


June 26, 2024

TO: Members of the Board of Trustees

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

RE: Project Budget for Mirror Lake Improvements (Final: \$11,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$11,500,000, as detailed in the attached project budget, for the Mirror Lake Improvements project for Construction, an increase of \$7,500,000 over the previously approved budget. The project has completed its redesign and will construct safety, compliance and stormwater attenuation improvements identified in studies for the Roberts Brook watershed and a memorandum of understanding with CTDEEP. 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 \$11,500,000 in UCONN 2000 bond funds for the Mirror Lake Improvements project.”

BACKGROUND:

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

Permitting and design ensued in 2021 and became the basis of preconstruction activities with a Construction Manager that were completed in Fall 2022 but due to capital budget constraints the University deferred the Mirror Lake Improvements project and did not proceed with the construction contract. However, construction of the South Campus Residence Hall and associated infrastructure continued within the Lake’s watershed and require stormwater

improvements for environmental compliance. The University subsequently requested a near-term, phased scope of work and an updated feasibility study that would be mutually satisfactory to CT DEEP and the University for short-term dam and stormwater improvements for the lake.

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

This project finished its redesign and new permit applications were submitted. Bidding and the review of a draft GMP is complete. Work at this time is restricted to critical and essential improvements, including those necessary for construction of the Connecticut Residence Hall, South Campus Infrastructure, and the proposed School of Nursing, but future work at the lake will also be required. To keep the cost of work to a minimum at this time several bid alternates were not accepted including a qualitative, vegetative forebay, a lighted walkway and bridge connection across the dam, and new tree plantings and preservation of a notable tree.

This project will elongate the life of the lake and dam, and promote the wellness of the community, and is based upon the revised MOU for stormwater management within the Roberts Brook watershed with DEEP. Construction is anticipated to begin in the Spring 2025 and conclude by summer 2025.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **MIRROR LAKE IMPROVEMENTS**

| | APPROVED PLANNING 3/23/2020 | APPROVED REVISED PLANNING 10/5/2020 | APPROVED DESIGN 10/27/2021 | APPROVED REVISED DESIGN 3/30/2022 | APPROVED REVISED DESIGN 4/19/2023 | PROPOSED FINAL 6/26/2024 |
|--|--|--|---|--|--|---|
| <u>BUDGETED EXPENDITURES</u> | | | | | | |
| | PRC | PRC | | | | |
| CONSTRUCTION | \$ - | \$ - | \$ - | \$ 500,000 | \$ 300,000 | \$ 7,235,000 |
| DESIGN SERVICES | 45,000 | 300,000 | 1,250,000 | 1,700,000 | 2,980,000 | 3,045,000 |
| TELECOMMUNICATIONS | - | - | - | - | - | 100,000 |
| FURNITURE, FIXTURES AND EQUIPMENT | - | - | - | - | 80,000 | 30,000 |
| CONSTRUCTION ADMINISTRATION | - | - | - | - | - | 200,000 |
| OTHER AE SERVICES (including Project Management) | 2,000 | 14,000 | 50,000 | 80,000 | 150,000 | 200,000 |
| ART | - | - | - | - | - | - |
| RELOCATION | - | - | - | - | - | - |
| ENVIRONMENTAL | - | - | 125,000 | 80,000 | 80,000 | 80,000 |
| INSURANCE AND LEGAL | 1,000 | 1,000 | 5,000 | 5,000 | 10,000 | 10,000 |
| MISCELLANEOUS | - | - | - | - | - | - |
| OTHER SOFT COSTS | - | - | - | - | - | - |
| SUBTOTAL | \$ 48,000 | \$ 315,000 | \$1,430,000 | \$ 2,365,000 | \$3,600,000 | \$10,900,000 |
| PROJECT CONTINGENCY | <u>\$12,000</u> | <u>\$60,000</u> | <u>\$170,000</u> | <u>\$235,000</u> | <u>\$400,000</u> | <u>\$600,000</u> |
| TOTAL BUDGETED EXPENDITURES | <u>\$ 60,000</u> | <u>\$ 375,000</u> | <u>\$ 1,600,000</u> | <u>\$ 2,600,000</u> | <u>\$ 4,000,000</u> | <u>\$ 11,500,000</u> |
| <u>SOURCE(S) OF FUNDING*</u> | | | | | | |
| UCONN 2000 BOND FUNDS | <u>\$ 60,000</u> | <u>\$ 375,000</u> | <u>\$ 1,600,000</u> | <u>\$ 2,600,000</u> | <u>\$ 4,000,000</u> | <u>\$ 11,500,000</u> |
| TOTAL BUDGETED FUNDING | <u>\$ 60,000</u> | <u>\$ 375,000</u> | <u>\$ 1,600,000</u> | <u>\$ 2,600,000</u> | <u>\$ 4,000,000</u> | <u>\$ 11,500,000</u> |

* 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.

