AGENDA

Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
September 19, 2023, at 10:00 a.m.
University of Connecticut

Meeting held by Telephone
Public Call In Number: (415) 655-0002 US Toll
Access Code: 2620 537 1545

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, September 19, meeting must do so 24 hours in advance of the meeting’s start time (i.e., 10:00 a.m. on Monday, September 18) 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 June 13, 2023, as circulated

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

4. Project Updates ~ Storrs Based Programs (Facilities Operations)
   ➢ Presenter: Stanley Nolan, Interim Associate Vice President for Facilities Operations

5. Project Updates ~ Storrs Based Programs (UPDC)
   ➢ Presenter: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction

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

TAB
7. **Projects Reviewed by BGE and to be presented to Financial Affairs on 09/27/23:**

<table>
<thead>
<tr>
<th>STORRS BASED PROGRAMS</th>
<th>Phase</th>
<th>Budget</th>
<th>Tab</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electric Vehicle Charging Infrastructure &amp; Service Upgrades</td>
<td>Final</td>
<td>$957,140</td>
<td>6</td>
</tr>
<tr>
<td>Hydrogen Fuel Dispenser</td>
<td>Final</td>
<td>$835,500</td>
<td>7</td>
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<tr>
<td>Eversource Second Electrical Feed</td>
<td>Final</td>
<td>$15,000,000</td>
<td>8</td>
</tr>
<tr>
<td>South Campus Infrastructure, Ph. 1-3</td>
<td>Revised Final</td>
<td>$89,500,000</td>
<td>9</td>
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</tbody>
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**UCONN HEALTH**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Phase</th>
<th>Budget</th>
<th>Tab</th>
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</thead>
<tbody>
<tr>
<td>University Tower (UT) 7th Floor Pharmacy Fit-Out</td>
<td>Planning</td>
<td>$10,250,000</td>
<td>10</td>
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<tr>
<td>Outpatient Pavilion 3rd Floor Backfill</td>
<td>Design</td>
<td>$3,300,000</td>
<td>11</td>
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<tr>
<td>Outpatient Pavilion X-Ray &amp; Blood Draw Relocation</td>
<td>Design</td>
<td>$850,000</td>
<td>12</td>
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<tr>
<td>Musculoskeletal Institute Rehabilitation Expansion</td>
<td>Design</td>
<td>$640,000</td>
<td>13</td>
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<tr>
<td>Cryo Electron Microscope Installation</td>
<td>Design</td>
<td>$960,000</td>
<td>14</td>
</tr>
<tr>
<td>Fluoroscopy Equipment Replacement &amp; Renovation</td>
<td>Final</td>
<td>$745,000</td>
<td>15</td>
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<tr>
<td>Muscular Skeletal Institute Chiller Replacement</td>
<td>Final</td>
<td>$570,000</td>
<td>16</td>
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<tr>
<td>Central Sterile Washer &amp; Sterilizer Replacement</td>
<td>Final</td>
<td>$4,970,000</td>
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<tr>
<td>New England Sickle Institute Renovation</td>
<td>Final</td>
<td>$4,865,000</td>
<td>18</td>
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<tr>
<td>Cadaver Lab Renovation and Air Handling Unit Replacement</td>
<td>Final</td>
<td>$2,960,000</td>
<td>19</td>
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<tr>
<td>Cell &amp; Genome Sciences Building Data Center</td>
<td>Final</td>
<td>$840,000</td>
<td>20</td>
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<tr>
<td>Cooling System Upgrades</td>
<td>Final</td>
<td>$1,900,000</td>
<td>21</td>
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<tr>
<td>16 Munson Road Emergency Lighting &amp; Egress Upgrades</td>
<td>Final</td>
<td>$1,900,000</td>
<td>21</td>
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<tr>
<td>TB-121 Blood Bank Relocation</td>
<td>Revised Final</td>
<td>$880,000</td>
<td>22</td>
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<tr>
<td>16 Munson Road Parking Lot Paving</td>
<td>Revised Final</td>
<td>$2,075,000</td>
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<tr>
<td>836 Hopmeadow Street, Simsbury Clinical Practice Relocation</td>
<td>Revised Final</td>
<td>$4,729,000</td>
<td>24</td>
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<tr>
<td>5 Munson Road Clinical Fit-Out</td>
<td>Revised Final</td>
<td>$9,344,000</td>
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</tbody>
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**INFORMATION ITEMS:**

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

9. Status of Code Correction Projects
   - Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report
   - Quarterly Construction Status Report, Period Ending June 30, 2023
     [UConn_Quarterly_Construction_Status_Report_06302023web.pdf](UConn_Quarterly_Construction_Status_Report_06302023web.pdf)

10. Construction Projects Status Report
    [https://bpir.uconn.edu/home/capital-budget/capital-reports-and-presentations/construction-status-reports/](https://bpir.uconn.edu/home/capital-budget/capital-reports-and-presentations/construction-status-reports/)
11. 2024 BGE Meeting Schedule

12. Other Business

13. Executive Session (As Needed)

14. Adjournment
Vice-Chair Gandara called the meeting to order at 10:03 a.m. Upon convening, the Committee lacked a quorum and received an informational presentation on UConn Health Updates, Facilities Development and Operations (Agenda Item #7). At 10:28 a.m., a quorum was reached, and the Committee considered the following action items and remaining topics for discussion.

1. UConn Health Updates, Facilities Development and Operations ~ Presentation
   Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction

2. Public Participation
   No members of the public signed up to address the Committee.

3. Minutes of the Buildings, Grounds and Environment Committee Meeting of April 12, 2023
   On a motion by Trustee Gouin, seconded by Director Carbray, the Committee voted unanimously to approve the minutes of the April 12, 2023, meeting.
4. **FY24 Capital Budget Presentation**

Presenter: Reka Wrynn, Associate Vice President for Budget, Planning and Institutional Research


On a motion by Trustee Gouin, seconded by Trustee Dennis-LaVigne, the Committee voted unanimously to approve the Revised Capital Projects Policies and Procedures Manual for Finance.


Presenter: David Hook, Construction Auditor

7. **Proposed New Lease for 36 North Main Street, Waterbury, CT**

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

8. **Project Update ~ Storrs Based Programs ~ Presentation**

   - Note: Vice Chair Gandara requested that the project budget for the Field House – Old Recreation Center Renovation not move forward to the Financial Affairs Committee and full Board for approval until she receives additional information on the project (e.g. cost, priorities, allocations).

   Presenters: 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 for Storrs Based Programs and UConn Health**

   This agenda item was informational.

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

    This agenda item was informational.

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

    This agenda item was informational.

12. **Capital Projects Status Report**

    This agenda item was informational.
13. Other Business

There was no Other Business.

14. Executive Session (As Needed)

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

1. 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 [CGS Section 1-210(b)(1)]; and

2. Records pertaining to strategy and negotiations with respect to pending claims or pending litigation to which the public agency is a party until such litigation or claim has been finally adjudicated or otherwise settled [CGS Section 1-210(b)(4)]; and

3. Records, tax returns, reports and statements exempted by federal law or the general statutes or communications privileged by the attorney-client relationship, marital relationship, clergy-penitent relationship, doctor-patient relationship, therapist-patient relationship or any other privilege established by the common law or the general statutes, including any such records, tax returns, reports or communications that were created or made prior to the establishment of the applicable privilege under the common law or the general statutes [CGS Section 1-210(b)(10)].

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

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

The following University staff were in attendance for the entire Executive Session: Maric, Blanchard, Carone, Corbett, Craun, Cruickshank, D’Alleva, Geoghegan, Jednak, Kirk, LaVallee, Lombardo, Nolan, 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.

15. Adjournment

On a motion by Trustee Gouin, seconded by Director Carbray, the Committee voted unanimously to adjourn the meeting at 11:15 a.m.

Respectfully submitted,

[Signature]

Debbie L. Carone
Secretary to the Committee
September 19, 2023

TO: Members of the Buildings, Grounds and Environment Committee

FROM: Angelo Quaresima, Chief Audit Executive
       David Hook, Construction Auditor

RE: Construction Assurance Office Report – September 2023

In accordance with CT General Statutes (CGS) Section 10a-109cc, the following is the statutory required report of construction performance reviews undertaken by the Construction Assurance Office (CAO) through August 2023:

As of the date of this report, the CAO is currently reviewing 42 active UConn 2000 funded projects for compliance with CGS Section 10a-109n and UConn’s Capital Projects Policies and Procedures Manuals, as submitted by Finance, Capital Projects and Facilities Procurement, and University Planning, Design and Construction. Once a project is financially closed by UConn management, the CAO will provide the Buildings, Grounds and Environment Committee with a final review assessment of management’s performance.
Agenda

Budget Resolutions for September BOT Meeting
- FO502039 Electrical Vehicle Charging Infrastructure & Service Upgrades
  (Proposed budget $957,200)
- FO502031 Hydrogen Fuel Dispenser
  (Proposed budget $835,500)

Other Topics
- Informational – CWC Water Supply Interconnection DEEP Diversion Permit

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:  
- Least Risk
- Some Risk
- Most Risk
FO502039 Electrical Vehicle Charging Infrastructure & Service Upgrades

Scope: The project will install new EV charging equipment and upgrade infrastructure associated in 7 new locations at the Storrs Campus.

Schedule: Procurement through State Contract (21PSX0027) in October 2023 and construction in May 2024.

Budget: Proposed cost $957,200. Direct funding contributions include grants and rebates ($644,788). Net project price $312,412.

Issues/Concerns: Lead time on material and ensuring this is complete meeting compliance with proposed regulation PR2023-023 to adopt section 22a-174-36d of the RCSA.
Scope: The project will install a hydrogen fuel dispenser at the Reclaimed Water Facility at the Storrs Campus. Hyundai and Toyota confirmed the selected hydrogen fuel dispenser is appropriate to fuel their light-duty vehicles (NEXOs and Mirai). The fuel dispenser includes (1) Electrical Enclosure, (1) Tube Trailer Stanchion, valve panel, cooling system, chiller, all piping for the interconnections and commissioning.

Schedule: Procurement through a Sole Source in October 2023 and construction in May 2024.

Budget: Proposed cost $835,500.

Issues/Concerns: Lead time and manufacturing of unit.
UConn and Connecticut Water Company (CWC) participate in the Water System Advisory Committee (WSAC) that meets to provide guidance and recommendations for water/sewer application connections which are submitted to the Town of Mansfield.

At the last meeting held on June 6, 2023, the WSAC members questioned whether or not the UConn/CWC Diversion Permit clearly defined “water main extensions” and would like CT DEEP to provide a clarification before making recommendations on whether or not to approve/deny water/sewer connections for Town of Mansfield Applicants.

At this time, We do not believe we need to go to DEEP for clarification as it’s already addressed, see below:

1. UConn/CWC Diversion permit - new service connections special condition #26, which restricts new service connection and more intensive use of existing service connection along the regional pipeline to those that abide by the local conservation and development plans and are necessary “to address a demonstrate environmental, public health, public safety, economic, social or general welfare concern”.

2. CWC/Town of Mansfield agreement – “Any extension of the CWC system in Mansfield after the Completion date shall be undertaken in consultation with the Advisory Committee established pursuant to Section 9.4 hereof and permitted if the applicant has demonstrated to CWC that all required approvals have been secured and such extension complies with eh CWC Main Extension Agreement as applicable

**Recommendation:** Any concerns regarding water supply demand should be covered in existing agreements/permits. The University should continue to be aware and monitor any off-campus development regarding how it may or may not impact the University's water supply and existing infrastructure.
BGE
Project Updates
University Planning, Design and Construction

September 19, 2023
Complete Report
Agenda

Resolutions for September 2023 BOT Meeting
- South Campus Infrastructure
  [Revised Final Budget: $89,500,000, September BOT]
- Eversource Second Electrical Feed
  [Final Budget: $15,000,000, September BOT]

Other Topics

Real Estate Projects
- 110 Sherman Street
- Bergin Property Transfer
- CAV Test Track Land Sale Option
- 36 North Main Street, Waterbury
- XL Center
- Coventry Boathouse
- Eversource 2nd Electrical Feed Easement

Off-Campus Housing Development: Next 3 Years

Overview of Projects in Construction/Bidding
Overview of Projects in Design/Planning

Project Updates
- Eversource Second Electrical Feed
- South Campus Infrastructure
- Residential Life Facilities- Mansfield Apartments Redevelopment
- Field House- Old Recreation Center Renovation
- Stamford Garage- Mill River Remediation
- Boiler Plant Equipment Replacement and Utility Tunnel Connections
- NW Science Quad: Site Improvements and Tunnel Phase 2
- Supplemental Utility Plant
- N. Eagleville Road & Discovery Drive Intersection Improvements
- South Campus Residence Hall
- Whitney House Demolition
- Mirror Lake Improvements
- School of Nursing New Building
- Freitas Arena Renovation
- Athletics Master Plan
- Gilbert Road Site Preparation
- Fenton River Well Field and Road Replacement
- UConn 2000 Code Remediation - Stamford
- UConn Hockey Arena
- University Safety Building Renovation
- B4 Steam Vault and Line Exigent Repair

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

- Least Risk
- Some Risk
- Most Risk

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

- **Scope:**
  - Replace aging steam and other infrastructure on the South side of campus to increase efficiency and reliability of existing utilities; provide utilities, including a sustainable geothermal heat exchange system connected to the existing South Campus Chiller Plant, 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 and providing the geothermal heat exchange system.

- **Budget:** $82.0M, Approved Revised Final, Phases 1 - 3 BOT June 2023
  - Proposed Revised Final $89,500,000, September 2023 BOT
  - 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 bids and material delivery timelines are under review.

- **Schedule:**
  - All project phases have been bid.
  - Construction July 2023 – May 2025, with in-service date of electrical equipment for the South Campus Chiller Plant potentially as late as December 2025.

- **Key Issues & Risks:** Potential for unanticipated subsurface conditions, cost increases due to escalation and temporary measures associated with the scope reduction delay, sustainability goals and requirements for new infrastructure, and impacts on budget and material availability due to the pandemic and market demand.
Eversource Second Electrical Feed

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

• **Budget:** $3.0M Approved Design, December 2021 BOT
  ° Proposed Final, Phase 1, $15,000,000, September 2023 BOT

• **Schedule:**
  ° Design continues and has been completed through the selection of certain equipment with long lead times.
  ° Phase 1, the procurement and installation of equipment with long lead times, has been bid.
  ° Construction Schedule: TBD based upon updated lead times for equipment.

• **Key Issues & Risks:** Potential for wetlands mitigation, environmental permitting, long lead times on equipment due to large volume of transmission upgrades nationwide, Eversource completion of its enabling design and construction (risk mitigated by selecting a transformer which can be put into service on the UConn side before Eversource scope completed).
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
  ◦ **Redesign in process to make the building more efficient, will seek to rebid next winter**
  ◦ **Project delivery method changed to design-bid-build**

• **Schedule:**
  ◦ Bids received in February 2023, but redesign in process
  ◦ Demolition and rough grading of site completed.

• **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
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:** $4.5M, Approved Design, BOT June 2023

• **Schedule:**
  - Feasibility Study: Spring 2021 – Spring 2022
  - Design: Fall 2022 – Winter 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
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. Risk assessment testing being done in September 2023.
  - Target Remediation Date: TBD. No earlier than Summer 2024
- **Key Issues & Risks:** Extent of remediation may include adjacent properties not owned by UConn. Permitting of work will take 9 – 12 months after agreement on scope with DEEP. Budget will depend on remediation scope of work. Market escalation.

Mill River adjacent to UConn Parking Lot
NW Science Quad

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

Gant Renovation Phases 1, 2, 3
Quad Improvements and Tunnel Ph 2
CUP Boiler Plant Equipment/Tunnel Connection Ph 3

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

- **Scope**: Boiler Plant Equipment Replacements and Utility Tunnel Connection
  - Scope of work includes extension of the tunnel and utilities from 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 $43.0M Revised Final BOT June 2023

- **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. Peer review of installations on-going.

- **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. Peer review of design and installations may require some rework.
NW Science Quad, Ph 2 Utilities and Site

- **Scope:** NW Science Quad Site Development
  - Scope of work included 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 (proceeding on time and on budget)
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
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 and permit approvals
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 substantially complete
  - Masonry exterior and window installation commenced
  - Construction Completion: Currently targeting Fall 2024

• **Key Issues & Risks:** Construction noise and dust, long lead times for electrical and mechanical equipment, discussions with DEEP regarding stormwater retainment and potential impacts on budget, required services completion from associated projects (South Campus Infrastructure and Mirror Lake) and material availability due to pandemic

*View looking northeast of steel construction on one of two L-shaped wings of the Residence Hall*
Whitney House Demolition

Scope:
• Abatement & demolition of unsafe structure irreparably damaged by fire, smoke and water
• Site commemoration and restoration

Budget: $300K allocated to-date

Schedule:
• CEPA – Public Scoping Complete; Post-Scoping Notice in process; Entire process completed by October 2023
• Architectural consultant procurement and Facilities Operations coordination in process
• Planned Completion – Spring 2024

Key Issues & Risks:
• Continued coordination with SHPO and State Archeologist
• Environmental permitting
• Budget Allocation

Existing Conditions, July 2023
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 New School of Nursing Building, 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:
- $4.0M, Revised Design, BOT approved April 2023.
- $10M, total project budget allocation.

Schedule:
- Enhanced Schematic Design Phase complete, July 2023.
- Construction August 2024 (tentative).

Key Issues & Risks:
- Environmental and construction permitting review periods.

Basis of Feasibility Study, Revised Design and Master FMC MOU Amendment with CT DEEP.
School of Nursing New Building

- **Scope:**
  - Construction of a School of Nursing new building on a site adjacent to Philips Communications Science Building and the Human Development Center
  - Design-bid-build delivery method on an aggressive three-year completion schedule

- **Budget:** $2.0M Approved Planning- BOT June 2023
  - Architect selection is in process
  - CM selection process anticipated Fall 2023
  - Site Assessment, Survey and Geotechnical Investigations commenced

- **Schedule:**
  - CEPA – Public Scoping Complete; Post-Scoping Notice in process; Entire process completed by April 2024
  - Design – October 2023 to June 2024
  - Bid & Contracting – July to September 2024
  - Tentative Construction – October 2024 to July 2026

- **Key Issues & Risks:** Aggressive schedule and tight budget

New School of Nursing Building located in the South Campus area
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- BOT April 2023

- **Schedule:**
  - Phase 1: Complete
  - Phase 2: January 2024– August 2024

- **Key Issues & Risks:**
  - Schedule & cost, and long lead times for materials.

*Phase 1- volleyball courts complete*
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:**
  - Summer 2022 – September 2023
  - Final Draft Completed and Under Review

Aerial photograph of Athletics District
Athletics Master Plan

• Identifies potential projects reflective of excellence in first-class facilities, competition, and student-athlete experience

• Documents a strategy to enhance existing facilities to their fullest potential over the next 20 years

• Comprised of inspirational ideas and aspirational goals that may contribute to future projects

• There is no intention to implement the Master Plan beyond current priorities:
  • Title IX Compliance, including improvements to Tennis and Rowing facilities
  • Freitas Forum Renovations
  • Fieldhouse Renovations
  • Golf Practice Facility

• There are no requests for University Funds or Bonds for additional Master Plan projects
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 completed in July 2023. Bid of Phase 2 work on-going.

- **Key Issues & Risks:** SHPO’s expectations concerning the project, timing of approvals and potential impacts on budget, and material availability due to the pandemic.
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 – BOT April 2023
  - Budget is based on low bid construction cost

• **Schedule**:  
  - Construction: Spring 2023–Fall 2023

• **Key Issues & Risks**:  
  - None at this time
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 nearly complete (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
UConn Hockey

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

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

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

- **Key Issues & Risks**:
  - None
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 substantially complete

- **Key Issues & Risks**: None
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 substantially complete, in closeout

Key Issues & Risks:
• None

B4 Steam Vault Installation
Real Estate Projects

110 Sherman Street, Hartford: OPM has agreed to transfer this building, which is integral with the UConn law school campus, to UConn effective October 2023. Performing due diligence on the condition of the building and studying possible short-term uses.

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 early 2024.

CAV Test Track Land Sale Option: Option executed by Developer, UConn and AG in August 2022. Nine (9) month due diligence period has ended. Developer and UConn have agreed on a smaller parcel of land on Depot campus for the track and the Option is being revised for reapproval.

36 North Main Street - Waterbury: Lease and Design documents has been completed and are in the process of being executed. Lease will be put into escrow until closing on the property and financing in completed in late 2023.
Real Estate Projects

**XL Center Hartford**: UConn investigating leasing 51,000 square feet of former St Joseph’s School of Pharmacy space in Hartford. Some bond funds available to off-set some of the potential renovation costs of the space. Programming and identifying user groups for the space presently.

**Coventry Boathouse**: As part of Title IX for the women’s rowing team, UConn proposes to construct a new boathouse on Coventry Lake. A ground lease is being negotiated with the Town of Coventry for a minimum 20-year term and with nominal rent.

**Eversource 2nd Feed Easement**: To increase power to the University, a second high voltage feed is being added by Eversource. An amendment to the existing easement for this service widening it from 50’ to 100’ will be submitted to BGE in the future for same.
Site A (Landmark/Haven Development) and Site G (Eagleville Green) have been approved by the Town and are under construction.

Sites B through F represent large-scale housing developments with pending applications with the Town of Mansfield and are further detailed on the attached slides.

* = Other potential applications that have not yet been submitted for review to the Town
Off-Campus Housing Development: Next 3 Years

Four Corners Area:

A. The Standard at Four Corners (aka Landmark/Haven Development) – 900 Beds

B. The Villages at Four Corners (aka Yamei Development) – 180 Beds

C. Benchmark Cascade – 350 Beds

D. CMC Storrs – 725 Beds
Off-Campus Housing Development: Next 3 Years

North Eagleville Road:

E. Wilmorite Development
South Half – 750 Beds

F. Wilmorite Development
North Half – 660 Beds
Off-Campus Housing Development: Next 3 Years

View of the proposed Wilmorite Development on North Eagleville Road as submitted by the Developer to the Mansfield Town Planning and Zoning Committee.
Projects Recently Completed and in Bidding/Construction

Recently Completed ~$15M+
- University Safety Building Renovation
- B4 Steam Vault and Line Exigent Repair

In Bidding/Construction ~$400M+
- Eversource Second Electrical Feed
- South Campus Infrastructure
- Boiler Plant Equipment Replacement and Utility Tunnel Connection
- NER and Discovery Drive Intersection Improvements
- Residential Life- South Campus Residence Hall
- Freitas Renovation
- Gilbert Road Site Preparation
- Fenton River Well Field and Road
- UConn 2000 Code Remediation - Stamford
Projects in Design and Planning

In Design ~$350M

- Residential Life- Mansfield Apartments Redevelopment
- Fieldhouse- Old Recreation Center Renovation
- School of Nursing New Building
- Mirror Lake Improvements
- Coventry Boathouse

In Planning ~ $100M+

- Stamford Mill River Remediation
- Whitney House
- Athletics Master Plan
- Unfunded Planning Backlog
- Utility Framework - ongoing Infrastructure planning
- Public Safety Risk Assessment and Design Guidelines
- Zero Carbon Scenario Planning & Geothermal Study
- 2025 Campus Master Plan Major Update
Buildings Grounds & Environment Committee

September 19, 2023

UConn Health Updates
Facilities Development & Operations
Campus Planning Design and Construction

FUNDING STATUS:

FY24 CAPITAL POOL
- Approximately $12.5 million allocated for FY24
- Pool used to fund requests for Clinical Equipment, IT and Capital Projects
- Under $50,000 Capital Pool allocation approximately = $4.9m
- Over $50,000 Capital Pool allocation approximately = $7.7m

DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS
- Projects are reviewed and prioritized based on Guiding Principles.
- $25 million of DM Funding received for FY22. Commitment of $22.5 million to active projects.
- GO bond funds allocated in FY23 ($40m) & FY24 ($43m).
- Reviewing options to utilize FY23 & FY24 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:

**Project Data**
- Project Total Last Report: 210
- Projects Added: 1
- Projects Closed: 19

Data date August 3, 2023

**DIVISION**

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Budget Resolutions for September BOD/BOT Meeting - projects in bold are being submitted to the Boards for the 1st time

- **UT-7 Pharmacy Fit-Out (Planning $10,250,000)**
- Outpatient Pavilion 3rd Floor Backfill (Design $3,300,000)
- Outpatient Pavilion X-Ray & Blood Draw Relocation (Design $850,000)
- Muscular Skeletal Institute Rehabilitation Expansion (Design $640,000)
- Cryo Electron Microscope Installation (Design $960,000)
- **Fluoroscopy Equipment Replacement & Renovation (Final $745,000)**
- **Muscular Skeletal Institute Chiller Replacement (Final $570,000)**
- Central Sterile Washer & Sterilizer Replacement (Final $4,970,000)
- New England Sickle Cell Institute Renovation (Final $4,865,000)
- Cadaver Lab Renovation & AHU Replacement (Final $2,960,000)
- CGSB Data Center Cooling Upgrades (Final $840,000)
- 16 Munson Rd Emergency Lighting & Egress Upgrades (Final $1,900,000)
- TB-121 Blood Bank Relocation (Revised Final $880,000)
- 16 Munson Road Parking Lot Repaving (Revised Final $2,075,000)
- 836 Hopmeadow St, Simsbury Clinical Practice Relocation (Revised Final $4,729,000)
- 5 Munson Road Clinical Fit-Out (Revised Final $9,344,000)

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: Green = Least Risk, Yellow = Some Risk, Red = Most Risk.
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: Least Risk, Some Risk, Most Risk.
### Board Projects – Bidding phase

- Fluoroscopy Equipment Replacement & Renovation
- Muscular Skeletal Institute Chiller Replacement
- Cadaver Lab Renovation & AHU Replacement
- CGSB Data Center Cooling Upgrades
- Transitional Nursery Renovation
- Canzonetti (F) Building Wound Care Center Renovation
- Buildings E & K Roof Replacement
- 16 Munson Rd Emergency Lighting & Egress Upgrades

### Board Projects – Construction phase

- 16 Munson Road Parking Lot Repaving
- Buildings D & N Roof Replacement
- Replace Buildings F & H Hot Water Tanks
- 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
- Replace Chilled Water Pump #4
- 836 Hopmeadow St, Simsbury Clinical Practice Relocation

**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: 🟢 Least Risk  🟠 Some Risk  🔴 Most Risk
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. Meetings underway to finalize Scope of Work.

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.
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. Based on preliminary scope, project duration will be approximately 18 months (December 2024)

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
Hybrid OR#2 Fit-Out

**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. Project completion is equipment dependent. Based on scope of similar type projects duration would be approximately 18 months (December 2024)

**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*
UT-7 Pharmacy Fit-Out

**Scope:** This project will renovate shell space located on the 7th Floor of the University Tower to accommodate the relocation and expansion of the Pharmacy and thus free up much needed space to allow for the expansion & renovation of Lab Medicine.

**Schedule:** Conceptual study completed. Hiring of a Design firm underway. Tentative schedule is as follows. Design: Sep 2023 – May 2024

**Budget:** $10,250,000 *(Planning).* Budget is based on Conceptual estimates and may change as project design is developed.

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

*Funding Source: UCH Capital, FY23 GO DM*
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 finalized.  
Bid: October 2023  
Contract: November 2023  
Construction start: December 2023 (tentative)  
Construction completion: October 2024 (tentative).

Budget: $4,970,000 (Final) Current Design budget is $3,985,000. The Final budget is based on design estimates and may change based upon actual 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.


Budget: $4,865,000 (Final). Current Design Budget is $4,865,000. The Final Budget is based on design estimates and may change based on actual bids received.

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

Funding Source: UCH Capital FY22 DM
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:** Architect has been engaged for feasibility study to review utilizing shelled vault or retrofitting existing vault. Completion of study scheduled for October 2023.

**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*
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: Bid documents complete: Sept 2023
Bidding/Contract: Oct / Nov 2023
Construction Start: Dec 2023 (tentative)
Construction Complete: March 2024 (tentative)

Budget: $880,000 (Revised Final). Current Final Budget is $765,000. The Budget is increasing due to the addition of a pneumatic tube station and may change based on actual bids received. UConn Health is expecting to receive $128,265 under a Federal CIRP award.

Issues/Concerns: None at this time

Funding Source: UCH Capital, CIRP
**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:** Design Development underway.  
Design complete: Dec 2023  
Bid/Contracting: Dec/Jan 2024  
Construction start: Feb 2024 (tentative)  
Construction complete: Oct 2024 (tentative)

**Budget:** $3,300,000 (Design). Current Planning Budget is $3,300,000. The Design Budget is based on design estimates and may change based on actual bids received.

**Issues/Concerns:** The phased renovation can be impacted by the delays in completion of other projects.

**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 and the Medication Therapy Management program.

**Schedule:** Design work moving forward and is on schedule for a mid November completion
Bid/Contracting: Nov/Dec 2023
Construction start: January 2024 (tentative)
Construction complete: Aug 2024 (tentative)

**Budget:** $850,000 *(Design).* Current Planning Budget is $650,000. The Design Budget is based on consultant estimates and may change based on actual bids received.

**Issues/Concerns:** The OP3 Backfill project will be impacted by delays on this project.

**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:** Design work underway.  
Design complete: Nov 2023  
Bid/Contracting: Nov/Dec 2023  
Construction start: Jan 2024 (tentative)  
Construction complete: May 2024 (tentative)

**Budget:** $640,000 (Design). Current Planning Budget is $640,000. The Design Budget is based on consultant estimates and may change based on actual bids received.

**Issues/Concerns:** The OP3 Backfill project will be impacted by delays on this project.

_Funding Source: UCH Capital_
Cryo Electron Microscope Installation

**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 and scheduled for a mid October completion. Bid/Contracting: Nov/Dec 2023 Construction start: Jan 2024 (tentative) Construction complete: TBD

**Budget:** $960,000 *(Design).* Current Planning Budget is $960,000. The Design Budget is based on consultant estimates and may change based on actual bids received.

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

**Funding Source:** UCH Research & IDC Capital
Detailed Project Update
Bidding & Construction
Scope: This project will replace an outdated fluoroscopy imaging unit and renovate the room to comply with Connecticut Department of Health guidelines.

Schedule: Significant changes in the room layout requested after the receipt of bids requires a redesign and rebidding.

Budget: $745,000 (Final). Design budget estimates were under $500k. The Final Budget is based on the bids received on the original design and consultant estimates. The budget may change based on the bids received on the redesign.

Issues/Concerns: Post bid design changes require a redesign and rebidding.

Funding Source: UCH Capital
Muscular Skeletal Institute Chiller Replacement

**Scope:** This project will replace a 55 ton chiller and associated pumps that serves critical areas including the MRI, CT and IT data closets.

**Schedule:** Project is under design and is expected to go out to bid in early September. Due to equipment lead times the chiller equipment is being pre-purchased separately.

**Budget:** $570,000 *(Final).* Budget is based on consultant estimates. The budget may change based on actual bids received.

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

*Funding Source: FY22 DM*
**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:** Project Bids due September 1st. Contract: Sept/Oct 2023
Construction Start: October 2023 (tentative)
Construction Complete: TBD due to lead times of HVAC systems..

**Budget:** $840,000 (Final). Current Design Budget is $650,000. The Final Budget is based on actual bids received.

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

*Funding Source: FY22 DM*
Scope: This project will renovate the Cadaver Lab utilized by the School of Medicine, including the replacement of the outdated air handling unit.

Schedule: Bids due September 5th
Contract: Sep/Oct 2023
Construction Start: TBD – coordinate with classes
Construction Complete: TBD due to lead times of HVAC systems.

Budget: $2,960,000 (Final). Current Design Budget is $1,800,000. The Final Budget is based on actual bids received.

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

Funding Source: FY22 DM
Transitional Nursery Renovation

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

Schedule: Bids received. Scoping out low bidder
Contract: Sept 2023
Construction start: Oct 2023 (tentative)
Construction complete: May 2024 (tentative)

Budget: $1,800,000 (Final) Project is tracking under budget.

Issues/Concerns: None at this time

Funding Source: UCH Capital
**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:** Contract with low bidder being processed  
Construction start: September 2023  
Construction complete: December 2023 (tentative).

**Budget:** $1,225,000 (Final)  
Budget approved by Boards in June. Restorix is contributing $350,000 to cover the cost of design and a portion of construction. Project tracking on budget.

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

**Funding Source:** UCH Capital & Restorix Allowance
**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 on Building K has been delayed due to changes in the project scope. Project is being broken out into separate bid packages for each building to allow roof replacement on Building E to proceed. Bids for Building E received and processing contract. Award & Contract Bldg E: August/September 2023 Construction start: October 2023 *(tentative)* Reviewing schedule to determine feasibility of bidding Building K in September.

**Budget:** $2,160,000 (Final). A Revised Final will be submitted if bids for Building K come in over budget.

**Issues/Concerns:** Volatility in roofing materials could impact the project schedule and budget.
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: Bids due September 5th
Contract: Sept/Oct 2023
Construction start: November 2023 (tentative)
Construction completion: August 2024 (tentative)

Budget: $1,900,000 (Final). Current Design Budget is $935,000. The Final Budget is 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:** Pavement replacement areas broken up into 3 phases. Phase 1 completed. Phase 2 paving has been halted due to the discovery of unsuitable soil. Contractor is pricing up options for soil replacement and stabilization. Scheduled completion may be delayed to October 2023.

**Budget:** $2,075,000 *(Revised Final)* Current Budget is $1,615,000 *(Revised Final).* Additional funds are required to address the replacement of the unsuitable soil and install required stabilization measures.

**Issues/Concerns:** Replacement of unsuitable soils discovered within the Phase 2 parking area has impacted the project budget and schedule.
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: Contractor mobilized, scheduled completion: November 2023

Budget: $2,500,000 (Final) Budget approved in June. Project tracking on budget.

Issues/Concerns: None at this time

Funding Source: FY22 DM
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: Contract Award: April 2023  
Onsite mobilization: September 2023 based on arrival of long-lead items.  
Scheduled completion: December 2023

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

Issues/Concerns: None at this time.

Funding Source: FY22 DM
**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 underway, on schedule for completion in May 2024

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

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

**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 adjusted schedule to limit downtime of Labs. Phase 1 EP Lab scheduled to start November 2023 with a Go Live in April 2024. Phase 2 Cath Lab scheduled to start April 2024 with a Go Live in October 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. Delivery and installation of Phillips equipment could impact Go Live for each lab.

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 on schedule for December 2023 completion.

**Budget:** $9,344,000 *(Revised Final)* Current budget is $8,380,000 (Final). Previous budget was based on conceptual estimates for Furniture and Equipment. Metro Realty, the building landlord will be responsible for approximately $3.2m 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
Scope: This project will renovate portions of the existing In-patient Psychiatry unit located in the Connecticut Tower to create a Seclusion suite for potentially violent patients and install security barriers at the existing Nurses Station to protect staff.

Schedule: Contractor submittal process on going. Mobilization has been delayed to August 2023 due to rephasing of project to accommodate clinical operations. Construction completion pushed back to January 2024.

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

Issues/Concerns: None at this time.

Funding Source: UCH Capital
**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 2nd & 3rd floors completed. Remaining floors on schedule for October 2023 completion.

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

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

*Funding Source: UCH Research & IDC Capital*
**Scope:** This project will renovate the Health Information Management (HIM) office area including the replacement of systems furniture.

**Schedule:** Construction on schedule for and early completion in September 2023.

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

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

_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: The new pump has been installed. Conflicts with existing infrastructure have delayed the installation of the pump control systems. Completion of work has been pushed off into September.

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

Issues/Concerns: None at this time

Funding Source: FY22 DM
836 Hopmeadow St, Simsbury Clinical Practice Relocation

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

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

Budget: $4,729,000 (Revised Final) Current Final Budget is $4,297,000. The contractor delay claim ($159,000), change order work and additional equipment/furniture costs has pushed the project over budget by approximately $430,000.

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.

Funding Source: UCH Capital & Landlord Fit-Out Allowance
Upcoming Projects – Clinical

Clinical & Medical Equipment Projects over $500k

<table>
<thead>
<tr>
<th>Project Description</th>
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<tbody>
<tr>
<td>CT TOWER RADIOLOGY NEW PET-CT SYSTEM</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

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<tr>
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<tbody>
<tr>
<td>HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT</td>
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<td>CELI RESEARCH LAB METABOLIC CHAMBER</td>
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*Potential Funding Source: UCH Capital and/or UCH IDC Research Capital and/or Grants*
# Upcoming Projects – Deferred Maintenance

## Deferred Maintenance Projects over $500k

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<thead>
<tr>
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<tr>
<td>MAIN COOLING TOWER CELL REPAIRS &amp; PUMP REPLACEMENT</td>
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<td>UNIVERSITY TOWER DISASTER RECOVERY ROOM</td>
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<td>MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT</td>
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<td>MAIN ENTRANCE LOT M1 &amp; H1 IMPROVEMENTS</td>
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*Potential Funding Source: UCONN 2000 Bond Funds*
September 27, 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 Electric Vehicle Charging Infrastructure & Service Upgrades
(Final: $957,140)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of $957,140 as detailed in the attached Electric Vehicle Charging Infrastructure & Service Upgrades project budget to purchase and install 18 electric vehicle chargers in seven locations on the University’s Storrs campus and to provide 5-year third-party equipment management and repair services for the new and legacy electric vehicle charging stations and to join all those devices to the ChargePoint electric vehicle charging network. 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 $957,140 in University Funds for Electric Vehicle Charging Infrastructure & Service Upgrades project, and approve to purchase the required equipment and services through Department of Administrative Services Contract # 21PSX0027 Electric Vehicle Supply Equipment (EVSE) Services, Infrastructure, and planning.”

BACKGROUND:

This project involves the installation and make-ready site and facility work required to install 6 single-port (Level 2) electric vehicle charging stations in the North Parking Garage (3), South Parking Garage (3) and 12 dual-port (Level 2) electric vehicle charging stations in the following parking locations: Dairy Bar Lot (3), Motor Pool Lot (1), Shippee Hall Lot (3), Lot T (3), and Lot Z (2); provide 5-year third-party management and equipment repair services of the new and 70 legacy electric vehicle charging stations on both the Storrs and Regional campuses; and to connect all those devices the ChargePoint electric vehicle charging network using secure cellular connections. We anticipate the project costs to be partially funded/reimbursed by CT Volkswagen (VW) EVSE ZEV Infrastructure Program (ZIP) grant funds ($507K) and Eversource Commercial EV Charging rebate program ($280K) funds (total subsidy $787K) reserved for this purpose.

Attachment
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** FINAL

**PROJECT NAME:** Electric Vehicle Charging Infrastructure & Service Upgrades

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**SOURCE(S) OF FUNDING**

| UNIVERSEY FUNDS                                          | $ 957,200 |

**TOTAL BUDGETED FUNDING**

| $ 957,200 |

* 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.
September 27, 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 Hydrogen Fuel Dispenser (Final: $835,500)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of $835,500 as detailed in the attached Hydrogen Fuel Dispenser project budget, to purchase and install one Hydrogen fuel Dispenser within the boundaries of the Reclaimed Water Facility at the University’s Storrs campus. 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 $835,500 in University Funds for the Hydrogen Fuel Dispenser project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed in accordance with sole source procurement procedures.”

BACKGROUND:

This project involves construction of a concrete landing pad, with removable protective bollards, to support a skid-mounted pre-chilled gaseous hydrogen dispenser (350 BAR/5K psig) with an adjacent permeable parking area sufficient to accommodate one gaseous hydrogen supply trailer used to supply fuel to the dispenser. It is expected that all Trade and Utility Service site work will be completed by UConn employees. The fuel dispenser includes (1) Electrical Enclosure, (1) Tube Trailer Stanchion, valve panel, cooling system, chiller, all piping for equipment interconnections, and commissioning.

Attachment
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL  
**PROJECT NAME:** Hydrogen Fuel Dispenser

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**SUBTOTAL**  
$759,538

**PROJECT CONTINGENCY**  
$75,962

**TOTAL BUDGETED EXPENDITURES**  
$835,500

**SOURCE(S) OF FUNDING**  
**UNIVERSITY FUNDS**  
$835,500

**TOTAL BUDGETED FUNDING**  
$835,500

*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.*
Moveable Hydrogen Refueler shown with 1,000 kg H2 @ 520 bar mobile pipeline
September 27, 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 Eversource Second Electrical Feed (Final: $15,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $15,000,000, as detailed in the attached project budget, for the Eversource Second Electrical Feed project, for Construction Phase 1, the purchase and installation of electrical equipment with long lead times. 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 $15,000,000 in UCONN 2000 bond funds for the Eversource Second Electrical Feed project.”

BACKGROUND:

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

The University's electrical demand at times exceeds the capacity of the on-campus generation system and the single connection to the Utility. The campus-wide demand also exceeds the capacity of the existing transformer infrastructure fed from the existing Eversource transmission circuit. Each of the sources was originally designed with the capacity to independently provide all electricity needed for the campus, thus providing the University with the reliability and redundancy necessary should one or the other service be interrupted. Studies have shown that as the University continues to expand in accordance with its Master Plan, the electrical demand has increased to a point where both imported and campus-based production of electrical power will need to be increased to maintain the required reliability and resiliency of the on-campus electrical distribution system.

This project establishes a new second connection to Eversource, terminating at a new 50-75 MVA transformer located on the exterior of the Supplemental Utility Plant (SUP) in the substation switchgear yard (Named UConn 38E, southeast of the SUP proper). Included is a required
modernization of the electrical distribution control system to manage multiple sources and the increased load demands which enables code compliant switching for personnel safety. Phase 1 of the SUP was completed in 2022 (building, electrical switchgear, emergency power generators, and chillers), with installation of a boiler in progress. Phase 2 of the SUP project, currently on hold, is required to add electrical generation capacity to maintain the reliability and resiliency of the campus.

Due to market conditions (long lead times and escalation for certain electrical equipment), the construction of the Eversource Second Electrical Feed project has been phased to allow for the timely procurement of equipment with long lead times (Phase 1). Phase 2 of the project, the balance of the work, will include construction of UConn’s new 38E substation switchgear yard (including sitework and structures, the procurement and installation of all remaining equipment), and connections to existing UConn electrical infrastructure and Eversource.

The Eversource Second Electrical Feed project is currently in the Design phase with expected design completion in Fall 2023. Construction Phase 2 is currently scheduled to be bid in Fall/Winter 2025 and be complete in Fall 2026; the schedule for Phase 2 is responsive to the delivery dates of the equipment procured in Phase 1. The total project budget is anticipated to be approximately $40,000,000.

The Final Budget is attached for your information.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** EVERSOURCE SECOND ELECTRICAL FEED

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<td>$ 370,000</td>
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**SOURCE(S) OF FUNDING**

- UCONN 2000 BOND FUNDS
  - $ 95,000
  - $ 250,000
  - $ 370,000
  - $ 3,000,000
  - $ 15,000,000

**TOTAL BUDGETED FUNDING**

- $ 95,000
- $ 250,000
- $ 370,000
- $ 3,000,000
- $ 15,000,000

*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.*
September 27, 2023

TO: Members of the Board of Trustees

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

RE: Project Budget for South Campus Infrastructure, Ph. 1-3  
(Revised Final: $89,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $89,500,000, as detailed in the attached project budget, for the South Campus Infrastructure project. This represents an increase of $7,500,000 to the previously approved Phase 1, 2, and 3 budget of $82,000,000. 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 $89,500,000 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).
The whole of the work has been bid and the total project cost, including design fees and Phase 1, 2 and 3 packages, has been confirmed. The previous Revised Final Budget of $82,000,000 was approved before Phase 3 of the project was bid.

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><strong>SUBTOTAL</strong></td>
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<td>$1,050,000</td>
<td>$1,450,000</td>
<td>$4,005,000</td>
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<td>300,000</td>
<td>495,000</td>
<td>995,000</td>
<td>3,000,000</td>
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<td>4,500,000</td>
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<tr>
<td><strong>TOTAL BUDGETED EXPENDITURES</strong></td>
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<td>$1,250,000</td>
<td>$1,750,000</td>
<td>$4,500,000</td>
<td>$11,000,000</td>
<td>$44,000,000</td>
<td>$82,000,000</td>
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**SOURCE(S) OF FUNDING:**

- **UCONN 2000 BOND FUNDS**  
  $450,000 | $1,250,000 | $1,750,000 | $4,500,000 | $11,000,000 | $44,000,000 | $82,000,000 | $89,500,000 |

*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.*
September 27, 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 University Tower (UT) 7th Floor Pharmacy Fit-Out (Planning: $10,250,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $10,250,000 for the UConn Health University Tower (UT) 7th Floor Pharmacy Fit-Out project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $10,250,000 from UConn Health Capital and General Obligation DM Bond Funds for the UConn Health University Tower (UT) 7th Floor Pharmacy Fit-Out project.”

BACKGROUND:

The 7th floor of the new University Tower was constructed as a shell space to accommodate future program expansion. A portion of the floor was fit-out as administration space utilized for the deployment of the EPIC medical record system. The remainder of the floor remained as shell/storage space. This project will fit-out the remaining space for the relocation and expansion of the John Dempsey Hospital Pharmacy. The Pharmacy relocation will free up space to allow for the needed expansion and renovation of the John Dempsey Hospital Laboratory Medicine area.

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 is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

PROJECT NAME: UCONN HEALTH - UNIVERSITY TOWER (UT) 7th FLOOR PHARMACY FIT-OUT

BUDGETED EXPENDITURES

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<thead>
<tr>
<th>Item</th>
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<tbody>
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<td>OTHER AE SERVICES (including Project Management)</td>
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<td>INSURANCE AND LEGAL</td>
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<tr>
<td>MISCELLANEOUS</td>
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SUBTOTAL

$9,318,000

PROJECT CONTINGENCY

$932,000

TOTAL BUDGETED EXPENDITURES

$10,250,000

SOURCE(S) OF FUNDING*

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<td>FY 23 STATE GO BOND FUNDS</td>
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TOTAL BUDGETED FUNDING

$10,250,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.
UCONN HEALTH/IMPROVEMENTS
UConn Health University Tower (UT) 7th Floor Pharmacy Fit-Out (Planning: $10,250,000)
September 27, 2023

Proposed 7th Floor Plan
September 27, 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  
(Design: $3,300,000)

RECOMMENDATION:

That the Board of Trustees approve the Design 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 Design Budget is attached for your consideration. The Design Budget is based on consultant  
estimates and may change based on actual bids received. This Design Budget is anticipated to be  
approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** DESIGN

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

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED 6/28/2023</th>
<th>PROPOSED 9/27/2023</th>
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<td>OTHER AE SERVICES (including Project Management)</td>
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<tr>
<td>ART</td>
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<tr>
<td>RELOCATION</td>
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<tr>
<td>MISCELLANEOUS</td>
<td>9,000</td>
<td>9,000</td>
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<td><strong>SUBTOTAL</strong></td>
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<td>$3,300,000</td>
<td>$3,300,000</td>
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**SOURCE(S) OF FUNDING**

- UCONN HEALTH CAPITAL FUNDS
  - APPROVED: $3,300,000
  - PROPOSED: $3,300,000

**TOTAL BUDGETED FUNDING**

- $3,300,000

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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 Outpatient Pavilion 3rd Floor Backfill
(Design: $3,300,000)
September 27, 2023

Conceptual Floor Plan
September 27, 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 X-Ray & Blood Draw Relocation (Design: $850,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of $850,000 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 $850,000 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 Design Budget is attached for your consideration. The Design Budget is based on consultant estimates and may change based on actual bids received. This Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** Design  

**PROJECT NAME:** UConn Health - Outpatient Pavilion X-ray & Blood Draw Relocation  

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
<th>APPROVED PLANNING 6/28/2023</th>
<th>PROPOSED DESIGN 9/27/2023</th>
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<tbody>
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<td>ART</td>
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<tr>
<td>RELOCATION</td>
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<td>MISCELLANEOUS</td>
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<td><strong>$650,000</strong></td>
<td><strong>$850,000</strong></td>
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**SOURCE(S) OF FUNDING**

| UConn Health Capital Funds | $650,000 | $850,000 |

**TOTAL BUDGETED FUNDING**

| $650,000 | $850,000 |

* 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 (Design) $850,000
September 27, 2023

Schematic Floor Plan
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 (Design: $640,000)

RECOMMENDATION:

That the Board of Trustees approve the Design 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 Design Budget is attached for your consideration. The Design Budget is based on consultant estimates and may change based on actual bids received. This Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** DESIGN  
**PROJECT NAME:** UCONN HEALTH - MUSCULOSKELETAL INSTITUTE REHABILITATION EXPANSION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
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<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
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<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
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<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
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<tr>
<td>ART</td>
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<td>RELOCATION</td>
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<td>ENVIRONMENTAL</td>
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<td>MISCELLANEOUS</td>
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<td><strong>$ 640,000</strong></td>
</tr>
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</table>

**SOURCE(S) OF FUNDING**

| UCONN HEALTH CAPITAL FUNDS                   | **$ 640,000**               | **$ 640,000**            |

**TOTAL BUDGETED FUNDING**

| **$ 640,000**               | **$ 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.*
Existing Therapy Pool Section
ATTACHMENT 14
September 27, 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
(Design: $960,000)

RECOMMENDATION:

That the Board of Trustees approves the Design 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 Design Budget is attached for your consideration. The Design Budget is based on consultant
estimates and may change based on actual bids received. This Design Budget is anticipated to be
approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
## Capital Project Budget Reporting Form

**Type Budget:** Design  
**Project Name:** UConn Health - Cryo Electron Microscope Installation

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<tr>
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</table>

**Subtotal**  
$872,000 $872,000

**Project Contingency**  
$88,000 $88,000

**Total Budgeted Expenditures**  
$960,000 $960,000

**Source(s) of Funding**  
UCONN Health Research IDC Capital $960,000 $960,000

**Total Budgeted Funding**  
$960,000 $960,000

*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 Cryo Electron Microscope Installation
Budget (Design) $960,000
September 27, 2023

Conceptual Floor Plan
September 27, 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 Fluoroscopy Equipment Replacement & Renovation (Final: $745,000)

RECOMMENDATION:
That the Board of Trustees approve the Final Budget in the amount of $745,000, as detailed in the attached project budget for the UConn Health Fluoroscopy Equipment Replacement & Renovation Project.

RESOLUTION:
“Be it resolved that the Board of Trustees approve of the use of $745,000 from UConn Health Capital for the UConn Health Fluoroscopy Equipment Replacement & Renovation 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:
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 is the first project of the Master Plan and involves a renovation to create a space for the installation of a new Fluoroscopy Imaging unit. The purchase of the Fluoroscopy unit was done under a separate contract and is not included in the attached project budget. The project is currently being redesigned to address concerns raised by clinical personnel related to patient safety. The original budget for this project was estimated to be under $500,000. The project budget has been adjusted to $745,000 based on bid results prior to the redesign,
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 is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** UCONN HEALTH - FLUOROSCOPY EQUIPMENT REPLACEMENT AND RENOVATION

<table>
<thead>
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<th>BUDGETED EXPENDITURES</th>
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<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
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<tr>
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<tr>
<td>MISCELLANEOUS</td>
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</tr>
</tbody>
</table>

**SUBTOTAL**

$649,000

**PROJECT CONTINGENCY**

$96,000

**TOTAL BUDGETED EXPENDITURES**

$745,000

**SOURCE(S) OF FUNDING**

UCONN HEALTH CAPITAL FUNDS 745,000

**TOTAL BUDGETED FUNDING**

$745,000

* 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 Fluoroscopy Equipment Replacement & Renovation Project
Budget (Final) $745,000
September 27, 2023

REDESIGNED FLUOROSCOPY ROOM LAYOUT
ATTACHMENT 16
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 Muscular Skeletal Institute Chiller Replacement (Final: $570,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $570,000, as detailed in the attached project budget for the UConn Health Muscular Skeletal Institute Chiller Replacement Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $570,000 from UCONN 2000 Phase III Deferred Maintenance Funds for the UConn Health Muscular Skeletal Institute Chiller Replacement Project and; approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

This project will replace a 55 ton chiller and associated pumps that serves critical areas within the Muscular Skeletal Institute including the MRI, CT Scanner and IT data closets.

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 is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** | **FINAL**
---|---
**PROJECT NAME:** | UCONN HEALTH -MUSCULAR SKELETAL INSTITUTE CHILLER REPLACEMENT

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<tr>
<th><strong>BUDGETED EXPENDITURES</strong></th>
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<td>OTHER AE SERVICES (including Project Management)</td>
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<tr>
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<tr>
<td>MISCELLANEOUS</td>
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**SUBTOTAL** $475,000

**PROJECT CONTINGENCY** 95,000

**TOTAL BUDGETED EXPENDITURES** $570,000

**SOURCE(S) OF FUNDING**

- UCONN 2000 BOND FUNDS 570,000

**TOTAL BUDGETED FUNDING** $570,000

*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 Muscular Skeletal Institute Chiller Replacement Project
Budget (Final) $570,000
September 27, 2023

Packaged Roof Top Chiller Unit
September 27, 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 (Final: $4,970,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $4,970,000, 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 $4,970,000 from UConn Health Capital and UCONN 2000 phase III DM 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 Final Budget is attached for your consideration. The Final budget reflects current design estimates and may change based on bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

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

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<td>MISCELLANEOUS</td>
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**SUBTOTAL** $
1,656,000$ $3,622,000$ $4,515,000$

**PROJECT CONTINGENCY**

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**TOTAL BUDGETED EXPENDITURES**

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**SOURCE(S) OF FUNDING**

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<th>APPROVED DESIGN 6/28/2023</th>
<th>PROPOSED FINAL 9/27/2023</th>
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**TOTAL BUDGETED FUNDING**

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<th>$1,905,000</th>
<th>$3,985,000</th>
<th>$4,970,000</th>
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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 Central Sterile Washer & Sterilizer Replacement Budget (Final) $4,970,000
September 27, 2023

Proposed Equipment Plan
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 (Final: $4,865,000)

RECOMMENDATION:

That the Board of Trustees approve the Final 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 phase III DM 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 Final Budget is attached for your consideration. The Final budget reflects current design estimates and may change based on bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
# Capital Project Budget Reporting Form

**Type Budget:** Final

**Project Name:** UConn Health - New England Sickle Cell Institute Renovation

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<td>Art</td>
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<td><strong>$4,865,000</strong></td>
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**Source(s) of Funding**

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<tr>
<th>Source(s) of Funding</th>
<th>APPROVED PLANNING 6/29/2022</th>
<th>APPROVED DESIGN 6/28/2023</th>
<th>PROPOSED FINAL 9/27/2023</th>
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<tr>
<td>UConn Health Capital Funds</td>
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<td><strong>Total Budgeted Funding</strong></td>
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<td><strong>$4,865,000</strong></td>
<td><strong>$4,865,000</strong></td>
</tr>
</tbody>
</table>

*This budget reflects the University’s current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.*
September 27, 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 (Final: $2,960,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of $2,960,000 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 $2,960,000 from UCONN 2000 phase III DM funds for the UConn Health Cadaver Lab Renovation and Air Handling Unit Replacement project.”

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 Final Budget is attached for your consideration. The Final Budget is based on bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
# CAPITAL PROJECT BUDGET REPORTING FORM

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

<table>
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<th>BUDGETED EXPENDITURES</th>
<th>APPROVED DESIGN 6/28/2023</th>
<th>PROPOSED FINAL 9/27/2023</th>
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<tr>
<td>MISCELLANEOUS</td>
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**SUBTOTAL**  
$1,520,000 $2,690,000

**PROJECT CONTINGENCY**  
$280,000 $270,000

**TOTAL BUDGETED EXPENDITURES**  
$1,800,000 $2,960,000

**SOURCE(S) OF FUNDING**  

<table>
<thead>
<tr>
<th>SOURCE(S) OF FUNDING</th>
<th>APPROVED DESIGN 6/28/2023</th>
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<tr>
<td>UCONN 2000 BOND FUNDS</td>
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<td>$2,960,000</td>
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</tbody>
</table>

**TOTAL BUDGETED FUNDING**  
$1,800,000 $2,960,000

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

* BOT 9.27.23  
23-601.12
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 (Final: $840,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget in the amount of $840,000 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 $840,000 from UCONN 2000 phase III DM funds for the UConn Health Cell & Genome Sciences Building Data Center Cooling System Upgrades project.”

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 Final Budget is attached for your consideration. The Final Budget is based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET:** FINAL

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

<table>
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<th>BUDGETED EXPENDITURES</th>
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<td><strong>$840,000</strong></td>
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**SOURCE(S) OF FUNDING**

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<th>SOURCE(S) OF FUNDING*</th>
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<td><strong>$840,000</strong></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.
UCONN HEALTH/IMPROVEMENTS
UConn Health Cell & Genome Science Building Data Center Cooling System Upgrades (Final) $840,000
September 27, 2023

ROOF TOP COOLING UNIT
September 27, 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 16 Munson Road Emergency Lighting & Egress Upgrades (Final: $1,900,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget in the amount of $1,900,000 as detailed in the attached project budget for the UConn Health 16 Munson Road Emergency Lighting & Egress Upgrades Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $1,900,000 from UConn Health Capital and UCONN 2000 phase III DM funds for the UConn Health 16 Munson Road Emergency Lighting & Egress Upgrades Project.”

BACKGROUND:

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

The Final Budget is attached for your consideration. The Final Budget is based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**DRAFT**

**TYPE BUDGET:**   FINAL  

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

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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.
UCONN HEALTH/IMPROVEMENTS
UConn Health 16 Munson Road Emergency Lighting & Egress Upgrades
Project Budget (Final) $1,900,000
September 27, 2023

16 MUNSON ROAD EGRESS ANALYSIS PLAN

16 MUNSON ROAD NON-COMPLIANT EGRESS STAIR RAILING
September 27, 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
(Revised Final: $880,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of $880,000, 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 $880,000 from UConn Health Capital and funds received through the Cesium Irradiator Replacement Program (CIRP) for the UConn Health TB-121 Blood Bank Relocation Project.”

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 project budget has been increased to account for the addition of a required pneumatic tube station.

The Revised Final Budget is attached for your consideration. The Revised Final budget reflects current design estimates and may change based on actual bids received. This Revised Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

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

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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.
UCONN HEALTH/IMPROVEMENTS
UConn Health TB-121 Blood Bank Relocation
Project Budget (Revised Final) $880,000
September 27, 2023

X-Ray Blood Irradiator
September 27, 2023

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD,
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 16 Munson Road Parking Lot Paving (Revised Final: $2,075,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of $2,075,000, as detailed in the attached project budget for the UConn Health 16 Munson Road Parking Lot Paving Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $2,075,000 of UCONN 2000 Phase III Deferred Maintenance Funds for the UConn Health 16 Munson Road Parking Lot Paving Project.”

BACKGROUND:

The existing parking lots serving 16 Munson Road are in poor condition, consisting of a patchwork of repaired areas and deteriorated pavement. Based on information gathered from previous repairs, the cause of pavement failure is due to poor drainage and inadequate subbase conditions. This project will address the subsurface conditions leading to the pavement failure and re-pave the parking lots. The project was put out to bid and subsequently cancelled due to the inability of bidders to meet the scheduled construction completion of the Fall of 2022. The project was rebid in November 2022 and resulted in savings.

The pavement replacement started in the summer of 2023 and consisted of 3 phases. During Phase 2 unsuitable soils that will not drain or compact properly to form a stable base for the asphalt pavement were encountered. Several remediation scenarios have been explored, some ranging in cost of over $1.5 million. The additional funding requested will be used to mitigate the soil condition without requiring complete removal, disposal and replacement.
The Revised Final Budget is attached for your consideration. The Revised Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
### CAPITAL PROJECT BUDGET REPORTING FORM

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

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**SUBTOTAL**  
$1,054,000 $1,314,000 $1,677,000 $1,404,000 $1,915,000

**PROJECT CONTINGENCY**  
$106,000 $131,000 $253,000 $211,000 $160,000

**TOTAL BUDGETED EXPENDITURES**  
$1,160,000 $1,445,000 $1,930,000 $1,615,000 $2,075,000

**SOURCE(S) OF FUNDING**

- **UCONN 2000 PHASE III DM**  
  $1,160,000 $1,445,000 $1,930,000 $1,615,000 $2,075,000

**TOTAL BUDGETED FUNDING**  
$1,160,000 $1,445,000 $1,930,000 $1,615,000 $2,075,000

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

BOT 09.27.23  
22-601.03
UCONN HEALTH/IMPROVEMENTS
UConn Health 16 Munson Road Parking Lot Paving Project Budget (Revised Final) $2,075,000
September 27, 2023

16 MUNSON ROAD PARKING LOTS

TEST PIT AT UNSUITABLE SOIL LOCATION
September 27, 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 836 Hopmeadow Street, Simsbury Clinical Practice Relocation (Revised Final: $4,729,000)

RECOMMENDATION:
That the Board of Trustees approve the Revised Final Budget in the amount of $4,729,000 and note a report of a Revised Final Budget in the amount $4,491,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, for the UConn Health 836 Hopmeadow Street, Simsbury Clinical Practice Relocation Project.

RESOLUTION:
“Be it resolved that the Board of Trustees approve the use of $4,729,000 and note the previous approval of $4,491,000, of UConn Health Capital Funds and a Fit-out Allowance from Twenty-Two GC 2012 (the “Landlord”) for the UConn Health 836 Hopmeadow St, Simsbury Clinical Practice Relocation Project.”

BACKGROUND:
UConn Health plans to combine the outpatient clinical sites of Simsbury Primary Care and Avon Orthopedic into one larger, new location in the center of Simsbury. This move facilitates program expansion and mitigates deteriorating operating conditions at the current Simsbury site.

The Medical services will include expanded Internal Medicine and Orthopedic offerings, on-site lab and x-ray and an expansion of outreach specialty services to include OB, MFM, Cardiology, Vascular Surgery, Neurology and Pulmonary. The new clinic will offer extended hours to the community.
The project is substantially complete and the clinic had a grand opening on June 13, 2023. Additional funds are required to address costs associated with; the replacement of furniture and equipment that was determined to be in poor condition and not suitable to relocate, construction change order work, and to cover a delay claim, that is expected to be reimbursed, associated with the landlords failure to complete the required core & shell work in a timely manner.

On July 26, 2023, the Executive Vice President for Finance and Chief Financial Officer approved an increase of $212,000 (4.93% of the previous approved Final Budget) for an interim Revised Final Budget of $4,491,000.

Board of Trustees 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.

The Revised Final Budget is attached for your consideration. This Revised Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
### CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL  

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

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**SOURCE(S) OF FUNDING**

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<td><strong>$ 3,875,000</strong></td>
<td><strong>$ 4,297,000</strong></td>
<td><strong>$ 4,729,000</strong></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.
UCONN HEALTH/IMPROVEMENTS
UConn Health 836 Hopmeadow St, Simsbury Clinical Practice Relocation
Project Budget (Revised Final) $4,729,000
September 27, 2023

PICTURE OF NEW WAITING ROOM

PICTURE OF TYPICAL EXAM ROOM
September 27, 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 5 Munson Road Clinical Fit-Out
(Revised Final: $9,344,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of $9,344,000, as detailed in the attached project budget for the UConn Health Main Building 5 Munson Road Clinical Fit-Out Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of $9,344,000 from UConn Health Capital and a Fit-out Allowance from Metro Realty (the “Landlord”) for the UConn Health 5 Munson Road Clinical Fit-Out Project.”

BACKGROUND:

UConn Health plans to create a Brain and Spine Institute by relocating and combining the specialty practices of Neurology, Neurosurgery/Cranial and the Comprehensive Spine (Orthopedics & Neurosurgery) from the Outpatient Pavilion into leased space located at the newly constructed building known as 5 Munson Road. The relocation of these practices will also allow for much needed expansion of clinical programs within the Outpatient Pavilion located on the Main Campus in Farmington, CT.

On March 25, 2022 the UConn Finance Corporation executed the lease for the space (approximately 23,000 sq. ft. on the first and second floors and 6,400 sq. ft. on the lower level). The lease terms provide the UConn Health use of the space for 20 years and one month (the “original term”) plus two, five-year extensions. The base lease rate for the space on the first and second floors is $40.00 per sq. ft. with a 1.3% annual increase during the original term. The base
lease rate for the space on the lower level is $11.00 per sq. ft. during the original term. The Landlord will be responsible for the tenant fit-out of the space. The Landlord has provided an allowance to UConn Health of $150/square feet of useable space on the first and second floors (approximately $3,262,000) to be used for the tenant fit-out. UConn Health is responsible for all construction costs in excess of the allowance.

The fit-out construction is underway and is on schedule for an end of December completion. The Final Budget was submitted in June of 2022 based on preliminary information regarding the Furniture, and Medical and Information Technology equipment required for the clinics. Additional funds are required to cover the actual calculated costs for these items.

The Revised Final Budget is attached for your consideration. The Revised Final budget is based upon actual bids received. This Revised Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 11, 2023.

Attachments
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL  

**PROJECT NAME:** UCONN HEALTH - 5 MUNSON ROAD CLINICAL FIT-OUT

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**SOURCE(S) OF FUNDING***

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<tr>
<td><strong>TOTAL BUDGETED FUNDING</strong></td>
<td><strong>$8,380,000</strong></td>
<td><strong>$9,344,000</strong></td>
</tr>
</tbody>
</table>

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

BOT 9.27.23
22-042
1st Floor and 2nd Floor Plans
## Summary of Individual Change Orders Greater Than 3% of Project Cost

**Period: 06/01/2023 - 08/15/2023**

### 300098  
**Avery Point Academic Bldg Roof Replacement**

<table>
<thead>
<tr>
<th>Change Order</th>
<th>Description of Change Order Scope of Work</th>
<th>Reason for Change</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>CO-0003761</td>
<td>CCD 5/PCO 5 - Install roof edge scupper, connector box and cover.</td>
<td>Unforeseen Conditions</td>
<td>$7,610.77</td>
</tr>
<tr>
<td>POA-002097</td>
<td>CCD 6/PCO 6 - Installed aluminum sheetmetal covering fascia and soffit.</td>
<td>Owner Scope Change</td>
<td>$8,634.74</td>
</tr>
<tr>
<td>POA-002097</td>
<td>PCO 7 - Made modifications to RTU roof platforms.</td>
<td>Owner Scope Change</td>
<td>$16,173.32</td>
</tr>
<tr>
<td>POA-002097</td>
<td>PCO 8 - Fastener Pull Test was necessary to determine final design for fastening to existing masonry.</td>
<td>Owner Scope Change</td>
<td>$2,573.64</td>
</tr>
<tr>
<td>POA-002097</td>
<td>PCO 9 - Redesigned Gutter due to lack of masonry shelf, as originally designed.</td>
<td>Owner Scope Change</td>
<td>$11,980.79</td>
</tr>
<tr>
<td>POA-002097</td>
<td>PCO 10 - Window Trim installed for two windows.</td>
<td>Owner Scope Change</td>
<td>$4,227.88</td>
</tr>
</tbody>
</table>

**Total Change Order ($)**: $51,201.14  
**Project Budget**: $1,270,000.00  
**% of Change Order to Project Budget**: 4.03 %
ATTACHMENT 27
# University Planning, Design & Construction
# UCONN 2000 Code Correction Program

## Exception Report

15-Aug-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>
<td>11</td>
</tr>
</tbody>
</table>
Category Type 2 - Major Addition and Renovation and Other New Construction

<table>
<thead>
<tr>
<th>Project #</th>
<th>Building</th>
<th>Discrepancies</th>
<th>Corrected/ Pending Inspection</th>
<th>Correction by Original Contractor</th>
<th>Balance</th>
<th>Status/Projected Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>900475</td>
<td>Stamford Downtown Relocation</td>
<td>53</td>
<td>36</td>
<td>6</td>
<td>0</td>
<td>August 15, 2023</td>
</tr>
</tbody>
</table>

Totals: 53  36  6  0  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: 08/15/2023

Project Name | Project # | Project Manager | Estimated/Actual completion date | Total # of Discrepancies | # of open Discrepancies | # Awaiting Inspection | 2022 | 2023 |
--- | --- | --- | --- | --- | --- | --- | --- | --- |
Stamford - Phase 1 and Phase 2 | 201523 | TH | 5/1/2023 | 7 | 1 | 0 | | |
Stamford - Contractor Discrepances | 201523 | TH | 5/1/2023 | 17 | 10 | 6 | | |
Stamford - Extended Phase 2 | 201523 | TH | 8/15/2023 | 24 | 11 | 6 | | |

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
Construction is substantially complete. Punch list and close out activities are underway.
### 2024 Meeting Schedule

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Location</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, February 13</td>
<td>Telephone (See Agenda for Call In Information.)</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Wednesday, April 10</td>
<td>Telephone (See Agenda for Call In Information.)</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday, June 11</td>
<td>Telephone (See Agenda for Call In Information.)</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday, September 17</td>
<td>Telephone (See Agenda for Call In Information.)</td>
<td>10:00 a.m.</td>
</tr>
<tr>
<td>Tuesday, November 19</td>
<td>Telephone (See Agenda for Call In Information.)</td>
<td>10:00 a.m.</td>
</tr>
</tbody>
</table>