


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 Werth Residence Tower High Humidity Mitigation
(Final: \$8,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$8,500,000 as detailed in the attached project budget for the Werth Residence Tower High Humidity Mitigation project, for Construction. This reflects an increase of \$7,000,000 to the previously approved Design budget of \$1,500,000. 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 \$1,500,000 in University Funds and \$7,000,000 in UCONN 2000 bond funds for the Werth Residence Tower High Humidity Mitigation project.”

BACKGROUND:

Werth Residence Tower is an approximately 350 room, 8-story residence hall, which opened in 2016, and was constructed using the design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the in-room HVAC system. Approximately 30% of the rooms have issues with excessive humidity and condensation, with no apparent pattern identified from semester-to-semester. In order to provide a better student success journey for our students in Werth Tower, we propose to mitigate the humidity conditions in the building.

A forensic MEP engineering firm was hired to investigate the HVAC system and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms in the summer 2023 and data from sensors was collected bi-weekly through the summer, fall and winter. All indications are that increasing dry air flow directly to the rooms is the only solution that reduces the humidity significantly.

An engineering firm was hired to design a long-term solution that introduces dry air directly into the student rooms. Due to long lead times for procurement of equipment, the final modifications to the HVAC system cannot be completed until the summer 2025. As an interim measure, to help lower the humidity level in the building for this upcoming year, temporary dehumidifiers were installed in the corridors of the seven floors housing students and will remain in place for the 2024-2025 academic year.

The original building designers and contractors have been put on legal notice regarding the repairs and replacements being undertaken to correct the high humidity conditions.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **WERTH RESIDENCE HALL HIGH HUMIDITY MITIGATION**

	APPROVED PLANNING 5/21/2021	APPROVED REVISED PLANNING 6/6/2023	APPROVED REVISED PLANNING 9/14/2023	APPROVED REVISED PLANNING 12/6/2023	APPROVED DESIGN 2/24/2024	PROPOSED FINAL 6/26/2024
	PRC	PRC	PRC			
<u>BUDGETED EXPENDITURES</u>						
CONSTRUCTION	\$ -	\$ 100,000	\$ 185,000	\$ 285,000	\$ 845,000	\$ 6,500,000
DESIGN SERVICES	60,000	150,000	200,000	500,000	500,000	630,000
TELECOMMUNICATIONS	-	-	-	-	-	40,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	130,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	650,000
OTHER AE SERVICES (including Project Management)	-	-	-	-	-	50,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-	-
INSURANCE AND LEGAL	-	5,000	5,000	5,000	5,000	5,000
MISCELLANEOUS	10,000	20,000	25,000	25,000	25,000	15,000
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	\$ 70,000	\$ 275,000	\$ 415,000	\$ 815,000	\$ 1,375,000	\$ 8,020,000
PROJECT CONTINGENCY	10,000	35,000	50,000	110,000	125,000	480,000
TOTAL BUDGETED EXPENDITURES	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000	\$ 8,500,000
<u>SOURCE(S) OF FUNDING</u>						
UNIVERSITY FUNDS	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000	\$ 1,500,000
UCONN 2000 BOND FUNDS	-	-	-	-	-	7,000,000
TOTAL BUDGETED FUNDING	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000	\$ 8,500,000

* 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.