

UConn

UNIVERSITY OF CONNECTICUT

Board of



TRUSTEES

VOL. 202 JANUARY 29, 2020

**MEETING OF THE BOARD OF TRUSTEES
UNIVERSITY OF CONNECTICUT**

AGENDA

UConn Hartford Campus
Executive Conference Room 216
10 Prospect Street
Hartford, Connecticut

January 29, 2020

BOARD OF TRUSTEES SCHEDULE

9:00 a.m. Financial Affairs Committee Meeting
9:15 a.m. Board of Trustees Meeting

BOARD MEETING AGENDA

Call to order at **9:15 a.m.**

1. Public Participation
2. Executive Session
3. Project Budget (Design) for UConn Hockey Arena (Attachment 1)
4. Adjournment


PLEASE NOTE: If you are an individual with a disability and require accommodations, please call the Board of Trustees Office at (860) 486-2333 prior to the meeting.

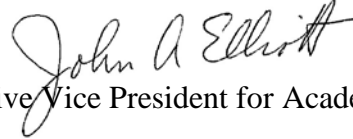
ATTACHMENT 1



January 29, 2020

TO: Members of the Board of Trustees

FROM: Scott A. Jordan 
Executive Vice President for Administration and Chief Financial Officer

John A. Elliott 
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for UConn Hockey Arena (Design: \$2,850,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$2,850,000, as detailed in the attached project budget, for the UConn Hockey Arena, for design and predevelopment expenses associated with the Arena development and as described herein. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves a budget of \$2,850,000 in University Funds for the UConn Hockey Arena Project, for design and predevelopment expenses associated with the Project; and that the University may enter into such agreements necessary to close-out activities under the Pre-Development Agreement, and continue design, bidding and architectural activities with the current project architect; and further, that the UConn Hockey Arena Project may proceed on a design-build project delivery basis.”

BACKGROUND:

In 2013, the University joined the Hockey East Association for Men’s and Women’s ice hockey. In UConn’s acceptance of the offer of membership in Hockey East, the University committed to meet the Hockey East requirement of an on-campus arena. The originally specified capacity of the arena was 4,000 seats, but it was later reduced by Hockey East to an on-campus arena with a seating capacity of 2,500. The University thereafter worked to secure a development partner for the development and construction of a new arena. Through the Request for Expressions of Interest (RFEI) process conducted at the end of 2017, the University received three responses with financial terms. As a result of further refinement of University needs and requirements, a RFEI addendum was issued in November 2018 and the University selected a preferred development partner for the project in December 2018.

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PREDEVELOPMENT SERVICES

Based on the October 2018 approval of a Plan of Finance by the Buildings, Grounds and Environment and Financial Affairs Committees, as authorized by the Board of Trustees, a term sheet and predevelopment agreement were negotiated and executed in April 2019. The purpose of the predevelopment agreement was to provide a six-month period of due diligence and investigation on the project and to confirm the program, conceptual design and total cost of the project. Under the terms of the predevelopment agreement, the University bears the expenses during the predevelopment phase and is the owner of the enhanced concept design documents and site investigation reports at the end of the predevelopment period.

In November 2019, at the end of its predevelopment services, the preferred development partner indicated that it is unlikely to deliver the hockey arena development at the originally estimated project cost, and on the originally anticipated schedule, and that additional funding and time would be required to construct and finance the arena. The University is therefore choosing not to enter into a development agreement for the delivery of the hockey arena project.

PROPOSED PROJECT AND DELIVERY

The University has investigated alternatives for the delivery of the hockey arena and determined that the most cost- and time-efficient method is through a University-managed design-build approach. In the design-build delivery method, the University will continue the development of the design plans to an enhanced Schematic Design level with enhanced specifications, and bid the completion of the design and the construction of the arena under a single contract to a design-builder. The University will continue with the architectural firm previously contracted with the preferred development partner under a new direct contract with the University to complete the enhanced Schematic Design bid documents (known as “bridging documents”). Utilizing the current architectural firm is prudent because it has completed the programming and a conceptual design for the arena and therefore retaining a new design team may be difficult and costly, and there would be a delay in the project completion.

The goal of the bridging documents is to make the building as efficient and cost-effective as possible, while providing required program elements, including a minimum of 2,500 seats. If the hockey arena can be awarded to a design-builder by September 1, 2020, the facility may be constructed and open on April 1, 2022.

During the preparation of the design-build package, the University will endeavor to make the facility as energy and water-use efficient as possible.

The Design Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HOCKEY ARENA

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 2/6/2019 PRC</u>	<u>APPROVED REV PLANNING 4/2/2019 PRC</u>	<u>APPROVED REV PLANNING 6/24/2019 PRC</u>	<u>APPROVED ** REV PLANNING 8/14/2019</u>	<u>PROPOSED DESIGN 1/29/2020</u>
CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -
DESIGN SERVICES	295,000	295,000	295,000	395,000	2,100,000
TELECOMMUNICATIONS	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	15,000	15,000	15,000	30,000	100,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	10,000	35,000	59,500	220,000	265,000
INSURANCE AND LEGAL	25,000	50,000	75,000	100,000	100,000
MISCELLANEOUS	5,000	5,000	5,000	5,000	5,000
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	\$ 350,000	\$ 400,000	\$ 449,500	\$ 750,000	\$ 2,570,000
PROJECT CONTINGENCY	50,000	50,000	50,000	100,000	280,000
TOTAL BUDGETED EXPENDITURES	\$ 400,000	\$ 450,000	\$ 499,500	\$ 850,000	\$ 2,850,000
<u>SOURCE(S) OF FUNDING*</u>					
UNIVERSITY FUNDS	\$ 400,000	\$ 450,000	\$ 499,500	\$ 850,000	\$ 2,850,000
TOTAL BUDGETED FUNDING	\$ 400,000	\$ 450,000	\$ 499,500	\$ 850,000	\$ 2,850,000

* 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.

** These costs reflect the extension in the time period of the pre-development agreement and fall within the approved finance plan.

Financial Affairs

Meeting of the
FINANCIAL AFFAIRS COMMITTEE
January 29, 2020, 9:00 a.m.
University of Connecticut – Hartford Campus
10 Prospect Street, Executive Conference Room 216
Hartford, Connecticut 06103

ACTION ITEMS:

1) Project Budget for UConn Hockey Arena (Design: \$2,850,000)

(Board Agenda
Attachment 1)

EXECUTIVE SESSION (*As Needed*)