 Corrected/ Pending Inspection</td>
<td>0 Correction by Original Contractor</td>
<td>11</td>
<td>August 15, 2023</td>
</tr>
</tbody>
</table>

| Totals    | 53 Corrected              | 6 Corrected/ Pending Inspection | 0 Correction by Original Contractor | 11      |

**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**: 36
- **NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI**: 6
- **NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR**: 0
- **NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED**: 11
### UCONN 2000 CODE REMEDIATION PROGRAM COMPLETION SCHEDULE

Data Date: 05/31/2023

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project #</th>
<th>Project Manager</th>
<th>Estimated/Actual completion date</th>
<th>Total # of Discrepancies</th>
<th># of open Discrepancies</th>
<th>#Awaiting Inspection</th>
<th>2022</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stamford - Phase 1 and Phase 2</td>
<td>201523</td>
<td>TH</td>
<td>5/1/2023</td>
<td>7</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
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<tr>
<td>Stamford - Contractor Discrepancies</td>
<td>201523</td>
<td>TH</td>
<td>5/1/2023</td>
<td>17</td>
<td>10</td>
<td>6</td>
<td></td>
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<tr>
<td>Stamford - Extended Phase 2</td>
<td>201523</td>
<td>TH</td>
<td>8/15/2023</td>
<td>24</td>
<td>11</td>
<td>6</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes**

**Stamford - Phase 1**

Construction was substantially complete in December 2020.

6 design discrepancies closed; multiple contractor discrepancies partially complete.

**Stamford - Phase 2**

Construction schedule is July 2021 through May 1, 2023.

3rd Party inspection services are ongoing with UConn Public Safety approval.

The following NODs have been completed and are awaiting inspection:

- 19 - Exterior Unprotected Openings (North Elevation)
- 20 - Exterior Wall Fire Resistance Rating (North Elevation)
- 26 - Floor/Ceiling Assemblies (Fire Dampers / Lab Exhaust)
- 29 - Plumbing Fixtures and Restrooms (8 Total)
- 31 - Accessible Lavatory Faucet per Gender per Floor
- 36 - Through Floor Penetrations (Egress Stair)

Fire Protection system modifications are complete.

**Stamford - Extended Phase 2**

Preliminary construction schedule is May through August 2023.

- Fire rated construction at East Light Spine
- Fire rated construction at West End of Main Concourse
- Phase includes relocation and return of faculty members