

# AGENDA

## University of Connecticut Board of Trustees

### Buildings, Grounds and Environment Committee September 17, 2024, at 10:00 a.m. Virtual Meeting

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 17, meeting must do so 24 hours in advance of the meeting's start time (i.e., 10:00 a.m. on Monday, September 16) by emailing [BoardCommittees@uconn.edu](mailto: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](mailto:BoardCommittees@uconn.edu)), and all comments will be transmitted to the Committee.

- |  | <b><u>TAB</u></b> |
|--|-------------------|
| 2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of June 11, 2024  | 1                 |
| 3. Proposed Modification of Distribution Right-of-Way Easements on UConn Property between Hunting Lodge Road and King Hill Road in Storrs for the benefit of Connecticut Light & Power (aka CL&P or Eversource)<br>➤ Presenter: Robert Corbett, Interim Associate Vice President of University Planning, Design & Construction | 2                 |
| 4. Option Agreement Concerning Future Development of a Connected and Autonomous Vehicle Smart City at the UConn Depot Campus<br>➤ Presenter: Robert Corbett, Interim Associate Vice President of University Planning, Design & Construction  | 3                 |
| 5. Construction Assurance Office Report – September 2024<br>Ninth Biennial Report (July 1, 2022 through June 30, 2024)<br>➤ Presenter: Angelo Quaresima<br>Associate Vice President and Chief Audit Executive  | 4<br>5            |
| 6. New Professional Services and General Contractor On-Call Solicitation Summary<br>➤ Presenter: Joseph Thompson<br>Associate Vice President of University Business Services and Chief Procurement Officer   | 6                 |

7. Project Updates ~ Storrs Based Programs 7
- Presenter: Robert Corbett, Interim Associate Vice President of University Planning, Design & Construction
  - Presenter: Stanley Nolan, Interim Associate Vice President for Facilities Operations
8. UConn Health Updates, Facilities Development and Operations 8
- Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction

9. **Projects Reviewed by BGE and to be presented to Financial Affairs on 09/24/24:**

| <u>STORRS BASED PROGRAMS</u>                                   | <u>Phase</u>  | <u>Budget</u> |    |
|--|---------------|---------------|----|
| UConn Tennis Facility  | Final         | \$3,450,000   | 9  |
| UConn Waterbury at 36 North Main Street                        | Final         | \$1,250,000   | 10 |
| Branford House Exterior Repairs, Phases 1, 2 & 3               | Revised Final | \$838,000     | 11 |
| Gampel Ground Floor KSI Heat Lab                               | Final         | \$975,000     | 12 |
| George C. White Building Roof & Drainage System                | Revised Final | \$985,800     | 13 |
| <br><u>UCONN HEALTH</u>  |               |               |    |
| Emergency Department Low Acuity Expansion                      | Planning      | \$1,260,000   | 14 |
| SODM 24/7 Student Random Access Lab Renovation                 | Planning      | \$830,000     | 15 |
| BB013 Animal Research MRI Renovation                           | Planning      | \$2,570,000   | 16 |
| ASB Data Center Generator and Power Improvements               | Design        | \$3,180,000   | 17 |
| IT Critical Equipment Redundancy Room                          | Design        | \$1,370,000   | 18 |
| Garage 1, 2 & 3 Electric Vehicle Charger Installation          | Revised Final | \$620,000     | 19 |
| Hybrid OR#2 Fit-Out  | Design        | \$7,100,000   | 20 |
| Southington Clinic Expansion                                   | Final         | \$1,900,000   | 21 |
| New England Sickle Cell Institute Renovation                   | Revised Final | \$5,270,000   | 22 |
| Cryo Electron Microscope Installation                          | Final         | \$2,086,000   | 23 |
| TB-121 Blood Bank Relocation                                   | Revised Final | \$1,125,000   | 24 |
| Psychiatry Seclusion Suite & Nurse Station Security Renovation | Revised Final | \$1,310,000   | 25 |
| Fluoroscopy Equipment Replacement & Renovation                 | Revised Final | \$1,020,000   | 26 |
| Canzonetti (F) Building Wound Care Center Renovation           | Revised Final | \$1,330,000   | 27 |

**INFORMATION ITEMS:**

10. Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects) 28

11. Quarterly Construction Status Report, Period Ending June 24, 2024  
[https://updc.uconn.edu/wp-content/uploads/sites/1525/2024/07/UConn-Quarterly-Construction-Report\\_06302024web-1.pdf](https://updc.uconn.edu/wp-content/uploads/sites/1525/2024/07/UConn-Quarterly-Construction-Report_06302024web-1.pdf)
12. Construction Projects Status Report  
<https://bpir.media.uconn.edu/wp-content/uploads/sites/3452/2024/06/Construction-Status-Report-6.26.24.pdf>
13. University Senate Representative Report
  - Professor Amvrossios Bagtzoglou, University Senate Representative
14. 2025 BGE Meeting Schedule 29
15. Other Business
16. Executive Session
17. Adjournment

PLEASE NOTE: *If you are an individual with a disability and require accommodations, please e-mail the Board of Trustees Office at [boardoftrustees@uconn.edu](mailto:boardoftrustees@uconn.edu) prior to the meeting.*

# ATTACHMENT 1



## MINUTES

**University of Connecticut  
Avery Point Campus  
Branford House – Gallery Conference Room  
1084 Shennecossett Road  
Groton, Connecticut**

### **Board of Trustees**

### **Buildings, Grounds and Environment Committee**

**June 11, 2024 at 10:00 a.m.**

Committee Trustees: Charles Bunnell (virtual), Andrea Dennis-LaVigne (virtual), Marilda Gandara

UConn Health Board of Directors  
Directors Committee Members: Francis Archambault, Jr., Richard Carbray, Jr.

Other Trustees: Bryan Pollard (virtual), Thomas Ritter, Daniel Toscano (virtual)

University Senate Representatives: Alexander Agrios

University Staff: Robert Corbett, Cyndi Costanzo, Anne D’Alleva, Gail Garber, Nicole Gelston, Jeffrey Geoghegan, Amy Gorin, Katherine Grady, Jonathan Heinlein, David Hook (virtual), George Karsanow (virtual), Andrea Keilty (virtual), Mike Kirk, Eric Kruger (virtual), Dave Koehler (virtual), Nathan Lavallee, Lynn Lesniak (virtual), Joann Lombardo, Mona Lucas, Angelo Quaresima (virtual), Stephanie Reitz, Rubin Rubin (virtual), Annmarie Seifert, Joseph Thompson (virtual), Michelle Williams, Reka Wrynn

Guests: Amy Yancey (virtual), UConn Foundation

Vice-Chair Gandara called the meeting to order at 10:01 a.m.

1. Public Participation

No members of the public signed up to address the Committee.

2. Minutes of the Buildings, Grounds and Environment Committee Meeting of April 10, 2024

On a motion by Director Archambault, seconded by Director Carbray, the Committee voted unanimously to approve the minutes of the April 10, 2024, Meeting.

3. Proposed Drainage Easement for UConn Property on Hunting Lodge Road, Storrs

On a motion by Trustee Rubin, seconded by Trustee Boxer, the Committee voted to recommend this item to the full Board for approval.

4. FY25 Capital Budget Presentation

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

5. Construction Assurance Office Report – June 2024

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

6. Project Updates ~ Storrs Based Programs

Presenters: Robert Corbett, Interim Associate Vice President for University Planning, Design and Construction  
David Koehler, Director of Project Administration for Facilities Operations

7. UConn Health Updates, Facilities Development and Operations

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

8. Projects Reviewed by BGE and to be presented to Financial Affairs on June 25, 2024, for Storrs Based Programs and UConn Health

This agenda item was informational.

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

This agenda item was informational.

10. 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, 2024

This agenda item was informational.

11. Construction Projects Status Report

This agenda item was informational.

12. University Senate Representative Report

There was no Senate Representative Report.

13. Other Business

There was no Other Business.

14. Executive Session (*As Needed*)

On a motion by Director Carbray, seconded by Director Archambault, the Committee voted unanimously to go into Executive Session at 11:07 a.m. pursuant to Connecticut General Statutes section 1-210(b)(1).

The following Trustees were in attendance: Bunnell (virtual), Dennis-LaVigne (virtual), Gandara, Pollard (virtual), Ritter, Toscano (virtual).

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

The following University staff were in attendance for the entire Executive Session: D'Alleva, Geoghegan, Corbett, Costanzo, Garber, Gelston, Gorin, Grady, Heinlein, Kirk, Lavalley, Lombardo, Lucas, Rubin (virtual), Seifert, Williams, Wrynn, Carone, Yancey (virtual).

The Executive Session ended at 11:55 a.m., and the Committee returned to Open Session at 11:56 a.m.

15. Adjournment

On a motion by Director Carbray, seconded by Director Archambault, the Committee voted unanimously to adjourn the meeting at 11:57 a.m.

Respectfully submitted,


*Debbie L. Carone*

Debbie L. Carone  
Secretary to the Committee

# ATTACHMENT 2

September 25, 2024

TO: Members of the Board of Trustees

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

RE: Proposed Modification of Distribution Right-of-Way Easements on UConn Property between Hunting Lodge Road and King Hill Road in Storrs for the benefit of Connecticut Light & Power (aka CL&P or Eversource)

RECOMMENDATION:

That the Board of Trustees approve the University Administration entering into an easement modification agreement with the Connecticut Light and Power Company (CL&P) to widen the existing distribution right of way on UConn-owned property for the purpose of upgrading CL&P's Transmission System to the University's 38E substation. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees authorizes the University Administration to enter into easement modification agreements with the Connecticut Light and Power Company to widen the existing distribution right of way on UConn-owned property located between Hunting Lodge Road and King Hill Road in Storrs.”

BACKGROUND:

The proposed easements are to benefit the Connecticut Light and Power Company's planned upgrades to its Transmission System to serve the University's 38E substation. Effectively, CL&P has an existing 50' wide easement over UConn property and needs to widen the area to 100' for the new high voltage power lines. The proposed easement areas are shown on the map in Attachment A and is entitled “Right of Way Survey, Transmission Right of Way Across Property of the University of Connecticut and State of Connecticut to be Granted to the Connecticut Light & Power Company D/B/A/ Eversource Energy, Hunting Lodge Rd & King Hill Rd, Mansfield, CT,” prepared by Barton & Loguidice and dated August 7, 2024. The final easement language remains subject to final negotiations. The University will not seek consideration for these easement modifications given the benefit in increased power capacity the University receives from the upgrades to the CL&P's Transmission System.

-END-

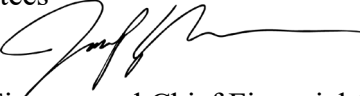


# ATTACHMENT 3

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September 25, 2024

TO: Members of the Board of Trustees

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

RE: Option Agreement Concerning Future Development of a Connected and  
Autonomous Vehicle Smart City at the UConn Depot Campus

RECOMMENDATION:

That the Board of Trustees approve the Option Agreement between the University of Connecticut, as seller, and Promesa Capital LLC, as buyer, concerning the option to purchase approximately 15 acres of land at the UConn Depot Campus for the future development of a Connected and Autonomous Vehicle Smart City and Research Facility. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the Option Agreement between the University of Connecticut, as seller, and Promesa Capital LLC, as buyer, concerning the option to purchase approximately 15 acres of land at the UConn Depot Campus for the future development of a Connected and Autonomous Vehicle Smart City and Research Facility”.

BACKGROUND:

The Connecticut Transportation Institute (CTI), which is part of the UConn College of Engineering, conducts research in connected and autonomous vehicles and smart city/smart energy systems. In 2019, Promesa Capital LLC approached CTI about developing a Connected and Autonomous Vehicle Test Track, Smart City and Research Facility (hereinafter, the “CAV Smart City”). After conducting preliminary investigations on available property both on- and off-campus for development of a CAV Smart City, a determination was made that the most advantageous location for the facility would be at the UConn Depot Campus. It was also determined that an outright sale of the property to the buyer would be the most favorable approach for the University and for the project as a whole.

The University entered into an Option Agreement with Board of Trustee approval in June 2022 concerning the potential sale of approximately 105 acres of land for the CAV Smart City.



Approximately half of the acreage was wetlands, and the proposed purchase price was \$5.0 million or approximately \$95,000 per developable acre. After completing its due diligence, the buyer determined that the wetland crossings would be too disruptive and that certain environmental conditions may exist on a portion of the site. The option was not extended and it expired in April 2023.

### MATERIAL TERMS

Over the last year, Promesa Capital has continued to work on the potential project, completed additional due diligence and testing, and has rescaled the CAV Smart City development to be much smaller (but still acceptable to the UConn College of Engineering). The proposed new Option Agreement would grant Promesa Capital the option to purchase approximately 15 acres of the UConn Depot Campus with no wetlands for the purpose of constructing and operating a CAV Smart City. The proposed purchase price is \$1.5 million or \$100,000 per developable acre. Restrictive covenants on the property will be included in the deed and/or purchase and sale agreement to limit the use of the property to ones that are compatible with vehicle and/or energy research. An amount of \$1.05 million will be placed into escrow at closing and will be utilized for environmental remediation of the site and buildings if necessary.

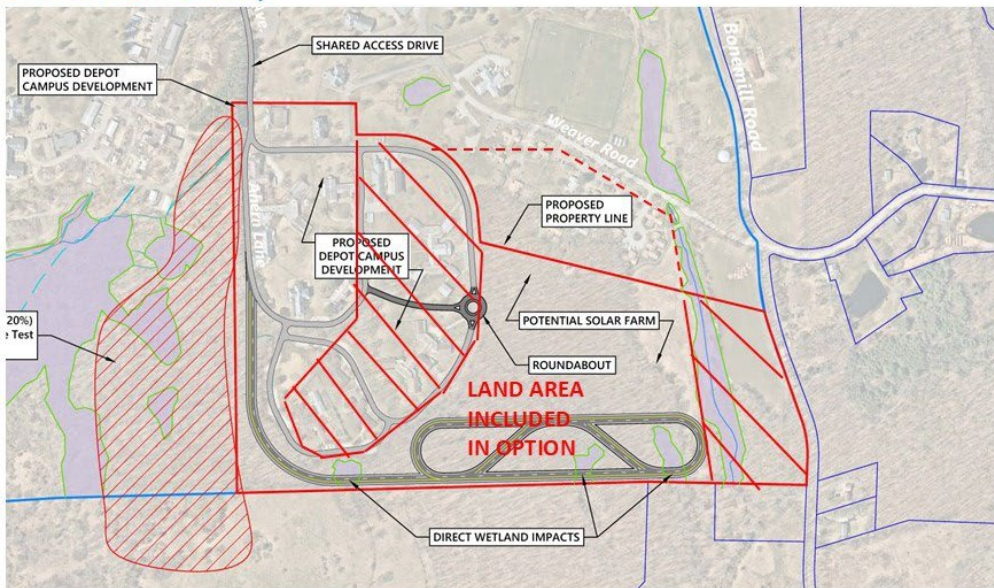
The term of the Option Agreement is one year, during which time the buyer may complete design documents, cost estimates and seek zoning approvals from the Town of Mansfield. The term of the option is provided to the buyer for one dollar and the buyer may close on the sale after certain conditions are met, including financing confirmation and completing an operating plan acceptable to the College of Engineering. If the buyer elects to purchase the land within the option period, the University and buyer will use commercially reasonable efforts to enter into a purchase and sale agreement within sixty (60) days.


The buyer currently projects that the total cost of developing the CAV Smart City (including the purchase price of the land) will be in the range of \$15 million. The buyer is responsible for fully funding the land purchase and development and operation of the CAV Smart City.



LOCATION OF CAV SMART CITY NEAR CENTER OF UCONN DEPOT CAMPUS

## CAV Smart City



 Potential Phase 2 Area (Not included in Option)

BLOW-UP OF OPTION AREA ON DEPOT CAMPUS

# ATTACHMENT 4

September 17, 2024

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 2024

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 2024:

The CAO continues to review active UConn 2000 funded projects for compliance with CGS Section 10a-109n and UConn's Capital Projects Policies and Procedures Manuals maintained by Finance, Capital Projects and Facilities Procurement, and University Planning, Design and Construction.

# ATTACHMENT 5



**September 2024**

**Ninth Biennial Report**

**(July 1, 2022 through June 30, 2024)**

**of the**

**BUILDINGS, GROUNDS AND ENVIRONMENT  
COMMITTEE**

- **Marilda L. Gandara, Vice-Chair**
- **Charles F. Bunnell**
- **Andrea Dennis-LaVigne**
- **Jeanine A. Gouin**
- **Rebecca Lobo**
- **Francis X. Archambault, Jr.**
- **Richard T. Carbray, Jr**
- **Amvrossios Bagtzoglou**

**UNIVERSITY OF CONNECTICUT**

**UConn 2000 Infrastructure Improvement Program**

## INTRODUCTION

As noted in the fifth Biennial Report, the Construction Management Oversight Committee (CMOC) unanimously voted that it had successfully concluded its task as defined in Connecticut General Statutes section 10a-109bb and the four members appointed by the Governor and legislative leaders resigned from the CMOC. As of September 22, 2015, the Buildings, Grounds and Environment Committee (BGE) of the Board of Trustees of The University of Connecticut (BOT) assumed the statutorily assigned responsibilities of the CMOC. Effective July 1, 2024, Public Act 2024-22 repealed General Statutes section 10a-109bb eliminating the defunct CMOC and transferred its statutory responsibilities to the BOT/BGE.

This is the ninth Biennial Report submitted to the BGE for its review and appropriate actions. The report covers the period of July 1, 2022 through June 30, 2024 and includes a brief background of the University's statutory responsibilities.

Pursuant to General Statutes section 10a-109e, the University was authorized to undertake an infrastructure improvement program. The statute granted the University independent authority to renew, modernize, enhance, and maintain the University's infrastructure. Per General Statutes section 10a-109bb, the University is required to prepare a biennial report that entails a review and assessment of construction performance of UConn 2000 projects completed during the prior two-year period.

General Statutes section 10a-109bb also requires the BOT/BGE to conduct a review of the University's management of UConn 2000 projects for its conformance with the applicable policies and procedures governing construction undertaken pursuant to section 10a-109n. The statute further requires that the review incorporate information, including but not limited to, which is derived from the reviews of the quarterly reports submitted by the Construction Assurance Office (CAO). The CAO issues quarterly reports to the BOT through the BGE, which performs the initial review of the CAO reports.

Effective April 2021, the CAO function and its statutory responsibilities were transferred to the University's Chief Audit Executive (CAE). The CAO operates as an independent unit within Audit and Management Advisory Services (AMAS) and includes one staff member to perform the statutorily required reviews of construction performance of UConn 2000 projects. The CAO functionally reports to the BGE/BOT and the President.

In accordance with General Statutes section 10a 109bb, the following information is provided within the Ninth Biennial Report:

- Policy and Procedures Background
- Policy and Procedures Compliance
- Summary of Quarterly Reports

## **POLICY AND PROCEDURES BACKGROUND**

In 2006, the consulting firm Carter Burgess was retained to help develop capital program policy and procedure manuals for the University. Prior to developing draft manuals, Carter Burgess conducted a review of federal and State laws governing building construction contracts and sought input and review from all relevant state and University officials, including the CAO. University departmental policies and procedures were presented to CMOC and approved on September 4, 2008. Subsequent revisions to the policy and procedure manuals have been incorporated to address changes in technology undertaken by the industry to improve efficiency. The revised procedure manuals continue to be based upon guidelines and principles to assure the following:

**Compliance** with legislation: University wide policies; national, state, and local codes and regulations; and other University departmental policies and procedures.

**Accountability** for those in key positions within University Planning, Design and Construction (UPDC), other applicable University departments, and with outside stakeholders (architects, engineers, construction managers, contractors, state officials, etc.) to ensure their roles are well defined and effectively executed in each project.

**Auditability** of all fiscal decisions, actions, authorizations, financial transactions, and process checkpoints; all processes must be predictable, repeatable, trackable, and traceable during the execution of a project by both internal monitors and independent third parties.

**Efficiency** with both time and resources used to accomplish the desired project result; public funds must be utilized expeditiously and efficiently as funding is authorized.

## **POLICY AND PROCEDURES COMPLIANCE**

Over the past eighteen years, all parties involved verified that policy and procedures developed and approved by the CMOC/BGE did not impede the completion of construction activities. Where needed, appropriate amendments to the policy and procedures were developed, approved by the CMOC/BGE, and implemented. The BGE last approved revised and updated policy and procedure manuals at their June 13, 2023 meeting which reflected technological and efficiency changes made to the capital project delivery process.

Building and fire code related plan review and inspection compliance are the responsibility of the University's Fire Marshal and Building Inspector's Office (FMBIO) and the Office of the State Building Inspector. For code compliance purposes, buildings are defined in two categories; the first is "threshold buildings" which meets height requirements of four stories and occupancy of one thousand or more people. The second is "below threshold" buildings. The State officials inspect threshold buildings, while below threshold buildings are the responsibility of FMBIO. No building is allowed to



be occupied without receiving a temporary, partial, or permanent Certificate of Occupancy or a Certificate of Approval.

The current capital project policy and procedure manuals, in conjunction with FMBIO responsibilities, continue to reinforce compliance with building and fire code requirements.

Depending on the nature of the project, the University typically uses one of the following contract methods for construction work: stipulated sum, design-build, or construction manager. For all capital projects, the University executes a contract with the lowest responsible qualified bidder.

Although the University requests that the professional consultants submit their fees, consulting architects, engineers and other professional services are selected based on a quality review process.

UPDC staff, along with design architects and/or engineers, provide project oversight to manage conformance with specifications and design drawings (plans). Any changes to original contracted work are paid to contractors or credited to the University using the Change Order (CO) process. These changes normally occur due to errors in design, unforeseen field conditions, user requested changes, weather affected changes, completion timing changes, etc.

Efforts to comply and adhere to the approved policy and procedures did not appear to restrict the timely completion of UConn 2000 projects. Independent third-party audit results support this conclusion.

## **SUMMARY OF QUARTERLY REPORTS**

In addition to the CAO compliance review, audits are performed by three separate entities. AMAS and the Connecticut Auditors of Public Accounts perform audits related to departmental operations and selected construction projects. In accordance with General Statutes section 10a-109z, independent external auditors perform a review of the related BOT approval process, fiscal cost assignment accuracy, and the accuracy of approved project expenditures.

Completed UConn 2000 projects with costs in excess of \$500,000 were reviewed by CAO for compliance with statutory requirements. Project documentation was examined for conformance with policy and procedures at the following phases of the construction project life cycle:

- Planning and Feasibility
- Procurement (Design Professional, Consultants, Contractor)
- Construction Contract Compliance
- Contract Changes
- Project Close-out

The CAO review process confirmed that the appropriate approval authority reviewed and approved the construction project for compliance with building and fire codes.

The UConn 2000 projects reviewed by the CAO are listed within Appendix A of this report. Eight projects met the statutory compliance requirements during the reporting period, with cumulative expenditures totaling approximately \$168.8 million. The CAO concluded that the University managed these UConn 2000 projects in compliance with approved policies and procedures.

## Appendix A

### UConn 2000 Projects Reviewed July 1, 2022 through June 30, 2024

| Statutory Name                                | Child Project Name                                | Project Number |
|---|---|----------------|
| DM/Code/ADA/Inf Imp & Reno Lump Sum/UA&S Fac  | North East Res Halls - Security Camera System     | 300020         |
| DM/Code/ADA/Inf Imp & Reno Lump Sum/UA&S Fac  | Parking-Stamford Campus Surface Lot               | 300024         |
| DM/Code/ADA/Inf Imp & Reno Lump Sum/UA&S Fac  | Torrey Life Sciences 2nd Floor Biology Renovation | 300152         |
| Residential Life Facilities                   | Res Life Fac - North Campus Res Hall Reno-Ph II   | 300164         |
| Technology Quadrant-Phase III                 | Tech Quad Ph III-Innovation Partnership Bldg.     | 901661         |
| DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac | Campus Wayfinding Improvements                    | 300018         |
| DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac | NER East Steam Repair                             | 300185         |
| DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac | Kinesiology Bldg. HALL Renovation                 | 300188         |

# ATTACHMENT 6

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**New  
Professional Services  
and  
General Contractor  
On-Call Solicitation Summary**

# New On-Call Program Solicitation

- On-Call Program Solicitations for various Professional Service categories and General Contractors were recently conducted.
- **Professional Services**
  - 11 categories
  - 190 submissions received
  - 77 suppliers awarded
  - Supplier selection for potential work based on rotational/equalization basis
  - Contract Term 5/1/24 through 4/30/27
  - Contract extension: at University discretion
  - AG requirement for max value in contract now included
- **General Contractors**
  - 1 category
  - 15 submissions received
  - 10 suppliers awarded
  - Supplier selection for potential work based on lowest responsible bidder
  - Contract Term 5/1/24 through 4/30/27
  - Contract extension: Not applicable
  - AG requirement for max value in contract now included

| <b>On-Call Professional Services (up to \$1M)<br/>2024-2027</b> |  |                                       |                                   |
|---|--|---------------------------------------|-----------------------------------|
|   | <b>Category</b>                                    | <b>Number of Submissions Received</b> | <b>Number of Contract Awarded</b> |
| 1   | General Architecture                               | 37                                    | 16                                |
| 2   | Architectural Services, Small Projects (Set-Aside) | 19                                    | 7                                 |
| 3   | HazMat   | 10                                    | 4                                 |
| 4   | Project Management Oversight                       | 20                                    | 6                                 |
| 5   | Structural Engineering                             | 21                                    | 9                                 |
| 6   | MEP  | 23                                    | 10                                |
| 7   | CEPA/NEPA  | 6                                     | 1                                 |
| 8   | Geo-Technical Engineering                          | 12                                    | 8                                 |
| 9   | Roof Consultant                                    | 8                                     | 4                                 |
| 10  | Environmental Permitting                           | 14                                    | 5                                 |
| 11  | Commissioning                                      | 20                                    | 7                                 |
|   | <b>TOTALS</b>                                      | <b>190</b>                            | <b>77</b>                         |

| <b>On-Call General Contractor Program (\$100K - \$1M)<br/>2024-2027</b> |                    |                                       |                                   |
|---|--------------------|---------------------------------------|-----------------------------------|
|   | <b>Category</b>    | <b>Number of Submissions Received</b> | <b>Number of Contract Awarded</b> |
| 1   | General Contractor | 15                                    | 10                                |
|   | <b>TOTALS</b>      | <b>15</b>                             | <b>10</b>                         |

# ATTACHMENT 7

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# Buildings, Grounds, and Environment Committee

University Planning, Design and Construction  
Facilities Operations

September 17, 2024  
Complete Report

**UConn**

# Agenda

## **UPDC Resolutions for September BOT Meeting**

- Eversource Right of Way
- UConn Tennis Facility
- UConn Waterbury at 36 North Main Street
- Connected and Autonomous Vehicle- Smart City

## **Highlighted UPDC Projects**

- UPDC Projects in Construction
- UPDC Projects in Design

## **Real Estate Projects**

- Regional Housing
- Off-Campus Development

## **Huskies Walk & Champions Way**

## **Facilities Operations Resolutions for September BOT Meeting**

- Branford House Exterior Repairs, Phases 1, 2 & 3
- Gampel Ground Floor KSI Heat Lab
- George C. White Building Roof & Drainage System

## **Highlighted Facilities Operations Projects**

- Facilities Operations Projects in Construction
- Facilities Operations Projects in Design

## **Appendix**

- UPDC/Facilities Operations Projects in Planning and Close Out

# UPDC Projects for September BOT Meeting

# UConn Tennis Facility

## Scope:

- Support building that complies with Title IX requirements, associated utility infrastructure, and other site improvements
- New building will serve as a satellite location for the team lockers and offices located in the Guyer Gymnasium
- Public restrooms, a team locker room and restroom, and a flexible space for use by coaches and staff
- Replacing off-street grass/gravel parking with a designated paved area and an accessible parking space
- Sidewalks and crosswalks for universal access and improved pedestrian safety
- Infrastructure improvements include transformer upgrades and new telecom, water, sewer, gas and electrical lines

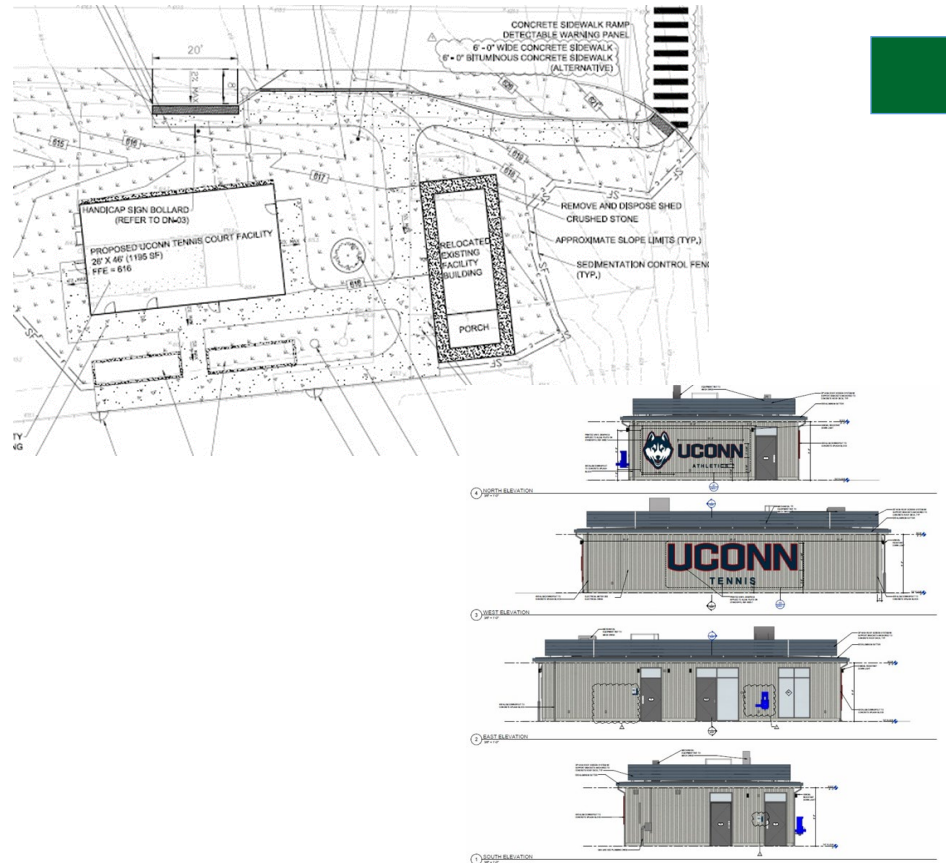
**Budget:** \$3.45M, Final- Pending September BOT Approval

## Schedule:

- Construction Documents & Bidding complete August 2024
- Construction: Fall 2024 – Summer 2025

## Key Issues & Risks:

- Construction logistics
- Winter conditions



Site plan and building elevations

# UConn Waterbury at 36 North Main Street



Scope: The University entered a lease to provide the School of Nursing, Allied Health, Psychological Services, Urban & Community Studies, Business, and Community Partners additional academic, research and support space for the UConn Waterbury Campus. This project provides:

- IT Infrastructure connecting the leased building to the existing campus
- Air conditioning for UConn server equipment
- Security Upgrades
- Furniture and AV equipment for new classrooms
- Instructional equipment for School of Nursing Simulation Lab

Budget: \$1.25M, Final - Pending September BOT

Schedule:

- The furniture, fixtures and equipment procurement will occur while the landlord completes interior fit-out for UConn occupancy in January 2025.

Key Issues & Risks: Coordination of installation with ongoing construction



# CAV Smart City Land Option



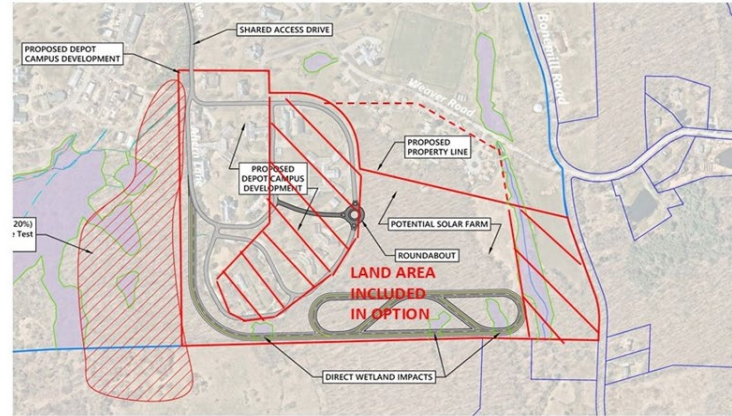
**Scope:** The University entered into a land option in June 2022 with nine months due diligence for the potential sale of 100 acres of land at the Depot Campus (about 50% of which is wetlands). The developer believed the wetland crossings would be too difficult to attain and let the option expire. Continuing due diligence, the developer is currently proposing a staged development of the Smart City with a starting site of 15 acres with no wetlands.


**Purchase Price:** \$1.5 million, however \$1.05 million will be placed in escrow to address environmental conditions on the site.

**Schedule:** The land option is for twelve (12) months to allow the developer to complete design and attain zoning approvals.

**Key Issues:** Closing will be conditioned on verification of financing and operational agreements

CAV Smart City









 Potential Phase 2 Area (Not included in Option)

# UPDC Project Status Summary







## In Bidding/Construction

-  Fieldhouse- Old Recreation Center Renovation- Phase 1
-  South Campus Infrastructure
-  Mirror Lake Improvements
-  Residential Life- South Campus Residence Hall
-  Gilbert Road Site Preparation
-  UConn Tennis Facility
-  XL Center- Academic Space Renovation
-  UConn Waterbury at 36 North Main







## In Design

-  School of Nursing New Building
-  Gant Building Renovation
-  Fieldhouse- Old Recreation Center Renovation- Phase 2
-  Werth Residence Tower High Humidity Mitigation
-  Stamford Mill River Remediation
-  University Second Electrical Feed
-  PBB Research Support Expansion
-  Northwest Residential Area- Thermal Comfort Improvements
-  Hartford Café




## In Planning

-  Active Transportation Grants
-  Coventry Boathouse
-  SHaW - Regional Campuses
-  Stamford School of Nursing- Teaching Lab
-  School of Fine Arts Collection Consolidation
-  Golf Practice Facility

## In Close-Out

-  NER and Discovery Drive Intersection Improvements
-  Boiler Plant Equipment Replacement and Utility Tunnel Connection
-  Supplemental Utility Plant
-  NW Science Quad, Ph 2 Utilities and Site
-  UConn 2000 Code Remediation - Stamford
-  Freitas Renovation

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.

# UPDC Projects in Construction



# Field House – Old Recreation Center Renovation

- Scope:
  - Athletics backfill 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: \$15.5M- Approved Phase 1 Construction
  - Phase 2 final cost pending. Total project estimate is \$90 million
- Schedule:
  - Expected design completion is late Fall 2024. Phase 1 (Wolff Zackin Natatorium) GMP contracted with construction scheduled Spring 2025 – Fall 2025. Phase 2 (Balance of Field House) will be bid in January 2025 and constructed between Summer 2025 and Winter 2027
- Key Issues & Risks: Cost escalation and supply chain concerns, especially concerning long-lead items, and swing space/relocation requirements and plans need to be further developed



*View of Proposed New Entry*



*View of Proposed Student Academic Center*

# 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 and to the South Campus Residence Hall.
- Budget: \$89.5M, Approved Revised Final
- Schedule:
  - All project phases have been bid. Work necessary for the occupancy of the South Campus Residence Hall was substantially complete in August 2024, and all roadways impacted by the work have reopened.
  - Work on the geothermal well field is 90% complete. Construction of the chiller plant addition is underway, with foundations and exterior walls anticipated to be completed by December 2024. Partial closure of S lot continues.
  - Construction July 2023 – May 2025, with in-service date of electrical equipment for the South Campus Chiller Plant potentially as late as Spring 2026.
- Key Issues & Risks: Long lead times for mechanical and electrical equipment, maintenance and operation of temporary cooling and emergency power equipment.



*Completed utility installation and restored Gilbert Road*



*Installation of geothermal system, S Lot* 10

# Mirror Lake Improvements



## Scope:

- 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 was mutually satisfactory to CT DEEP was completed, and included 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

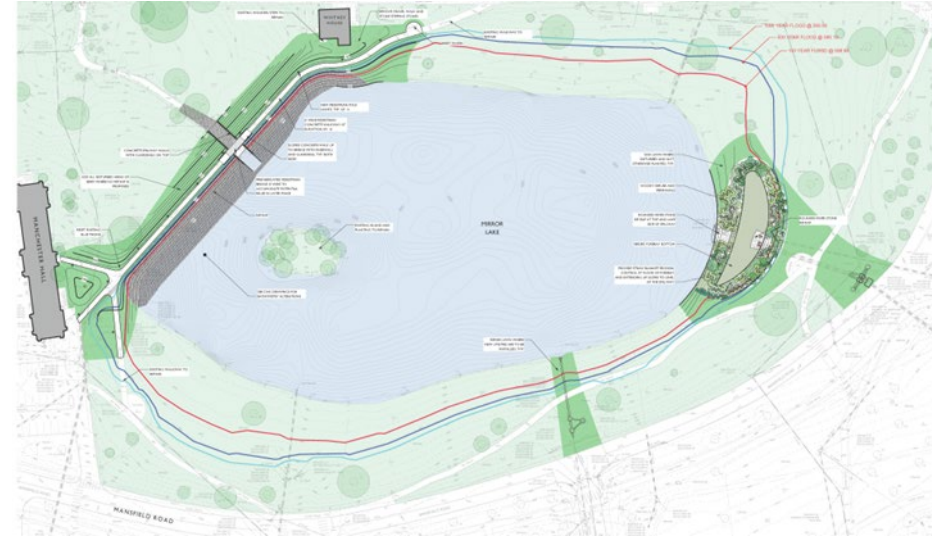
Budget: \$11.5M, Final, BOT approval June 2024

## Schedule:

- Construction Document Phase complete January 2024
- Environmental permit reviews and notices nearing completion
- Bidding & GMP complete, preconstruction commencing
- Construction: March 2025 – January 2026

## Key Issues & Risks:

- Environmental and construction permitting review periods
- Bid alternates not accepted include forebay and walkway across dam
- Construction logistics, including traffic controls on SR-195
- Future Phase 2 work (dredging/forebays) TBD



*Basis of Feasibility Study, Revised Design and Master FMC MOU Amendment with CT DEEP*

# 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
  - Project is projected to be \$5 to \$8 million under budget
- Schedule:
  - Construction commenced November 7, 2022
  - Construction completed July 7, 2024
  - Residence Hall Opened on August 20, 2024
- Key Issues & Risks: Project close-out pending



*View looking southwest of construction on the two L-shaped wings of the Residence Hall*



# Gilbert Road Site Preparation

- Scope:
  - Preparation of the area along Gilbert Road for the South Campus Residence Hall
  - Exterior House Restoration
- Budget: \$6.6M, Approved Final
  - Both Phases of the project are on budget
  - Spending to be capped at \$6.0 million
- Schedule:
  - Relocation portion of the work is complete (Phase 1). Exterior restoration scope (Phase 2) has been bid and awarded.
  - Phase 2 work commenced in spring and will be complete by the end of 2024
- Key Issues & Risks: SHPO's expectations concerning the overall project



*4 Gilbert Road - House Relocation*

# XL Center - Academic Space Renovation

- Scope: Providing IT services, audio-visual systems and furniture for occupancy of a 51,000 SF space under a five-year lease at the XL Center.
- Budget: \$1.039M Final Approved BOT
- Schedule:
  - Lease fully executed
  - Tenant Fit-Out Work: Summer 2024- Fall 2024
  - Anticipated Opening: September 15, 2024
- Key Issues & Risks:
  - Aggressive schedule, lead times for equipment and furniture



*229 Trumbull Street Entrance at the XL Center*

# UPDC Projects in Design

# School of Nursing New Building



- Scope:
  - Construction of a new School of Nursing building on a site adjacent to Philips Communications Science Building and the Human Development Center in South Campus
  - Design-bid-build delivery method on an aggressive three-year completion schedule
- Budget: \$5.4M Approved Design BOT October 2023
  - Design kicked-off in October 2023
  - CM selection process completed Winter 2024
  - Final budget approval likely in October 2024
- Schedule:
  - Design – October 2023 to September/October 2024
  - Phased bid anticipated
  - Bid & Contracting – Fall 2024
  - Tentative Construction – November 2024 to Fall 2026
- Key Issues & Risks:
  - Aggressive schedule and tight budget
  - Long lead mechanical and electrical equipment
  - Difficult site and swing space available



*New School of Nursing Building (View looking Northeast)*



# Gant Building Renovation - STEM



- Scope: 300,000 GSF Renovation
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold
- Budget: \$170M, Approved Revised Final for Ph 1 & 2
  - Phases 1 and 2 complete.
  - Phase 3 (Gant North Wing) scope being reassessed to meet available funding and updated space and programming needs.
- Schedule:
  - Construction Phase 1: Winter 2018 – Summer 2019
  - Construction Phase 2: Fall 2019 – Spring 2021
  - Phase 3: Recommencing Design Fall 2024
- Key Issues & Risks: Phase 3 cost escalation, long lead times for mechanical and electrical equipment.



*View of 4<sup>th</sup> Floor North Wing Addition from North Eagleville Rd*

# Werth Residence Tower High Humidity Mitigation



- Scope:
  - Mock-up testing indicates that dry air needs to be delivered to the student residence rooms to lower the humidity levels and reduce moisture. The mock-up testing determined modifications to the air distribution within the rooms is required to minimize condensation on the windows during heating season is ongoing.
  - Temporary dehumidification equipment has been installed in the corridors to help lower the humidity level in the building this upcoming academic year. The final replacements will be done during the summer of 2025 due to long lead times for equipment procurement.
- Budget: \$8.5M, Final Approved BOT
- Schedule:
  - Dec 2023-March 2024 – Design temporary measures
  - March 2024 – May 2024 – Install temporary dehumidification system
  - Summer 2025 – Install new rooftop equipment and ductwork to rooms
- Key Issues & Risks:
  - Supply chain timeline for mechanical and electrical equipment and controls



# Stamford Garage – Mill River Remediation



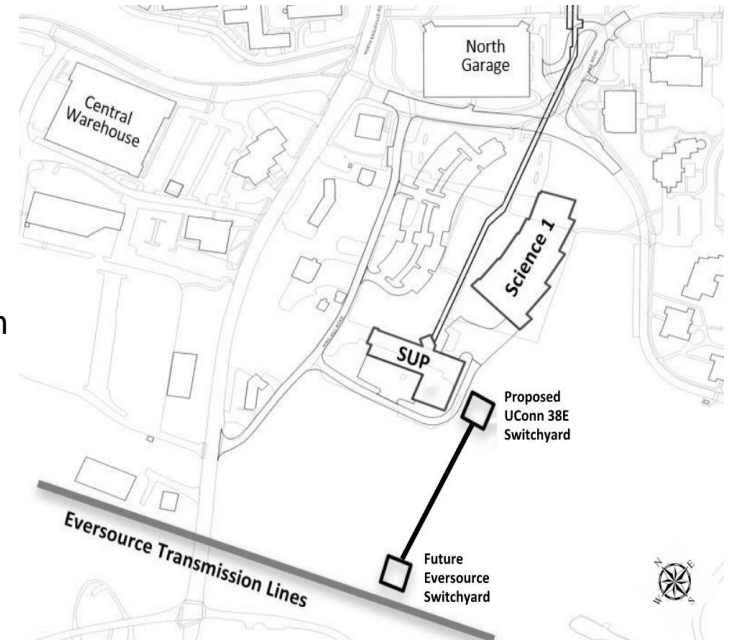
- Scope:
  - Remediation of environmentally-impacted soils and sediments at the Mill River adjacent to the west of UConn's parking lot
- Budget: \$0.5M, Approved Planning, construction funding TBD
- Schedule:
  - Initial Ecology Report and testing completed and submitted in September 2020. DEEP requested additional study.
  - Access agreements from adjacent property owners completed and second round of testing of river completed Fall 2022
  - Updated reports and testing results submitted to DEEP. DEEP still reluctant to finalize a remediation level. Additional risk assessment testing was done and submitted to DEEP in Spring 2024.
  - Target Remediation Date: TBD. No earlier than Fall 2025
- 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*

# University Second Electrical Feed

- Scope:
  - Construction of a new UConn 38E switchyard adjacent to the Supplemental Utility Plant (SUP) and connection to Eversource transmission lines.
- Budget: \$15.0M Approved Final, Phase 1, 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. An additional long lead time equipment procurement phase may be necessary.
  - Construction Schedule: TBD based upon updated lead times for equipment and completion of design.
- Key Issues & Risks: Environmental permitting, long lead times on equipment and cost escalation due to large volume of transmission upgrades nationwide, Eversource's completion of its enabling projects.



*UConn 38E Switchyard and Eversource  
Transmission Line Connection*

*Note: Eversource switchyard and connection to 38E by Eversource*

# PBB Research Support Expansion

- Scope: Fit-out the shell space adjoining the existing research support facility within the Pharmacy Biology Building on the Storrs Campus for a vivarium. The area of the project is approximately 3,850 NSF.
- Budget: \$1.0M -Design & Bidding
- Anticipated total budget: \$10,000,000
- Schedule:
  - Target Construction Spring 2025 – Spring 2026
- Key Issues & Risks:
  - Vibration/noise/dust working in an occupied research facility



PBB Vivarium



# Northwest Residential Area- Thermal Comfort Improvements



- Scope: Provide air conditioning to the six dormitory buildings in the Northwest Housing Complex. The number of buildings air conditioned will be determined after enhanced schematic design based on available budget
- Budget: \$280,000- Enhanced Schematic Design - PRC Approved, Final Budget TBD
- Schedule: Enhanced Schematic Design Complete October 2024, Final Design Complete December 2024, Construction May 2025 – August 2025
- Key Issues & Risks:
  - Availability of equipment



# Hartford Cafe

Scope: Build out a café space on the 1<sup>st</sup> Floor of the Hartford Times Building to provide students with an affordable option and to address student food insecurity.

Budget: \$100,000 approved Planning

- Target budget in the range of \$750,000 to \$950,000

Schedule:

- Design: Winter 2024-Summer 2024
- Bidding anticipated Fall 2024
- Construction Summer 2025-Fall 2025

Key Issues & Risks: Long-lead Dining Service Equipment



# Real Estate Update



# Real Estate Projects

36 N Main Street - Waterbury: Construction anticipated to be complete in December 2024, so the University will occupy the building commencing Spring 2024-2025 semester.

10 Willowbrook Road: Recommended discussions about a possible lease of the house to Chabad.

Celeron: Recommended discussions with owner about a ground lease extension for existing apartments on Hunting Lodge Road.

Fairfield Ag Extension: Discussing potential resolutions to eviction notice and long-term property use.

Cell System Licenses: Due to evolution of 5G, and planning for future 6G systems, all major telecom companies are proposing equipment upgrades and changes at the cell towers.

SON Stamford: Project pending to relocate the teaching facilities into the main campus building in Stamford so we can terminate the lease at their current location.

# Housing at Regional Campuses

UConn Hartford: Term Sheet was executed earlier in the summer. Drafts of the development agreement and master lease have been developed and are being negotiated.

UConn Stamford (Long Term): RFEI issued in April to determine if we can procure more favorable terms for housing long-term with a target range for total beds between 650 – 750 beds. We received 10 Responses and have had discussions with three (3) shortlisted properties.

UConn Avery Point: RFEI responses received in late July and are under review.

UConn Waterbury: On-going discussions continue with adjacent residential building about improving marketing opportunities for housing incoming students.

UConn Law School: Owner of land adjacent to Law School submitted plans for development of 199 new apartments on the site.



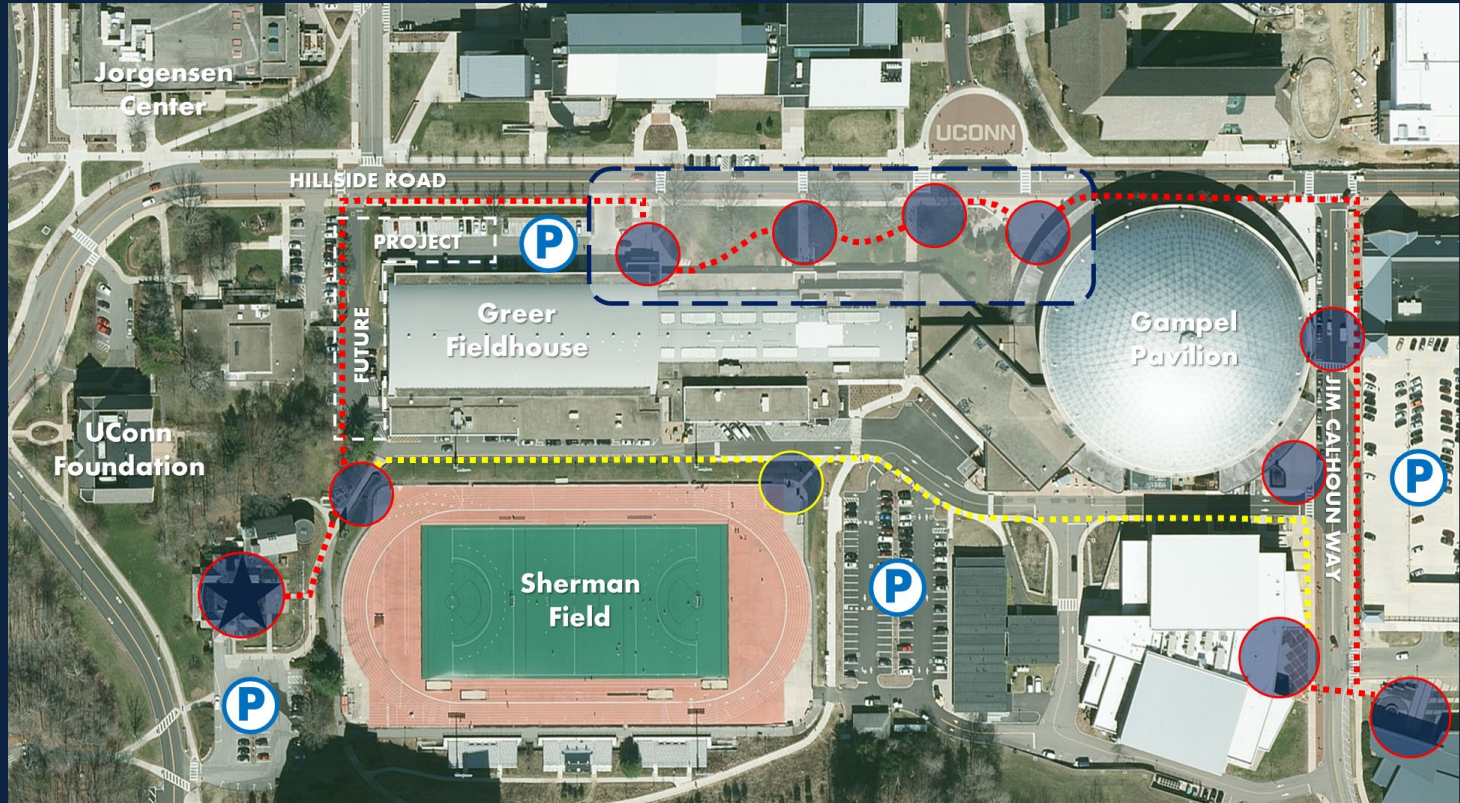
# HUSKIES WAY & CHAMPIONS WALK

## Planning Update

## PROPOSED LOOP

Begin and end at  
Husky Heritage  
Museum

- Red dash = new and existing walkways
- Yellow dash = pedestrian safety improvements to Diane Wright Way
- Blue circles = opportunities for named or commemorative spaces



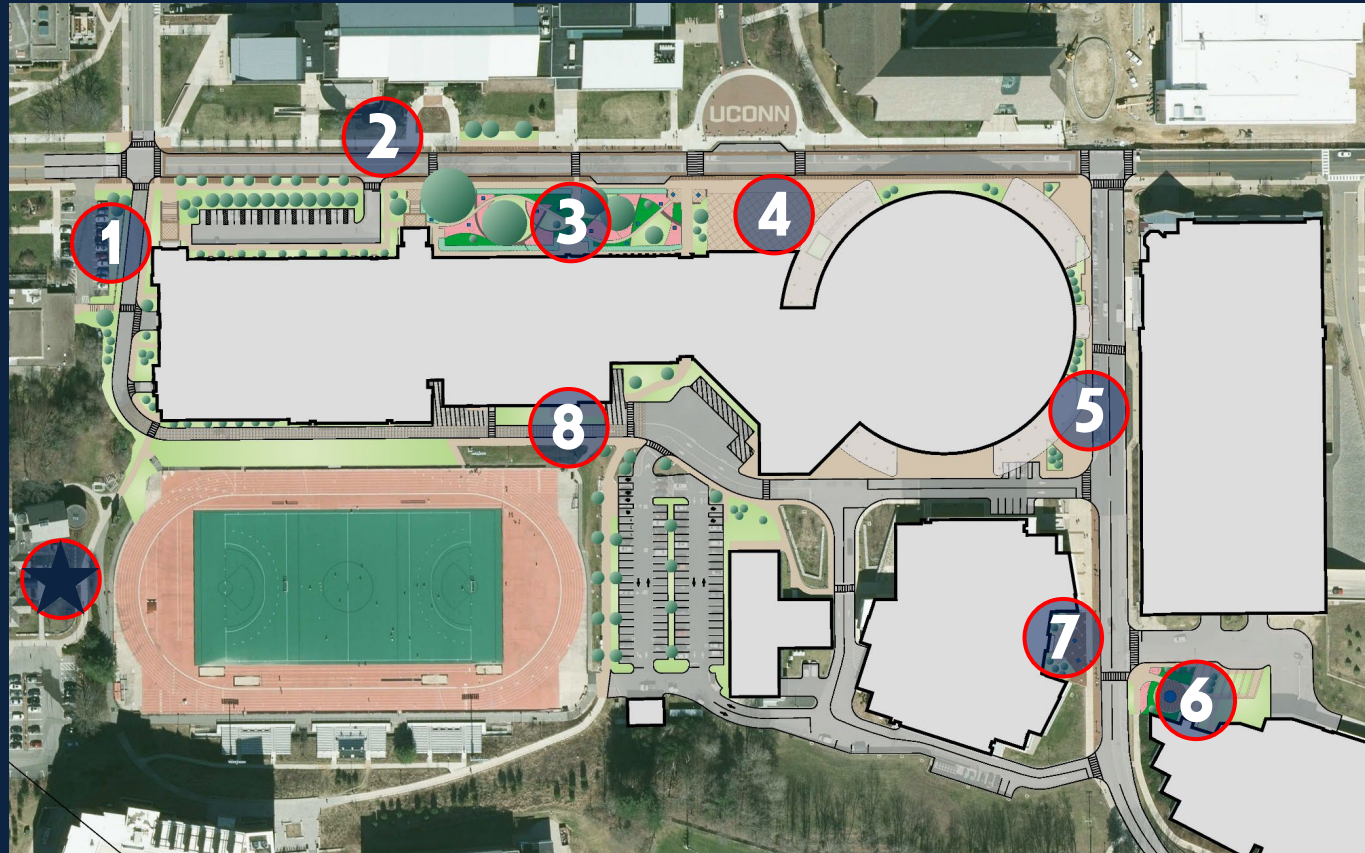
CONCEPT DIAGRAM





## Potential Projects

1. North End of Fieldhouse
2. Hillside Road (Husky Way)
3. Fieldhouse Lawn (Champions Walk)
4. North Gate Plaza
5. Pedestrian Bridge & South Gate Plaza
6. Burton Family Plaza
7. Werth Family Plaza
8. Diane Wright Way



CONCEPT PLAN



## #2 Hillside Road “Husky Way”

- Limit traffic to campus shuttles and other authorized vehicles
- Accommodate bicycles and other modes of active transportation
- Build upon recent landscape and pedestrian experience improvements
- Change the material of the roadbed to emphasize pedestrian scale
- Focus campus programmatic activities on Hillside to create a human-scale, campus “Main Street” environment



CAMPUS MASTER PLAN VISION

University Planning Design & Construction





### #3 Fieldhouse Lawn “Champions Walk”

#### KEY

- Green circles = existing trees
- Dark green = evergreen hedge
- Medium green = shrubs
- Light green = lawn
- Pink = perennial flowers
- Red = brick “timeline” walk
- Dark grey = secondary walk
- Light grey = fieldstone walls
- Blue squares = monuments



CONCEPT PLAN



#7 Werth Plaza



PROPOSED BASIS OF CONCEPT DESIGN

University Planning Design & Construction





# Facilities Operations Projects for September BOT Meeting

# Branford House Exterior Repairs, Phases 1, 2 & 3



Scope: This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded-Age manor at the Avery Point campus. Elements of the work include the following: repointing mortar joints, repairing/replacing granite masonry units, flashing, perimeter sealants, selective slate roof tile replacement, copper roof repairs, and copper gutter/downspout repairs. The work also incorporates repair of windows, including removal and reinstallation, new wood blocking, flashing and sealants. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.



Budget: \$838,000 - Approved Final

Schedule: Phases 1 and 2 have been completed  
Phase 3 design in progress 2024 Q3

Key Issues & Risks: Design exceeding final budgeted values

# Gampel Ground Floor KSI Heat Laboratory



Scope: This project is the renovation of an existing locker room into the new heat laboratory. This more than doubles the research capabilities of the Korey Stringer Institute for Kinesiology. It also introduces an added unique capability of high-altitude conditions for research. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: \$975,000- Revised Final Budget

Schedule: Design Completion 2024 Q3  
Construction Completion 2024 Q4

Key Issues & Risks: Equipment lead time schedule.



# George C. White Building Roof & Drainage System



## Background:

Design work has been completed for the entire building as one large project. Construction work for roof replacement was separated into three phases. Construction of Phases 1& 2 have been completed. Phase 3 repackaging of design documents is in progress with completion late fall 2024. Phase 3 bid expected over winter 2025, with anticipated construction start scheduled for May 2025. This will complete the White Building Roofs and Drainage System Replacement Project. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

Budget: \$985,800
















Schedule: Phase 3 Repackage Design Docs 2024 Q3  
Phase 3 Bidding 2024 Q4  
Phase 3 Construction anticipated 2025 Q2

Key Issues & Risks: Funding availability for construction of Phase 3 based on bids received.









# Facilities Operations Project Status Summary

## In Bidding/Construction

-  Innovation Partnership Building Renovations for C2E2
-  Jones Annex Renovation
-  Homer Babbidge Library Stairs & Doors Upgrade
-  Wilbur Cross Cupola Repair
-  von der Mehden Recital Hall Roof Restoration
-  Gampel Pavilion Enhancements
-  Andover Infrastructure and Software Upgrade
-  Electric Vehicle Charging Infrastructure & Service Upgrades
-  Hydrogen Fuel Dispenser
-  Fuel Cell Installations- IPB and Putnam Hilltop
-  Dining Hall Ventilation Upgrades
-  FY24 Residential Refresh Program- Buckley Hall
-  FY24 Residential Refresh Program- Sprague Hall
-  Garrigus Suites Environmental Systems Upgrade
-  Additional Summer IMF and AR Projects

## In Design

-  Energy Services Performance Contract Phase 2
-  White Building Roof and Drainage Replacement Phase 3
-  Branford House Exterior Repairs Phase 1, 2 & 3
-  Husky Village Exterior Refurbishment
-  Charter Oak Apartments Building Envelope Refurbishment
-  McMahon Roof Replacement

## In Planning

None

## In Close Out

-  North and South Garage Restoration Phase 4

## Informational

Residential Refresh Program Summary

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.

# Facilities Projects In Construction

# Innovation Partnership Building Renovations for the Center for Clean Energy Engineering

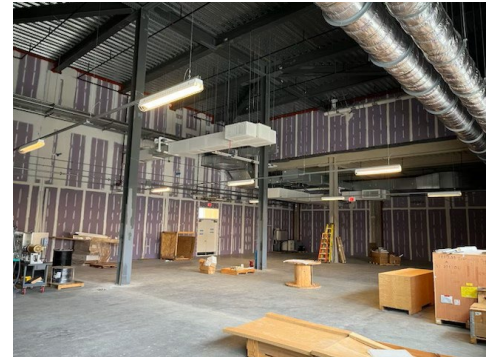


Scope: Renovation of existing office areas, creating new labs in shell spaces and revising the layout of existing labs to accommodate new equipment. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: Final Revised Construction Budget : \$20,000,000

Schedule: Phase 1 Design Completed in 2024 Q1  
Phase 2 Design Completed in 2024 Q2  
Phase 1 Bids Received – 2024 Q3 within budget  
Phase 1 and Phase 2 Target Completion: 2025 Q4

Key Issues & Risks: Aggressive Schedule.





# Jones Annex Renovation



Scope: Renovation of the Jones Annex building consolidating several outreach education fee-based services at one location. The consolidation will help facilitate efficiency between personnel, collaboration of group and increase opportunities for professional staff to contribute to undergraduate educational activities. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: \$4,940,000- Approved Revised Final

Schedule: Design Completed in 2024 Q2  
Target Project Completion: 2025 Q2

Key Issues & Risks: Aggressive Schedule, increased material costs and overall construction budget.





# Homer Babbidge Library Stairs & Doors Upgrade



Scope: This project includes the demolition of the existing defunct and decommissioned escalator and the replacement with a bluestone staircase. It also includes the removal and replacement of six storefront doorways on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and plaza level to comply with building code. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: \$771,760 - Approved Final

Schedule: Phase 1 – entry doors to be replaced during Thanksgiving or Winter break.  
Phase 2 – Demolition of the escalator and rebuild of stairs scheduled for 2025 Q2.

Key Issues & Risks: None at this time.



# Wilbur Cross Cupola Repair



Scope: Replace the existing cupola roof and provide new gold finish, repair/replace wood sections of the structure where rot and water damage exist on both the inside and outside of the cupola. Prep/Prime/Seal/Paint all interior & exterior surfaces. The repair to aging buildings and infrastructure extends building asset life. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

Budget: \$932,000- Approved Final

Schedule: Construction 90 % completed, completion date of 2024 Q3

Key Issues & Risks: Weather, Hidden Conditions.



# Von der Mehden Recital Hall Roof Restoration



Scope: Removal and replacement of the existing roof system. The work includes removal of the existing roofing system, installation of new code compliant insulation, install of new EPDM membrane, replace roof drain assemblies, refasten metal decking, new roof edge metal. The repair to aging buildings and infrastructure extends building asset life. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University.

Budget: \$720,000 – Approved Final

Schedule: On schedule, construction 95% complete, project scheduled to be completed in 2024 Q3

Key Issues & Risks: Weather, Hidden Conditions.



# Gampel Pavilion Enhancements



Scope: This project includes replacement of the lower-bowl retractable seating system, replace and enhance the videoboard system, and upgrade to the show lighting system. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: \$10,000,000- Approved Final

Schedule: On schedule, construction (lighting and videoboard system upgrade) began this summer, to be completed by 2024 Q3 and the seating replacement will be scheduled in 2025 Q3.

Key Issues & Risks: Lead time for materials/labor.





# Andover Infrastructure and Software Upgrade

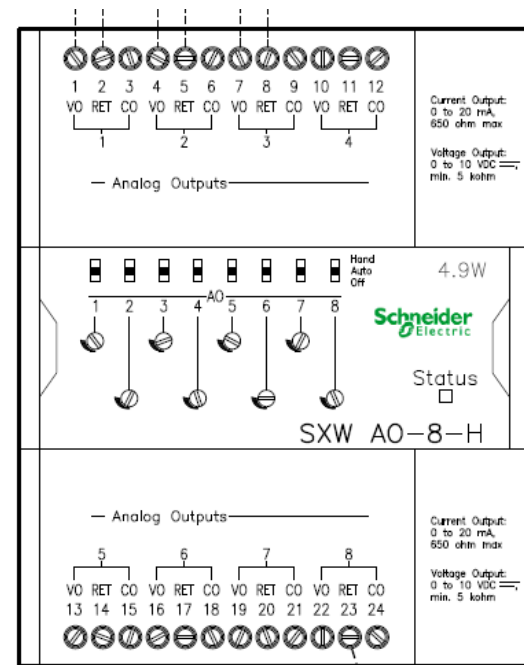


Scope: Phase 5 of the upgrade to the building automation system (BMS) software includes four more facilities as well as upgrading the main BMS server. The system controls and monitors the buildings' mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems and security systems. The upgrades to the aging software for buildings and infrastructure extends the building asset life. This aligns with the strategic initiatives in Wellness of People and Planet and Seven World-Class Campuses, One Flagship University.

Budget: \$3,855,439 - Approved Final Phases I - IV  
\$500,000 – Phase V  
\$4,355,439 – Phases I through V

Schedule: Phase 1, 2, and 3 are completed.  
Phase 4 has been completed this summer.  
Phase 5 construction started and scheduled for completion 2025 Q1.

Key Issues & Risks: Hardware Component Availability.



# Electric Vehicle Charging Infrastructure and Service Upgrades

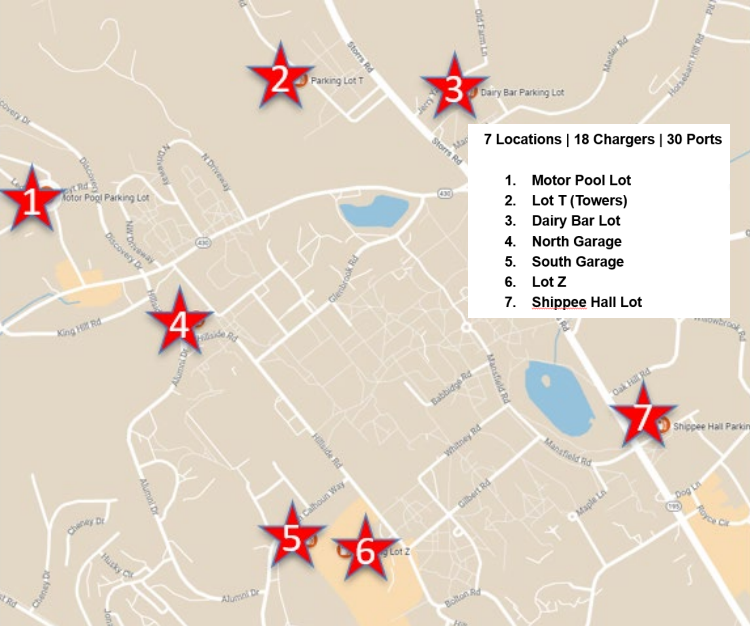


Scope: The project will install new EV charging equipment and upgrade infrastructure associated in 7 new locations at the Storrs Campus. This accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Wellness of People and Planet.

Budget: \$957,200 - Approved Final

Schedule: Construction Completion 2024-Q4

Key Issues & Risks: Lead time on material, Compliance with RCSA PR2023-023 section 22a-174-36d and Senate Bill 343 prohibiting charging in garage structures.



# Hydrogen Fuel Dispenser

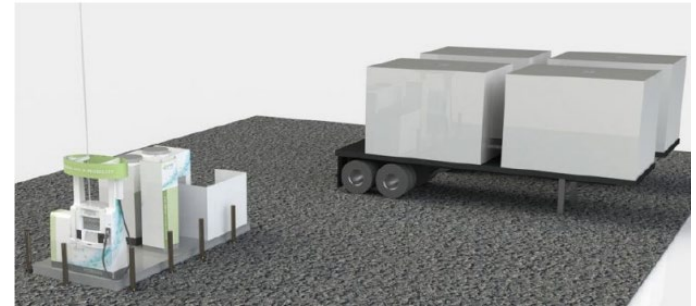


**Scope:** The project will install a hydrogen fuel dispenser at the Reclaimed Water Facility at the Storrs Campus to fuel light-duty vehicles (NEXOs and Mirai). The fuel dispenser includes (1) Electrical Enclosure, (1) Tube Trailer Stanchion, valve panel, cooling system, chiller, all piping for the interconnections and commissioning. This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiatives Excellence in Research, Innovation, and Engagement and Wellness of People and Planet.

**Budget:** \$835,500 - Approved Final

**Schedule:** Delayed due to contract challenges but the contract has been finalized/signed. There is a ten-month lead time on equipment, construction scheduled for 2025 Q1.

**Key Issues & Risks:** Lead time and manufacturing of the unit; contract challenges and securing the hydrogen for the equipment that's within budget.





# Fuel Cell Installations- IPB and Putnam Hilltop



Scope: Energy Services Agreements will install and operate two 250 kW Fuel Cell Energy fuel cell units at IPB and two 460 kW Doosan Fuel Cell units at Putnam Hilltop. This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030 and provides additional electrical generation on campus. This aligns with the strategic initiatives Excellence in Research, Innovation, and Engagement and Wellness of People and Planet.

Budget: FCE \$13 Million/8 Years  
VFS Doosan \$15 Million/20 Years

Schedule: Putnam - On schedule, construction in process and completion date scheduled for 2025 Q1.  
IPB – On schedule, design and permitting still in process.

Key Issues & Risks: Utility Interconnection.



# Dining Hall Ventilation Upgrades



Scope: Dining hall ventilation upgrades to support energy conservation measures for 5 locations (Northwest, Towers, North, Rome, and Shippee). This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. The upgrades to aging software for buildings and infrastructure extends the building asset life. This aligns with the strategic initiatives in Wellness of People and Planet and Seven World-Class Campuses, One Flagship University.

Budget: \$892,700 - Approved Final

Schedule: Northwest Dining Hall upgrade is complete, and Towers Dining Hall is in design with construction in process to be completed 2024 Q4.

Key Issues & Risks: Schedule based on dining services.



# FY24 Residential Refresh Program – Buckley Hall



Scope: Buckley Hall remediation and refurbishment will be implemented over a phased 2-year period. Phase 1 is three floors and common spaces in the South tower including ACM abatement, replacing flooring, painting and lighting conversion to LED. Phase 2 (FY25) will be similar scope of work for the remaining floors of the South tower and the North tower. The repair to aging buildings and infrastructure extends building asset life. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: \$1,500,000 –Approved Final

Schedule: On schedule Phase 1 construction completed 2024 Q3.  
Phase 2 construction scheduled for 2025 Q3.

Key Issues & Risks: Tight schedule, Lead time for materials/labor.



# Garrigus Suites Environmental Systems Upgrade



Scope: This project involves extensions to and replacements in the existing building management system (BMS), including but not limited to new supervisory controllers and controllers for the boiler, air handlers, unit heaters, exhaust fans, and chilled water system; engineering and design; software upgrades and new control graphics; startup and commissioning. This project will align with the strategic initiatives of Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: \$620,000- Approved Final

Schedule: On schedule and construction 95% completed 2024 Q3.

Key Issues & Risks: Schedule.



# Additional Summer IMF and AR Projects



- Residence Hall and Apartment Washer/Dryer Replacements
- Garrigus, Foster, Thompson Interior Refresh
- Arjona 143 Lecture Hall Renovation
- Towers/Husky Village Paint and Flooring
- Multiple Buildings Classrooms Refresh
- Alumni Center Window Replacement
- Art Ceramic Studio Building Window replacement
- Smart Parking Display – Garages, Lots
- Spirit Rock Relocation
- Hilltop Apartments Refurbishment
- Bronwell Elevator Modernization
- Babbidge Library HVAC improvements
- Gampel Pavilion Generator replacement
- Holcomb, Troy, Windham hot water heater replacements
- Towers steam meter and valve replacement
- Steam Repairs at ESB, Gant South, Babbidge, Student Rec Center, Shippee
- Lighting Upgrades at Dodd, Atwater, Gampel, School of Business Classrooms and McHugh Lecture Hall
- Law School –Hosmer Roof Replacement

Budget: Annual Budgeted IMF

Schedule: Commences 2024 Q2  
Completion 2024 Q3 Semester Start

Key Issues & Risks: Tight schedule, Materials, Labor

The repair to aging buildings and infrastructure extends building asset life. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Student Success Journey.

*\*Please note, this does not include all Facilities Summer 2024 projects.*

# Facilities Projects In Design



# Energy Services Performance Contract Phase 2

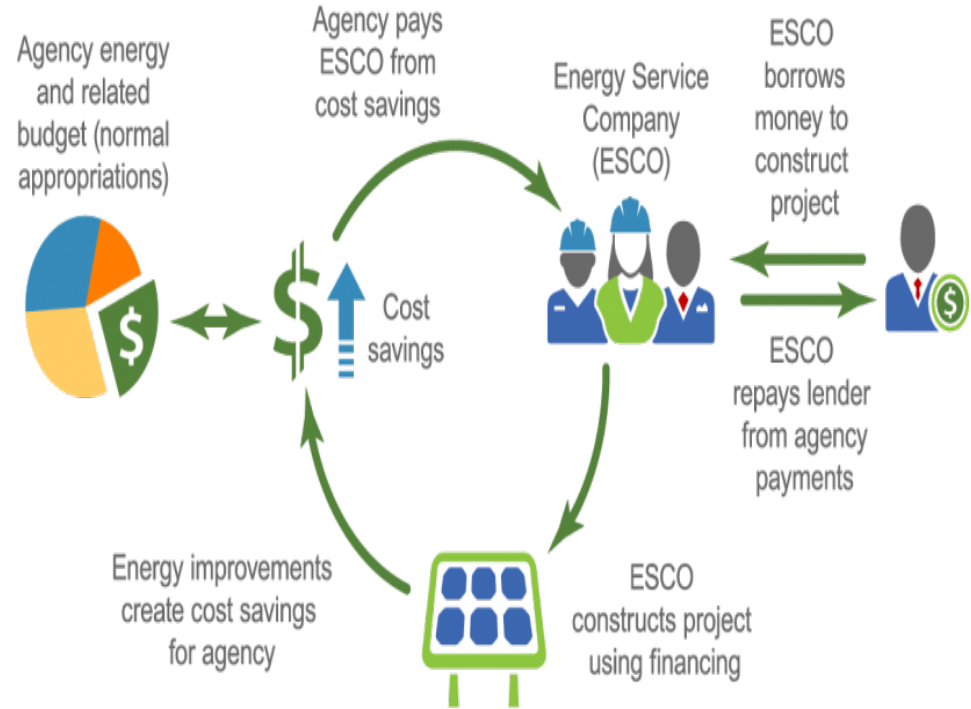


Scope: This project includes Energy Conservation Measures (steam/condensate line replacement, Retro-Commission 24 buildings (3M sq ft), LED Lighting Conversion 44 buildings (2.1M sq ft), Solar Canopies on various parking lots (1.6M sq ft). This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiatives Excellence in Research, Innovation, and Engagement and Wellness of People and Planet.

Budget: \$500,000 - Approved Planning

Schedule: Delay with Bid Process, currently with DEEP and AG's office for follow up discussion. IGE Audit Completion TBD.

Key Issues & Risks: ECM Costs, Contract.





# Husky Village Exterior Refurbishment



Scope: Husky Village exterior refurbishment will include repairs and replacement of windows, siding and roofs of six individual buildings. The repair to aging buildings and infrastructure extends building asset life. The design phase will include costs for phases based on an investigative report of existing conditions and recommendations. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: Design \$125,000

Schedule: 2024 Q4

Key Issues & Risks: Funding.



# Charter Oak Exterior Refurbishment



Scope: Charter Oak exterior refurbishment will include repairs and replacement of windows, siding and roofs. The repair to aging buildings and infrastructure extends building asset life. The design phase will include costs for phases based on an investigative report of existing conditions and recommendations. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: Design \$150,000

Schedule: 2025 Q1

Key Issues & Risks: Funding.



# McMahon Roof Replacement



Scope: McMahon will include repairs and replacement of the roof. The repair to aging buildings and infrastructure extends building asset life. The design phase will include costs for phases based on an investigative report of existing conditions and recommendations. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: Design \$65,000

Schedule: 2024 Q4

Key Issues & Risks: Funding.



# APPENDIX

Projects in Planning and Close-Out

# UPDC Projects in Planning

# UPDC Projects in Planning



- **Coventry Boathouse**
  - Provide a new boathouse and locker room for the Women's Rowing Team
  - Project is on hold while University is negotiating with the Town of Coventry for land lease
- **Golf Practice Facility**
  - Fundraising ongoing, project initiation Fall 2024 (tentative)
  - Plan, design and construct an indoor practice facility with an outdoor driving range and chipping/putting greens.
- **Active Transportation Grants**
  - In partnership with OVPR and other campus stakeholders including the CT Transportation Institute, is pursuing multiple grant opportunities administered by USDOT. If awarded, these grants will allow the university to further progress on its Active Transportation Plan on key projects related to pedestrian safety and micromobility. Announcements of potential awards will begin in the second half of CY 2024.
- **Wilbur Cross Planning**
  - Reallocate spaces and accommodate needs resulting from the creation of One Stop Student Services by consolidating similar high-traffic student functions and backfill vacated spaces.

# UPDC Projects in Planning



- **SHaW at Avery Point Campus:**
  - Student Health and Wellness services to be expanded to Avery Pt, renovation is needed to create spaces for mental health clinical case management, nurse navigation and wellness programming services.
- **SHaW at Hartford Campus**
  - Student Health and Wellness services will be expanded at the Hartford Campus; minor space enhancements to convert an existing office suite into a SHaW space, ensuring confidentiality and accessibility.
- **Stamford School of Nursing (SoN) Teaching Lab Relocation**
  - Relocation of the SoN teaching lab/simulation lab from leased space back to campus (lease to expire November 2024).
- **School of Fine Arts collection consolidation**
  - The consolidation of all SFA collections, currently housed in multiple cottages on Depot Campus under unsuitable conditions, into a single space that will ensure proper storage. The new facility will offer the necessary humidity and temperature controls, providing optimal conditions for preserving valuable collections: Sprague Historical costume collection, audio-visual, archival, and library collections of Puppetries of America, Ballard Institute, puppet collections, and Sicilian marionettes.
- **Ratcliffe Hicks – Meat Lab Renovation**
  - Create a modernized lab to allow for an instructional space to offer students a comprehensive, hands-on education in the production and processing of meat products.



# UPDC Projects in Close-Out

# 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:

- Construction fully mobilized November 2023
- Signals operational Summer 2024
- Completing punch list

## Key Issues & Risks:

- Final DOT inspection



*North Eagleville Road at Discovery Drive & Auditorium Road*

# 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
- 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 completed in Summer 2023.
  - Rework of systems will likely continue into the Winter 2024
- Key Issues & Risks: Potential costs at close-out of all three phases. Tunnel steam pipe issues may require some rework in the CUP.



*New Boiler installed in the Central Utility Plant*

# 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 Phase 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 Started Summer 2020
  - Construction Completed Summer 2022
  - Rework of some systems due to peer review will continue until the Winter 2024
- **Key Issues & Risks:** Coordination with Science 1 and NW Science Quad utilities and tunnel repairs and peer review



*SUP View Looking South*



*SUP Interior View of 125 psi Steam Header*

# 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
- Schedule:
  - Project is substantially complete and in close-out.
  - CO has been issued for all areas of the project.
- Key Issues & Risks:
  - None.

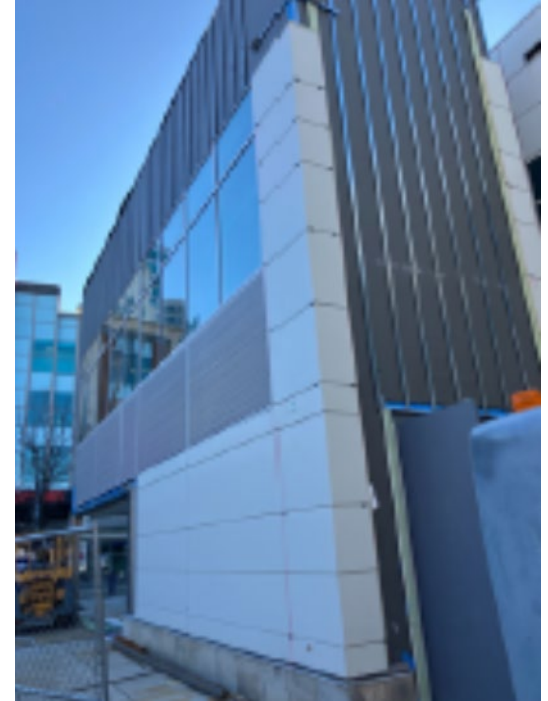


*North Elevation Looking East*



# 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 will be completed within the budget
- Schedule:
  - Phase I work completed Summer 2020
  - Phase II work substantially completed December 2022.
  - Phase III Atria wall remediation completed Summer 2023
  - Close-out of project with fire marshal completed and all discrepancies have been closed.
- Key Issues & Risks: None



*New Exterior Stairwell at West Side of Building*

# Freitas Arena Renovation

- Scope:
  - Renovation of the former ice arena to support the Women's Volleyball program.
  - Phase 1: The work includes the decommissioning of the ice system, demo of the existing dasher boards, installation of new flooring and bleachers.
  - Phase 2: Renovation of the Women's locker room.
- Budget: \$3.0 Revised Final Approved BOT
- Schedule:
  - Phase 1: Completed in Summer/Fall 2023
  - Phase 2: Construction May 2024– August 2024
- Key Issues & Risks:
  - Schedule, cost, and long lead times for bleachers



*Phase 1- volleyball courts complete*



# Facilities Projects in Close-Out

# North and South Garage Restoration Phase 4



Scope: Repairs of the joint sealants, deteriorated or damaged concrete floors, beams, columns, walls, curbs, welded shear connectors, beam support, cleaning and repairs of the drainage system and paints miscellaneous surface and items. Improvement of building condition is to extend asset life. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University.

Budget: \$4,000,000- Approved Revised Final

Schedule: On schedule, 95% construction completed and working on close out documentation.

Key Issues & Risks: None.



# FY24 Residential Refresh Program – Sprague Hall



Scope: Sprague Hall remediation and refurbishment will include replacing existing flooring, and painting upgrades in all student rooms, corridors and common areas. The repair to aging buildings and infrastructure extends building asset life. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: \$1,050,000- Approved Final

Schedule: Phase 1 construction completed 2024 Q3.

Key Issues & Risks: Tight schedule, Lead time for materials/labor.



# Facilities Projects Informational

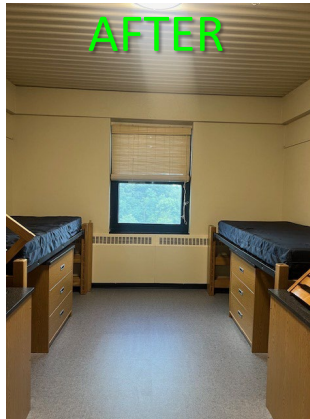
# FY24 Residential Refresh Program – Buckley Hall

- Abatement and removal of hazardous materials in flooring and ceiling in 63 student rooms.
- Replace flooring with upgraded floor coverings in 63 student rooms and all hallways.
- Re-paint ceilings and walls in 63 student rooms.
- LED lighting replace throughout building.

Budget:      Approved - \$1,500,000  
                  Actual - \$1,208,832

Schedule:    Phase 1 construction completed 2024 Q3  
                  Phase 2 construction scheduled for 2025 Q2/Q3.

Key Issues & Risks: Tight schedule, smaller improvements to the space could impact overall renovation, i.e. replacement of shades, window cleaning, furniture replacement, etc.



# FY24 Residential Refresh Program – Sprague Hall

- Abatement and removal of hazardous materials in 112 student rooms.
- Replace flooring with upgraded floor coverings in all student rooms, hallways, and stairwells.
- Re-paint ceilings and walls in all student rooms, hallways, and stairwells.

Budget:      Approved - \$1,250,000  
                      Actual - \$872,267

Schedule:    Construction completed 2024 Q3.

Key Issues & Risks: Tight schedule, smaller improvements to the space could impact overall renovation, i.e. replacement of shades, window cleaning, furniture replacement, doors refinished and adjustments.





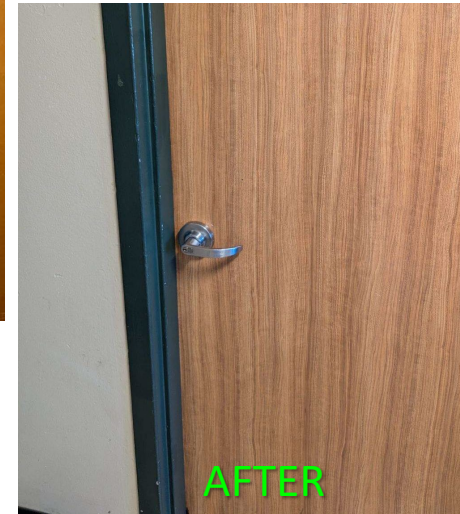
# FY24 Residential Hall Door Hardware Replacement

- Replace outdated key systems and hardware in North Campus, Northwest Complex, Busby Suites, Charter Oak Apartments, South Campus Complex, East Campus Complex, Husky Village, Hilltop Halls, Garrigus Suites, and Northwood.
- South Campus & Alumni closer upgrade.

Budget:      Approved - \$1,000,000  
                    Actual - \$842,249

Schedule:    Northwest Complex, Hilltop Halls, Garrigus & South Campus Closers completed 2024 Q3. Busby Suites, Charter Oak, South Campus, East Campus, Husky Village, Northwood, & Alumni Closers projected completion 2025 Q2/Q3.

Key Issues & Risks: Tight schedule around Summer Conference and material lead time.





# FY24 Laundry Machine Replacement Program

Accelerated the current 6-year laundry machine replacement program which was scheduled to be completed by FY28. Replacements still needed:

- 293 Apartment Dryers
- 207 Resident Hall Washing Machines
- 227 Resident Hall Dryers

This totals 727 new machines across campus.

Budget:      Approved - \$990,000  
                    Actual - \$807,672

Schedule: Completed 2024 Q3.

Key Issues & Risks: Coordination with Trades, Needing to upgrade valves and beyond in some locations.



# FY24 Charter Oak Apartment Improvements

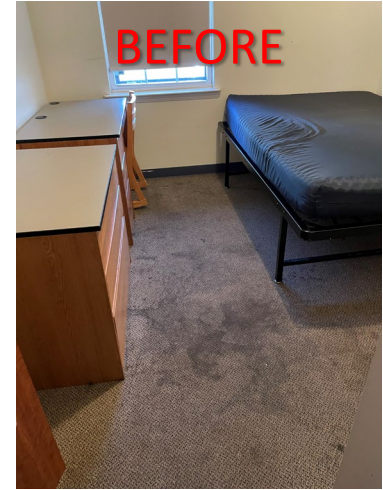
Foster and Thompson Hall were the proposed locations for refresh

- Replaced existing flooring throughout 48 apartment in both buildings.
- Added an accent wall in each of the 48 apartments.
- Painted all walls in 48 apartments and all 4 stairwells in both buildings.

Budget:      Approved - \$920,000  
                    Actual - \$831,269

Schedule: Completed 2024 Q3.

Key Issues & Risks: Cosmetic improvements. Furniture, cabinets, and appliances still need to be updated.



# FY24 Garrigus and Busby Suites Common Area Improvements

Garrigus and Busby Suites Hallway flooring replacement

- Removed existing carpeting and baseboard
- Replaced existing carpet with LVT in Garrigus Suites
- Replaced carpet in areas of Busby Suite to match existing flooring throughout the building.

Budget:      Approved - \$340,000  
                    Actual - \$305,215

Schedule: Completed 2024 Q3.

Key Issues & Risks: Cosmetic improvements. Interior signage needs to be installed/upgraded, full painting of these common areas is needed.



# FY24 Residential Refresh Program Project Budget to Actuals

\* Red denotes project creation in process

| Project Number                                | Account Number | Project Name  | Current Budget      | Actual Amount       | Encumbrance Amount  | Available Balance   |
|---|----------------|---|---------------------|---------------------|---------------------|---------------------|
| <b>Summer Residential Refresh</b>             |                |   |                     |                     |                     |                     |
| FO502330                                      | 4299640        | Buckley Hall Abatement                                  | 624,000.00          | 376,108.75          | 18,830.00           | 229,061.25          |
| FO502339                                      | 4299630        | Buckley Hall Refurbishment - Flooring/Move              | 499,000.00          | 222,692.92          | 254,104.22          | 22,202.86           |
| FO502341                                      | 4299620        | Buckley Hall Refurbishment - Painting                   | 99,000.00           | 64,255.65           | 33,402.73           | 1,341.62            |
| FO502343                                      | 4299610        | Buckley Hall LED Lighting Upgrade                       | 278,000.00          | 106,455.19          | 151,812.58          | 19,732.23           |
| <b>Buckley Total</b>                          |                |   | <b>1,500,000.00</b> | <b>769,512.51</b>   | <b>458,149.53</b>   | <b>272,337.96</b>   |
| FO502344                                      | 4299600        | Sprague Hall Abatement                                  | 318,000.00          | 220,386.00          | 7,897.50            | 89,716.50           |
| FO502345                                      | 4299590        | Sprague Hall Refurbishment - Painting                   | 214,522.06          | 95,711.70           | 57,576.90           | 61,233.46           |
| FO502351                                      | 4299580        | Sprague Hall Refurbishment - Flooring/Move              | 517,477.94          | 218,389.19          | 280,203.15          | 18,885.60           |
| <b>Sprague Total</b>                          |                |   | <b>1,050,000.00</b> | <b>534,486.89</b>   | <b>345,677.55</b>   | <b>169,835.56</b>   |
| FO502362                                      | 4299540        | Foster Apartment Improvements                           | 460,000.00          | 328,649.50          | 86,985.00           | 44,365.50           |
| FO502363                                      | 4299550        | Thompson Apartment Improvements                         | 460,000.00          | 317,949.50          | 97,685.00           | 44,365.50           |
| FO502364                                      | 4299560        | Garrigus Hallway Flooring Replacement                   | 290,000.00          | 266,420.00          | -                   | 23,580.00           |
| IMF2365 Busby Hallway Floor Replacement       | 4803340        | Busby Hallway Flooring Replacement                      | 50,000.00           | 38,795.00           | -                   | 11,205.00           |
| FO502396                                      | 4299670        | Garrigus Suites Environmental Systems Upgrades          | 620,000.00          | 530,942.00          | 55,548.00           | 33,510.00           |
| FO502673                                      | 4299790        | Husky Village Exterior Refurbishment                    | 125,000.00          | -                   | -                   | 125,000.00          |
| IMF2675                                       | 4803740        | Whitney Residence Hall Bathroom Renovations             | 95,000.00           | -                   | -                   | 95,000.00           |
| IMF2677                                       | 4803750        | Holcomb Residence Hall Bathroom Renovations             | 95,000.00           | -                   | -                   | 95,000.00           |
| IMF2678                                       | 4803760        | Sprague Residence Hall Bathroom Renovations             | 95,000.00           | -                   | -                   | 95,000.00           |
| FO502679                                      | 4299800        | Charter Oak Apartments Building Envelope Refurbishment  | 150,000.00          | -                   | -                   | 150,000.00          |
| FO502680                                      |                | Hale Residence Hall Bathroom Renovations                | 150,000.00          | -                   | -                   | 150,000.00          |
| FO502681                                      |                | Ellsworth Residence Hall Bathroom Renovations           | 150,000.00          | -                   | -                   | 150,000.00          |
| 300280  | 4292590        | Northwest Residential Area Thermal Comfort Improvements | 280,000.00          | -                   | -                   | 280,000.00          |
| <b>Design Total</b>                           |                |   | <b>1,140,000.00</b> | <b>-</b>            | <b>-</b>            | <b>860,000.00</b>   |
| <b>IMF Summer Residential Refresh</b>         |                |   | <b>5,570,000.00</b> | <b>2,786,755.40</b> | <b>1,044,045.08</b> | <b>1,459,199.52</b> |
| 2361  | 7701900        | Residence Hall Door Hardware Replacement                | 850,000.00          | 835,660.59          | 6,955.32            | 7,384.09            |
| 2358  | 7701900        | FY24 Washer & Dryer Replacement Program                 | 819,459.02          | 793,709.30          | 25,749.72           | 0.00                |
| <b>Capital Eq. Summer Residential Refresh</b> |                |   | <b>1,669,459.02</b> | <b>1,629,369.89</b> | <b>32,705.04</b>    | <b>7,384.09</b>     |
| Unassigned                                    |                | Unassigned  | 300,540.98          | -                   | -                   | 300,540.98          |
| Future Estimates & Planning & Design          |                | Future Estimates & Planning & Design                    | 460,000.00          | -                   | -                   | 460,000.00          |
| <b>Total Unallocated</b>                      |                |   | <b>760,540.98</b>   | <b>-</b>            | <b>-</b>            | <b>760,540.98</b>   |
| <b>Total Summer Residential Refresh</b>       |                |   | <b>8,000,000.00</b> | <b>4,416,125.29</b> | <b>1,076,750.12</b> | <b>2,227,124.59</b> |

# ATTACHMENT 8

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# Buildings Grounds & Environment Committee

September 17, 2024

UConn Health Updates  
Facilities Development & Operations



# Campus Planning Design and Construction

## FUNDING STATUS :

### FY25 CAPITAL POOL

- Approximately \$19.4 million allocated for FY25
- Pool used to fund requests for Clinical Equipment, IT and Capital Projects
- Funding requests totaling approximately \$6.95 million have been made to date.

### DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

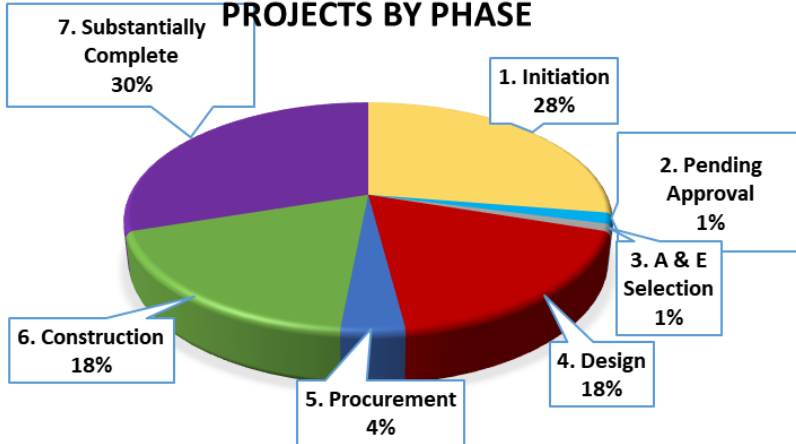
- Projects are reviewed and prioritized based on Guiding Principles.
- UConn 2000 Phase 3 DM Funding (FY22) \$25 million. Commitment of \$24.5 million to projects.
- GO Bond Funds for DM (FY23) \$40 million. Commitment of \$37.5 million to projects
- GO Bond Funds for DM (FY24) \$30 million. Planned allocations of \$27.25 million to upcoming projects.



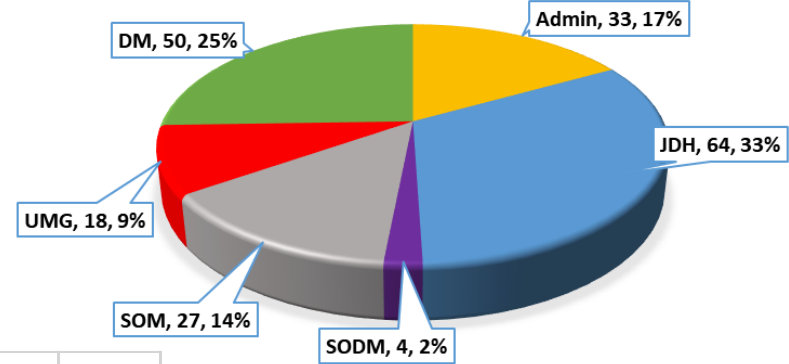
# Campus Planning Design and Construction *update*

## Capital Project Metrics:

### PROJECTS BY PHASE



### PROJECTS BY DIVISION



| Phase                  | DIVISION  |           |           |          |           |           | Total      |
|------------------------|-----------|-----------|-----------|----------|-----------|-----------|------------|
|                        | Admin     | DM        | JDH       | SODM     | SOM       | UMG       |            |
| Initiation             | 9         | 16        | 14        | 3        | 8         | 4         | 54         |
| Pending Approval       | 2         | 1         | 0         | 0        | 0         | 0         | 3          |
| A & E Selection        | 0         | 0         | 1         | 0        | 1         | 0         | 2          |
| Design                 | 5         | 17        | 7         | 0        | 2         | 4         | 35         |
| Procurement            | 3         | 1         | 1         | 0        | 2         | 0         | 7          |
| Construction           | 4         | 9         | 14        | 1        | 5         | 3         | 36         |
| Substantially Complete | 10        | 6         | 27        | 0        | 9         | 7         | 59         |
| <b>Total</b>           | <b>33</b> | <b>50</b> | <b>64</b> | <b>4</b> | <b>27</b> | <b>18</b> | <b>196</b> |

### Project Data

Project Total Last Report: 194






Projects Added: 2




Projects Closed: 0

Data date: August 07, 2024

# BOD / BOT BUDGET RESOLUTIONS








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

-  **Emergency Department Low Acuity Expansion (Planning \$1,260,000)**
-  **SODM 24/7 Student Random Access Lab Renovation (Planning \$830,000)**
-  **BB013 Research MRI Renovation (Planning \$2,570,000)**
-  ASB Data Center Generator and Power Improvements (Design \$3,180,000)
-  IT Critical Equipment Redundancy Room (Design \$1,370,000)
-  Garage 1, 2 & 3 Electric Vehicle Charger Installation (Revised Final \$620,000)
-  Hybrid OR#2 Fit-Out (Design \$7,100,000)
-  Southington Clinic Expansion (Final \$1,900,000)
-  New England Sickle Cell Institute Renovation (Revised Final \$5,270,000)
-  Cryo Electron Microscope Installation (Final \$2,086,000)
-  TB-121 Blood Bank Relocation (Revised Final \$1,125,000)
-  Psychiatry Seclusion Suite & Nurse Station Security Renovation (Revised Final \$1,310,000)
-  Fluoroscopy Equipment Replacement & Renovation (Revised Final \$1,020,000)
-  Canzonetti (F) Building Wound Care Center Renovation (Revised Final \$1,330,000)













**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:  Least Risk  Some Risk  Most Risk




# Summary Project Status – Planning & Design

## Board Projects – Planning phase

-  Emergency Department Low Acuity Expansion
-  SODM 24/7 Student Random Access Lab Renovation
-  BB013 Research MRI Renovation
  
-  CT-7 Inpatient & Research Renovations
-  Main Bldg. Lab (L) Area Renovations – 1st Flr
-  Labor & Delivery Infant Protection System Replacement
-  UT-7 Pharmacy Fit-Out





## Board Projects – Design phase

-  ASB Data Center Generator and Power Improvements
-  IT Critical Equipment Redundancy Room
-  Surgery Center Operating #6 Renovation
-  Southington Clinic Expansion
-  Interventional Radiology Equipment Replacement & Renovation
-  Hybrid OR#2 Fit-Out
-  LINAC Unit Replacement
-  Parking Lots L1 & A5 Repavement
-  Outpatient Pavilion 3rd Floor Backfill
-  Outpatient Pavilion X-Ray & Blood Draw Relocation
-  Buildings E & K Roof Replacement
-  16 Munson Rd Emergency Lighting & Egress Upgrades









**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

# Summary Project Status: Bidding & Construction








## Board Projects – Bidding / Contract phase




-  Building F & Building M Roof Replacement
-  Garage 1, 2 & 3 Electric Vehicle Charger Installation
-  KB034 -036 Research Lab Renovation
-  Cryo Electron Microscope Installation

## Board Projects – Construction phase

-  Muscular Skeletal Institute Rehabilitation Expansion
-  CG045-047 Anatomic Pathology & Autopsy Renovation
-  CT-7 Med Surg/Observation Unit Renovation
-  Central Sterile Washer & Sterilizer Replacement
-  New England Sickle Cell Institute Renovation
-  TB-121 Blood Bank Relocation
-  CGSB Data Center Cooling Upgrades
-  Fluoroscopy Equipment Replacement & Renovation

## Board Projects – Construction phase - *continued*

-  Psychiatry Seclusion Suite & Nurse Station Security Renovation
-  Cadaver Lab Renovation & AHU Replacement
-  Canzonetti (F) Building Wound Care Center Renovation
-  Replace Buildings F & H Hot Water Tanks
-  Main Bldg. Lab (L) Area Renovations – 2nd Flr
-  Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation
-  CGSB & ARB Autoclave & Washer Replacement

**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

## Highlighted Project Updates

# Emergency Department Low Acuity Expansion

**Scope:** This project will renovate a portion of the existing Emergency Department Waiting and Administrative area to create a low acuity patient treatment area to help address overcrowding.

**Schedule:** Schematic Design underway.  
Design complete: Dec 24  
Bidding /Contract: Jan/ Feb 25  
Construction: TBD

**Budget: \$1,260,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

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



**Funding Source: UCH Capital**

**UConn  
HEALTH**

# SODM 24/7 Student Random Access Lab Renovation

**Scope:** This project will upgrade and expand the existing dental simulator lab used by students to learn and practice dental procedures.

**Schedule:** RFP for design services underway. Design and construction schedule: TBD

**Budget: \$830,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

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



**Funding Source: UCH Capital**

**UConn  
HEALTH**



# BB013 Research MRI Renovation

**Scope:** This project will renovate space for a new research MRI specifically designed for small animals such as mice and rats.

**Schedule:** Design services underway. The MRI equipment fabrication and construction schedule are currently in alignment. Estimated completion: July 2025

**Budget: \$2,570,000 (Planning).** Budget based on conceptual estimates. The Budget includes the purchase of the MRI equipment and may change as the design is developed.

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



**Funding Source: UCH Research IDC Capital & UCH SOM Operating Funds**

**UCONN  
HEALTH**

# ASB Data Center Generator and Power Improvements

**Scope:** The Administrative Services Building (ASB) is the site of the main UConn Health Data Center. This project will make improvements to the buildings emergency power distribution system, including the replacement of an existing exterior generator.

**Schedule:** Schematic Design work is complete.  
Tentative schedule: Design Complete - Oct 2024  
Bid/Contract: Nov / Dec 2024  
Construction duration: TBD

**Budget: \$3,150,000 (Design).** Budget based on consultant estimates. The Budget may change based on bids received.

**Issues/Concerns:** Potential long lead time on electrical gear could impact the schedule.



**Funding Source: UConn 2000 Phase 3 DM,  
FY23 GO DM**

**UConn  
HEALTH**

# IT Critical Equipment Redundancy Room

**Scope:** This project will update the data systems and infrastructure within an existing tel/data room located in the John Dempsey Hospital to support UConn Health's Information Technology system recovery efforts to allow for business continuity in response to a major disruptive event.

**Schedule:** Schematic Design work is complete.  
Tentative schedule: Design Complete - Oct 2024  
Bid/Contract: Nov / Dec 2024  
Construction duration: TBD

**Budget: \$1,370,000 (Design).** Budget based on consultant estimates. The Budget may change based on bids received.

**Issues/Concerns:** Potential long lead time for HVAC equipment could impact the schedule.



Funding Source: FY23 GO DM **UCONN**  
HEALTH

# Garage 1, 2 & 3 Electric Vehicle Charger Installation

**Scope:** UConn Health received grants from CT DEEP and Eversource to install (24) Level 2 electric vehicle (EV) charger stations in parking garages 1, 2 & 3

**Schedule:** Garage 2 & 3 construction is expected to be complete by November 24. Garage 1 bids have been received and contracting with low bidder is underway. Construction: TBD

**Budget: \$620,000 (Revised Final)** The budget is based on actual bids received the previously approved \$550,000 Final Budget was based on consultant estimates.

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



**Funding Source:** UCH Energy Conservation Pool, DEEP VW Grant & Eversource Rebate

# Hybrid OR#2 Fit-Out

**Scope:** This project will fit-out a shelled operating room within John Dempsey Hospital to create a 2<sup>nd</sup> Hybrid Operating Room.

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

Design Complete: Sept 24

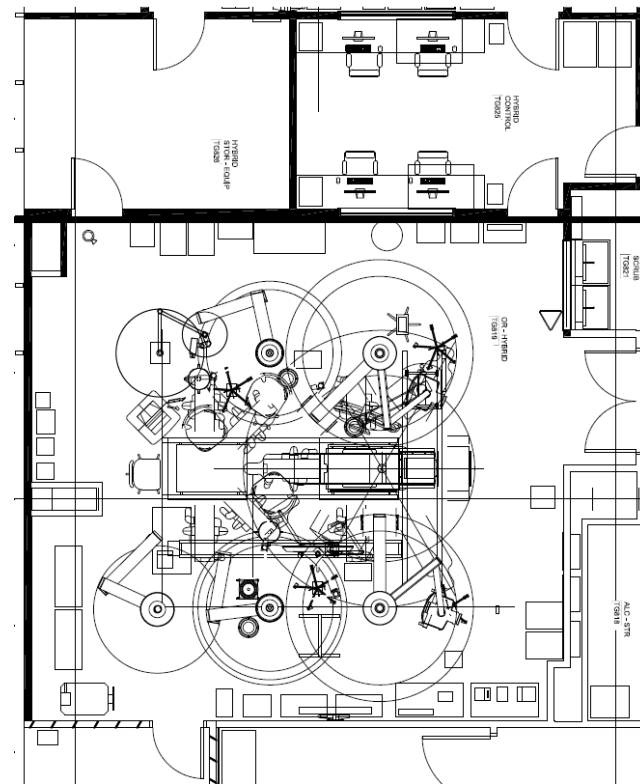
Bidding / Contracting: Oct/Nov 24

Construction Start: Dec 24

Construction Complete: TBD

**Budget: \$7,100,000 (Design).** Budget based on consultant estimates. The Budget includes the hybrid OR imaging equipment. The budget may change based on bids received.

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



**Funding Source: UCH Capital**

**UConn  
HEALTH**



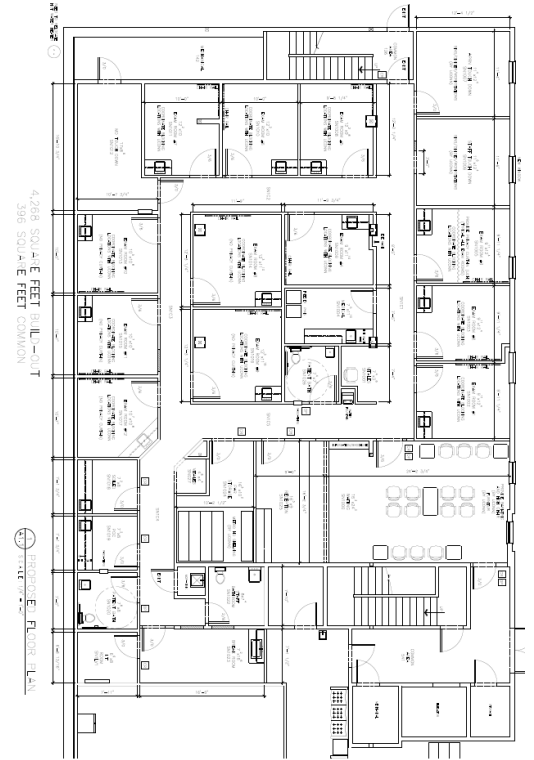
# Southington Clinic Expansion

**Scope:** This project will expand the Women's Health, Dermatology and ENT practices at the existing Southington clinic by leasing and fitting out a new 12 exam room clinic.

**Schedule:** After the Landlord backed out of providing the required design and construction services a traditional design/bid/build process was implemented. Tentative schedule: Bid/Contract – Oct/Nov 2024 Construction start/complete: TBD.

**Budget: \$1,900,000 (Final).** Budget is based on conceptual estimates. The \$1,325,000 Design budget was based on a Landlord's estimate which did not include prevailing wages and complete scope of work.

**Issues/Concerns:** The Budget may change as actual bids are received.



**Funding Source: UCH Capital**

**UConn  
HEALTH**

# New England Sickle Cell Institute Renovation

**Scope:** This project will renovate the 4<sup>th</sup> floor of the Connecticut Tower to accommodate the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

**Schedule:** Additional work to address unforeseen conditions will delay the completion of the project beyond Sept 2024.

**Budget: \$5,270,000 (Revised Final)** The previously approved budget was \$4,865,000 An additional \$405,000 is required to address code remediation issues and failing infrastructure exposed during the construction process.

**Issues/Concerns:** Correction of existing code deficiencies exposed during the construction process and coordination of repairs with building occupants could impact the project schedule.



**Funding Source: UCH Capital  
UConn 2000 Phase 3 DM**

**UConn  
HEALTH**



# Cryo Electron Microscope Installation

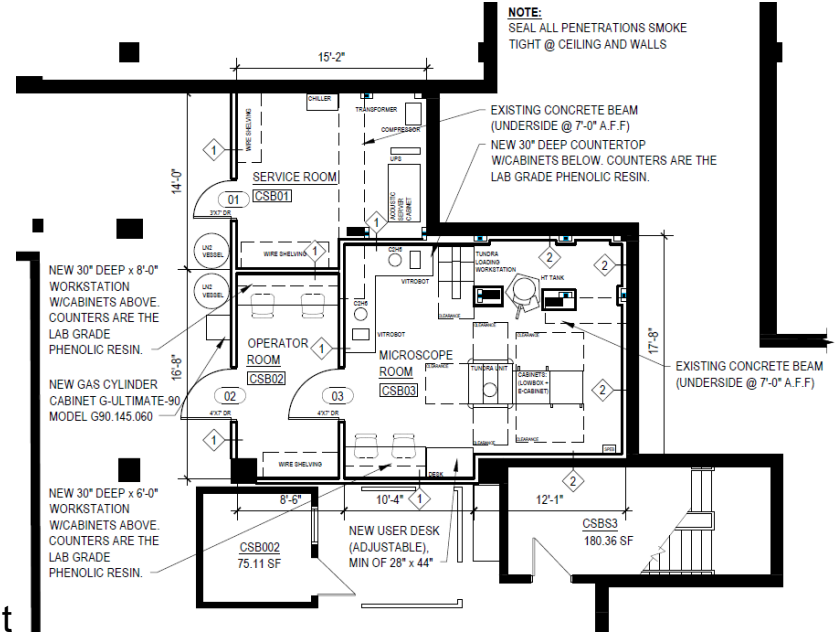
**Scope:** The Molecular Biology department was awarded a \$1,457,000 NIH grant to purchase a Cryo Electron Microscope for research activities. This project will construct the specialized room required to house the microscope.

**Schedule:** Project is out for rebid based on no bids received in June 24.

Bid / Contract: Aug / Oct 24  
Construction: TBD

**Budget: \$2,086,000.** The Final budget is based upon actual bids received from the Rebid. The \$960,000 Design budget was based on consultant estimates.

**Issues/Concerns:** Volatility in the manufacturing of HVAC equipment could impact the schedule.



**Funding Source: UCH Research IDC Capital**

# TB-121 Blood Bank Relocation

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

**Schedule:** Project completion has been delayed until mid September 2024 to address field revisions.

**Budget: \$1,125,000 (Revised Final).** The previously approved budget was \$1,075,000 An additional \$50,000 is required to address design revisions associated with the fire protection system and access controls / security. UConn Health is expecting to receive \$128,265 under a Federal CIRP award.

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



**Funding Source: UCH Capital, CIRP**

**UConn  
HEALTH**

# Psychiatry Seclusion Suite & Nurse Station Security Renovation

**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:** The initial project construction is complete and final sign-offs from the Department of Health have been received. A change order is being issued to replace a failed reheat coil exposed during construction.

**Budget: \$1,310,000 (Revised Final)** The previously approved budget was \$1,197,000 An additional \$113,000 is required to replace a failed reheat coil exposed during construction.

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



*Funding Source: UCH Capital*

**UConn  
HEALTH**

# Fluoroscopy Equipment Replacement & Renovation

**Scope:** This project will replace an outdated fluoroscopy imaging unit and renovate the room to comply with Connecticut Department of Health guidelines.

**Schedule:** Project completion has been delayed several months to November 2024 to address post-construction design revisions.

**Budget: \$1,020,000 (Revised Final).** The previously approved budget was \$745,000. The additional \$405,000 is required to address post-construction design revisions associated with a new patient restroom, changing area and HVAC system modifications.

**Issues/Concerns:** Correction of existing code deficiencies exposed during the construction process could delay the project completion.



**Funding Source: UCH Capital**

**UConn  
HEALTH**

# 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:** Construction is complete and the Wound Care Center is treating patients.

**Budget: \$1,330,000 (Revised Final).** The previously approved budget was \$1,225,000. The additional \$105,000 is required to cover a delay claim submitted by the contractor and additional code remediation issues exposed during construction. Restorix is contributing \$350,000 to cover the cost of design and a portion of construction.

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



**Funding Source: UCH Capital & Restorix Allowance**

**UConn  
HEALTH**





# Buildings E & K Roof Replacement

**Scope:** The project will replace the roofs on the Academic Research Building (E) and the Transgenic Animal Facility (K) that have been leaking and are in poor shape.

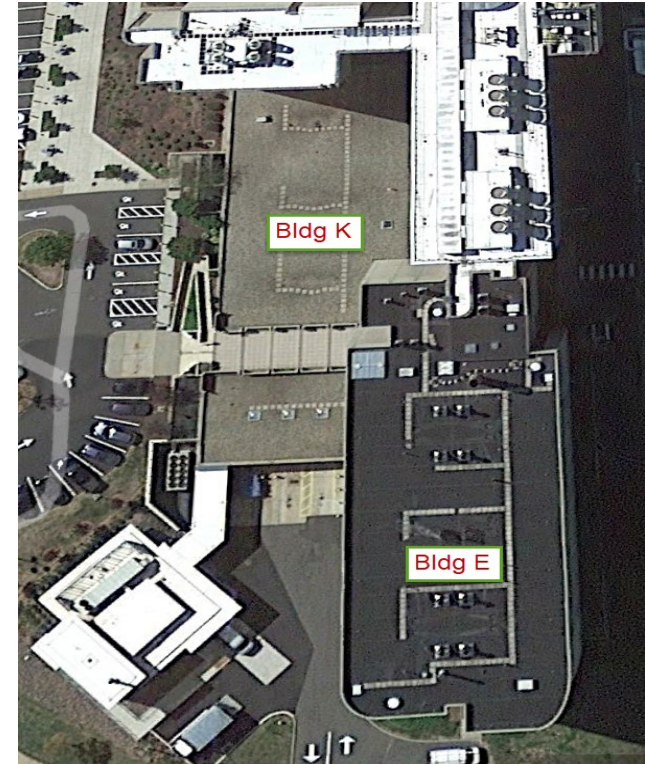
**Schedule:** Replacement of Building E roof is complete. Design of the Building K entry plaza walkway has taken significantly longer than anticipated. Construction is being postponed to the Spring / Summer 2025 when the weather is favorable.

Bid/Contract: Nov / Dec 2024

Construction start: April 2025

**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.



*Funding Source: UConn 2000 Phase 3 DM*

**UConn**  
**HEALTH**



# Building F & Building M Roof Replacement

**Scope:** The project will replace the roofs on the Canzonetti Pavilion (Bldg F) and the Daycare Center (Bldg M) that have reached the end of life and are in poor shape.

**Schedule:** Design work is complete. Building M bidding/construction is being postponed to coordinate with the replacement of the roof top mechanical units. Bldg F is out to bid and the roof replacement will occur over the fall of 2024.

**Budget:** \$1,615,000 (Final). Budget based on conceptual estimates. The Budget may change based on actual bids received.

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



**Funding Source: FY23 GO DM**

**UConn  
HEALTH**

# Cadaver Lab Renovation & AHU Replacement

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

**Schedule:** Delays in the fabrication of the new air handler unit (AHU) has pushed project completion to November 2024. A temporary AHU is being installed to avoid disruption of the cadaver lab classes. The permanent unit will be installed in mid-October when classes are not in session.

**Budget:** \$2,960,000 (Final). Project is on budget.

**Issues/Concerns:** Further delays in the AHU fabrication could impact the installation schedule.



*Funding Source: FY22 DM*

**UCONN**  
HEALTH

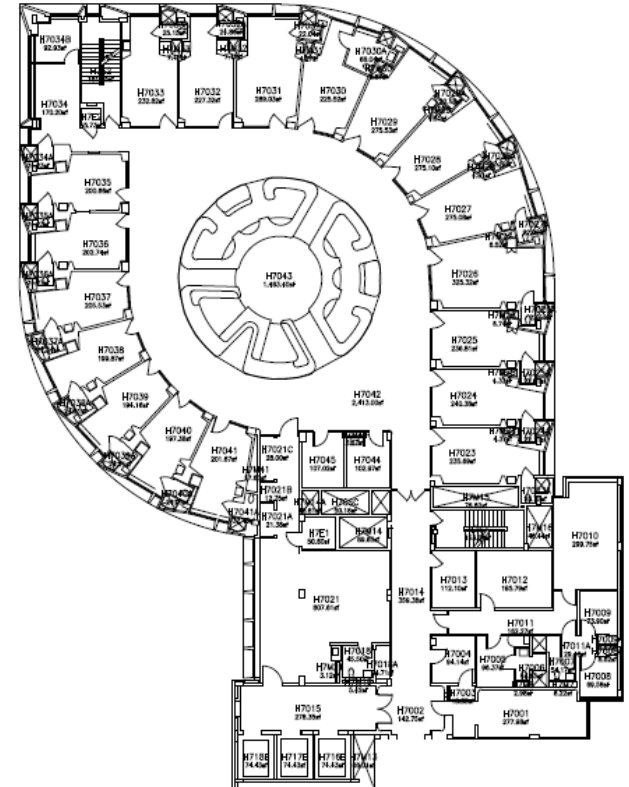
# CT-7 Med Surg / Observation Unit Renovation

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

**Schedule:** The short term goal of activation of 13 beds/rooms for inpatient care occurred on January 11th. The long term plan of upgrading the patient monitoring, nurse call and IT systems is underway.

**Budget:** \$2,500,000 (Final). The project scope has been modified to include minimal construction. Majority of costs are related to furniture and equipment necessary to reactivate the floor as an inpatient unit.

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



Funding Source: UCH Capital

**UConn**  
HEALTH

# 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:** The installation of the new hot water system is complete. Day 2 work related to the removal of abandoned equipment is on going and should be completed by October 2024.

**Budget:** \$845,000 (Revised Final). Project is tracking under budget.

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



*Funding Source: UConn 2000 Phase 3 DM* **UCONN  
HEALTH**

# Energy / Sustainability Projects: Bloom Energy Fuel Cell

6.175 MW fuel cell system utilizing natural gas will provide baseline power to the UCH campus and allow for future energy diversification

- Located on hillside adjacent to Garage 1 across from Outpatient Pavilion
- 20 year Power Purchase Agreement – no upfront cost to UCH
- Anticipated cumulative savings is \$59.5m over the 20 year term
- Incorporating option to install micro grid capability at a later date
- UCH will receive Class 1 Renewable Energy Credits from fuel cell production
- Option to incorporate hydrogen as fuel source.



# Energy / Sustainability Projects: Bloom Energy Fuel Cell



Fuel Cell Location & Layout

# Campus Planning Design and Construction

## Appendix

### Additional Detailed Project Updates Upcoming Projects



# Campus Planning Design and Construction

## Detailed Project Updates

# CT-7 Inpatient & Research Renovations

**Scope:** This project will construct an enlarged Clean Supply room required for the CT-7 Inpatient unit and renovate space to accommodate a new metabolic chamber for research studies. The chamber is a controlled environment where subjects go through various different testing scenarios to measure their energy consumption (metabolism). The data gathered through these studies are used for research related to obesity, diabetes and other chronic disorders affecting the body's metabolism.

**Schedule:** Vendor RFP complete. Design and construction schedule: TBD

**Budget: \$1,675,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

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



**Funding Source: UConn 2000 Phase 3 DM,  
UCH Capital, UCH SOM Operating Funds  
& UConn Foundation**

**UCONN  
HEALTH**

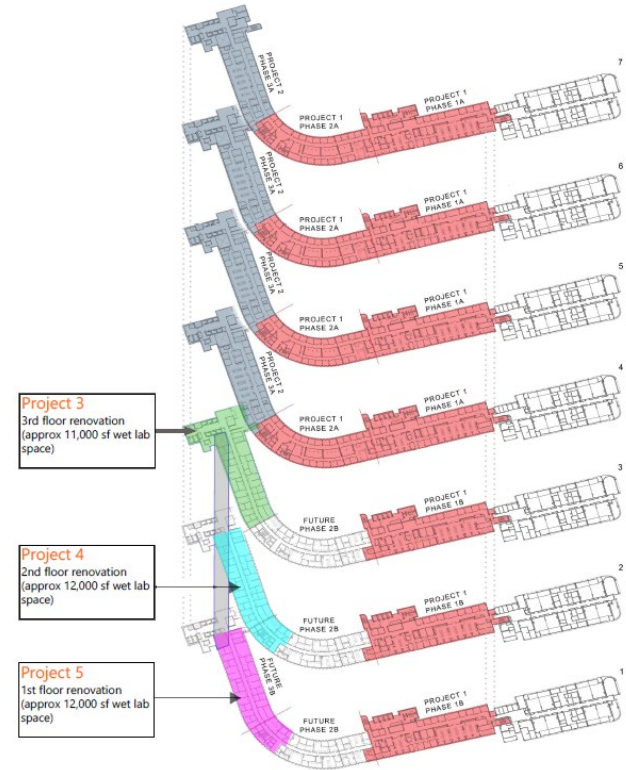
# Main Bldg Lab (L) Area Renovations - 1<sup>st</sup> Floor

**Scope:** This project continues to implement the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 1<sup>st</sup> floor Lab Renovations will be similar to the current 2<sup>nd</sup> Floor Lab Renovation project.

**Schedule:** Preparing RFP for design services. Design & Construction schedule: TBD

**Budget: \$11,900,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

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



**Funding Source: FY23 GO DM, UCH Research  
IDC Capital & UCH SOM Operating Funds**

**UConn  
HEALTH**

# Labor & Delivery Infant Protection System Replacement

**Scope:** This project will replace the outdated infant protection system that serves the Labor & Delivery unit. The system is required by federal & state regulations to protect infants from abduction, elopement and discharges to the wrong family.

**Schedule:** Vendor selection is complete. Consultant to provide design work related to infrastructure support being hired.

**Budget:** \$760,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** Continued volatility related to specialized electronic components could impact the project schedule and budget.



*Funding Source: UConn 2000 Phase 3 DM,  
FY23 GO Equipment funds*

**UCONN**  
HEALTH

# UT-7 Pharmacy Fit-Out

**Scope:** This project will renovate shell space located on the 7<sup>th</sup> 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:** Responses to the Design RFP have been received but not reviewed. The continued demand for inpatient beds has prompted discussions regarding the best utilization of the space.

**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.

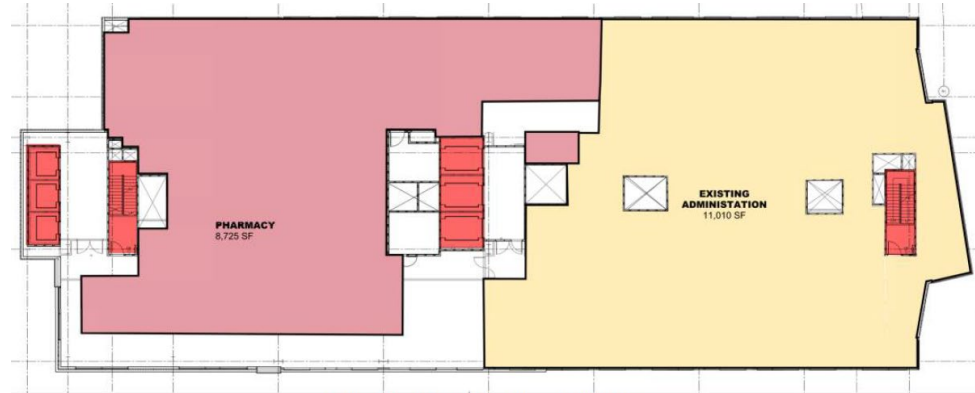


Figure 7: Option 1 Departmental Diagram

**Funding Source:** UCH Capital,  
FY23 GO DM

**UConn**  
HEALTH

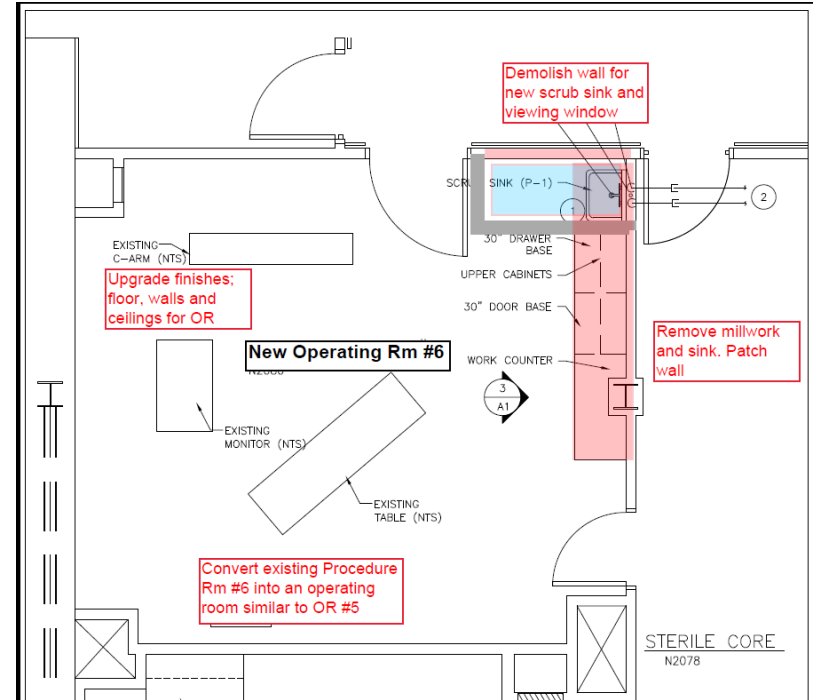
# Surgery Center Operating Room #6 Renovations

**Scope:** This project will convert an existing Procedure room into an Operating room and replace / upgrade all the existing outdated operating room light booms and make required air pressure modifications within the Surgery Center located in the Musculoskeletal Institute.

**Schedule:** Soliciting design proposals.  
Design & Construction schedule: TBD

**Budget: \$1,750,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

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



Funding Source: UCH Capital **UConn HEALTH**



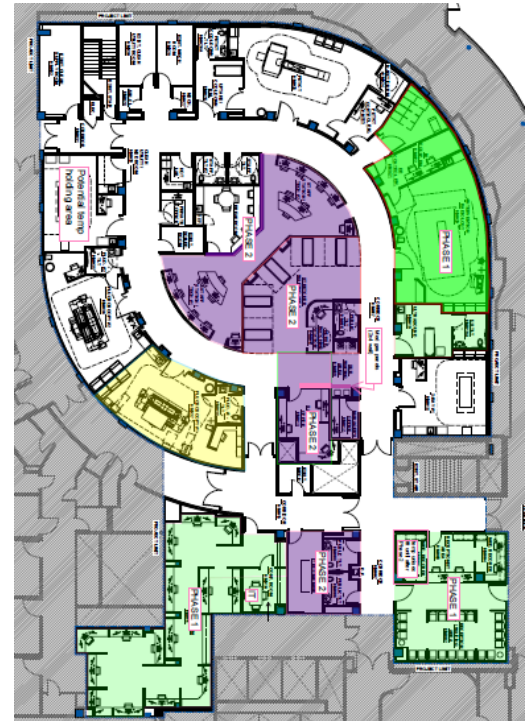
# Interventional Radiology Equipment Replacement & Renovation

**Scope:** This project will renovate the portions of the Radiology department and replace an outdated Interventional Radiology (IR) imaging unit in accordance with the UConn Health Radiology Master Plan.

**Schedule:** The conceptual design study has been completed. Design work is proceeding incorporating all options as alternates. Design Complete: Sep 24  
Bid/Contract: Oct/Nov 24  
Actual construction duration will be based upon the selected renovation option.

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

**Issues/Concerns:** The selected renovation option will determine the project schedule and cost.



*Funding Source: UCH Capital* **UConn  
HEALTH**

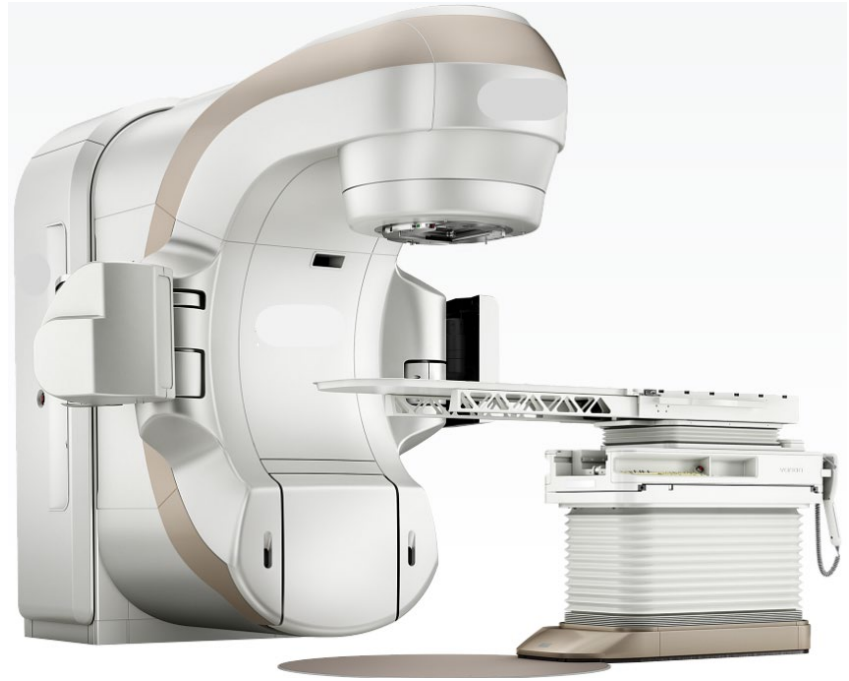
# LINAC Unit Replacement

**Scope:** This project will fit-out a shelled vault within the Neag Comprehensive Cancer Center to accommodate a new radiation therapy LINAC unit.

**Schedule:** Feasibility Study has been complete  
Design: April – August 24  
Bidding / Contract: Sept / Oct 2024  
Construction start: Nov 2024 (tentative)

**Budget:** \$4,985,000 (Design). 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*

**UConn**  
HEALTH

# Parking Lots L1 & A5 Repaving

**Scope:** The project will replace the parking lot pavement and upgrade storm drainage systems at staff parking lots L1 and A5.

**Schedule:** Preliminary design work underway.  
Construction schedule: TBD

**Budget: \$1,020,000 (Design).** Budget based on conceptual estimates. The Budget may change as the design is developed.

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



**Funding Source: FY23 GO DM**

**UConn  
HEALTH**

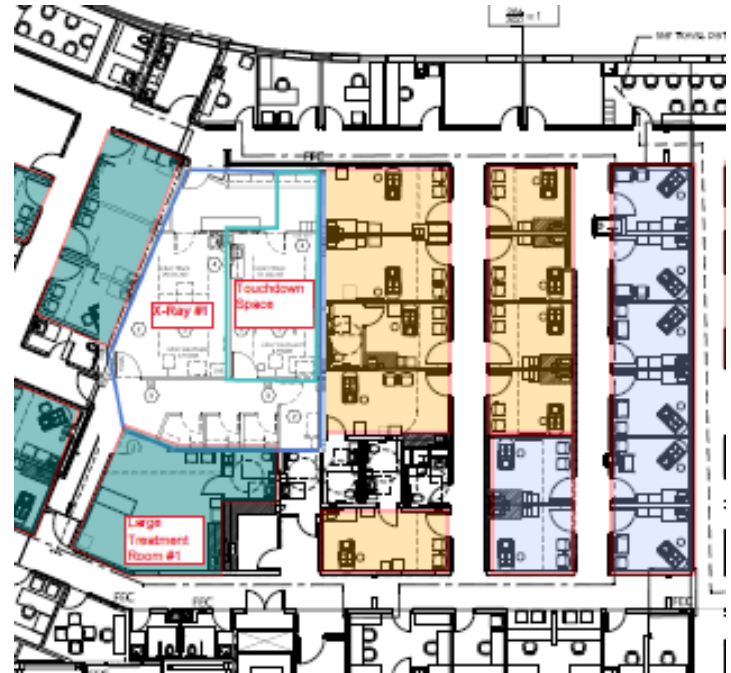
# Outpatient Pavilion 3rd Floor Backfill

**Scope:** This project will renovate portions of the 3<sup>rd</sup> 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:** The project is being redesigned to eliminate the relocation of the x-ray unit to the 1st floor of the OP. The project schedule will be delayed by approximately 6 months. Construction Start / Finish: TBD

**Budget:** \$4,250,000 (Final). It is estimated the redesigned project will result in \$500k of savings.

**Issues/Concerns:** The OP3 renovation work will be delayed until the OP1 work is completed.



*Funding Source: UCH Capital*

**UConn**  
HEALTH

# Outpatient Pavilion X-Ray & Blood Draw Relocation

**Scope:** This is an OP-3 Backfill enabling project to relocate program. The X-Ray relocation to OP-1 is being removed from the project scope. The revised scope will renovate space on the first floor of the Outpatient Pavilion for the relocation of Blood Draw services and the Medication Therapy Management program.

**Schedule:** The project is being redesigned to eliminate the relocation of the x-ray unit from the 3<sup>rd</sup> floor of the OP. The overall project schedule will be delayed by approximately 6 months. Construction Start / Finish: TBD

**Budget:** \$1,925,000 (Final). The redesigned project should be under budget.

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



**Funding Source:** UCH Capital





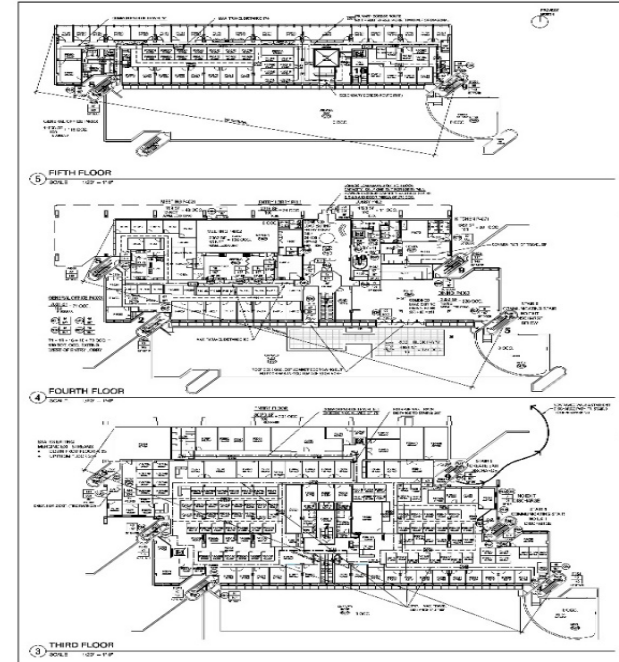
# 16 Munson Rd Emergency Lighting & Egress Upgrades

**Scope:** The project will address code violations issued by the UConn Fire Marshal related to the buildings emergency lighting and egress systems.

**Schedule:** Bids received and contract under review. Project scope being revisited with Fire Marshal to confirm alignment with long term utilization of the building

**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: UConn 2000 Phase 3 DM **UConn  
HEALTH**



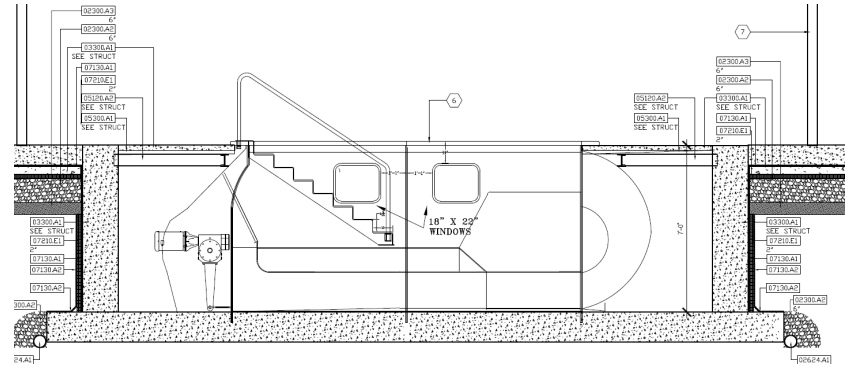
# Muscular Skeletal Institute Rehabilitation Expansion

**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:** Contractor mobilizing.  
Construction: May – September 2024

**Budget:** \$1,010,000 (Final). Bids received were favorable to the project budget.

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



*Funding Source: UCH Capital*

**UConn**  
HEALTH

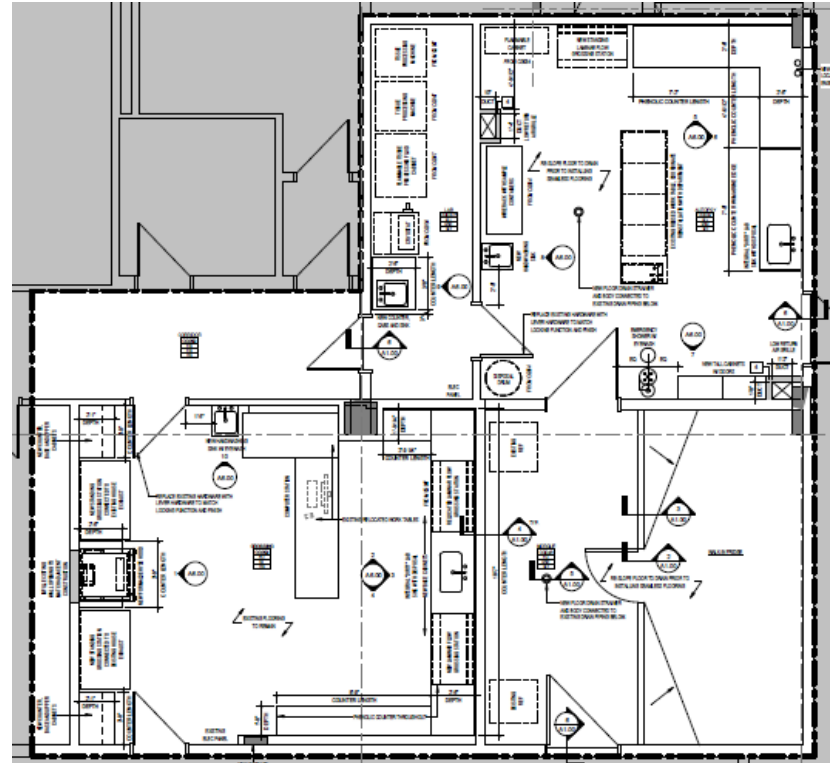
# CG045-047 Anatomic Pathology & Autopsy Renovation

**Scope:** The project will replace outdated equipment and renovate the Anatomic Pathology Lab and Autopsy area.

**Schedule:** Construction contract finalized.  
Construction: June 2024 – Mar 2025

**Budget:** \$1,175,000 (Final). The Final budget is based on upon actual bids received.

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



Funding Source: UCH Capital

**UConn**  
HEALTH

# Central Sterile Washer & Sterilizer Replacement

**Scope:** The project will replace outdated equipment in the original Central Sterile Services area of the Connecticut Tower used to wash and sterilize instruments serving our medical and dental clinics and outpatient surgical services.

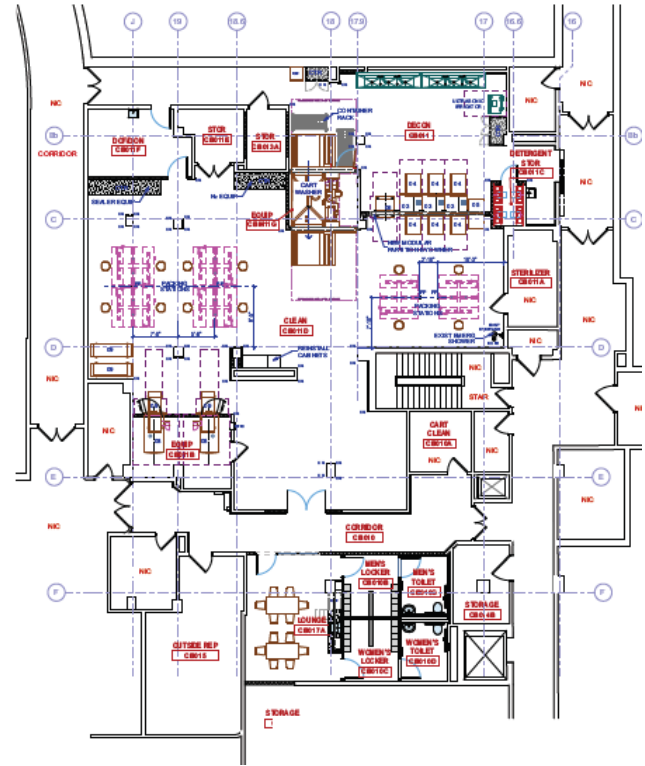
**Schedule:** Project will have 2 phases. Phase 1 Endoscopy Scope Washer Relocation and Phase 2 Central Sterile Equipment Replacement. Actual construction mobilization will be coordinated with the delivery date of the HVAC equipment.

On-site construction start: June 2024

Construction completion: June 2025

**Budget:** \$6,340,000 (Revised Final). The Revised Final budget is based upon actual bids received.

**Issues/Concerns:** The project schedule is tied to the actual delivery dates of the HVAC equipment. Delays in receiving the HVAC equipment will impact the schedule.



**Funding Source:** UCH Capital,  
UConn 2000 Phase 3 DM

**UConn  
HEALTH**

# CGSB Data Center Cooling System Upgrades

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

**Schedule:** Manufacturing delays with the replacement HVAC unit has pushed the project schedule out 3 months. On site construction is scheduled to start in July 2024 with a completion in September 2024.

**Budget:** \$840,000 (Final). Project is on budget.

**Issues/Concerns:** Volatility in the availability of major HVAC systems could delay the delivery of the HVAC unit and further impact the project schedule.



*Funding Source: UConn 2000 Phase 3 DM* **UConn**  
**HEALTH**

# Main Bldg. Lab (L) Area Renovations - 2nd Flr

**Scope:** This project continues to implement the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 2<sup>nd</sup> Lab Renovations is similar to the recently completed 3<sup>rd</sup> Floor Lab Renovation project.

**Schedule:** Construction is on schedule for an August 2024 completion.

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

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



**Funding Source:** UConn 2000 Phase 3 DM, UCH Capital, UCH Research IDC Capital & UCH SOM Operating Funds

**UConn  
HEALTH**



# 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:** Phase 1 EP Lab construction is underway and is on schedule for a Go Live date of June 2024. The Phase 2 Cath Lab construction is on schedule to start in June 2024 with a Go Live in December 2024.

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

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



*Funding Source: UCH Capital* **UConn**  
**HEALTH**



# CGSB & ARB Autoclave & Washer Replacement

**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:** Installations of washers & autoclaves have been completed. The installation of the remaining Millipore units is on schedule for an April 2024 completion.

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

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



*Funding Source: UCH Research  
& IDC Capital*

**UConn  
HEALTH**

# Potential Future Projects – Clinical

*update*

## Clinical & Medical Equipment Projects over \$500k

|                                      |              |
|--------------------------------------|--------------|
| CT TOWER RADIOLOGY NEW PET-CT SYSTEM | \$ TBD       |
| LABOR & DELIVERY RENOVATION          | \$ TBD       |
| TORRINGTON CLINIC RELOCATION         | \$ 4,800,000 |

*Potential Funding Source: UCH Capital*

# Potential Future Projects – Research

*update*

## Research Projects over \$500k

|  |               |
|--|---------------|
| HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT | \$ 12,000,000 |
| NEW RESEARCH TOWER                                 | \$ TBD        |
| L7121 & L6120 LAB RENOVATION                       | \$ 695,000    |

*Potential Funding Source: UCH Capital and/or UCH IDC Research Capital and/or Grants*

# Upcoming Projects – Deferred Maintenance

*update*

## Deferred Maintenance Projects over \$500k

|  |              |
|--|--------------|
| CONNECTICUT TOWER INFRASTRUCTURE UPGRADES          | \$ 9,850,000 |
| MAIN COOLING TOWER CELL REPAIRS & PUMP REPLACEMENT | \$ 1,200,000 |
| EXTERIOR COURTYARD WATERPROOFING                   | \$ 1,500,000 |
| MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT | \$ 550,000   |
| MAIN ENTRANCE LOT M1 & H1 IMPROVEMENTS             | \$ 1,200,000 |
|  |              |
|  |              |

*Potential Funding Source: UConn 2000 Phase 3 DM, FY23 & FY24 DM GO Bond Funds*

# ATTACHMENT 9

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September 25, 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 UConn Tennis Facility (Final: \$ 3,450,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$3,450,000, as detailed in the attached project budget, for the UConn Tennis Facility project. This reflects an increase of \$3,300,000 to the previously approved Design budget of \$150,000. 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 \$3,300,000 in UCONN 2000 Bond Funds and \$150,000 in Gift Funds for the Final Phase of the UConn Tennis Facility.”

BACKGROUND:

UConn Tennis is part of the Division 1 Big East Conference, and the team competes at a facility at the intersection of Discovery Drive and Avalonia Way. The existing facility was constructed in 2005 and includes six (6) outdoor courts, fence enclosures, street parking, outdoor lighting and two temporary structures. To foster Husky Pride and a stronger and more inclusive University, the intent of this project is to complete construction of a support building that complies with Title IX requirements, associated utility infrastructure, and other site improvements by the summer of 2025.

The new building will serve as a satellite location for the team lockers and offices located in the Guyer Gymnasium. The structure will include public restrooms, a team locker room and restroom, and a flexible space for use by coaches and staff. Site improvements include replacing off-street grass/gravel parking with a designated paved area and an accessible parking space, as well as sidewalks and crosswalks for universal access and improved pedestrian safety. Infrastructure improvements include transformer upgrades and new telecom, water, sewer, gas and electrical lines to the site.

The Final Budget is attached for your information.

Attachment



## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**       **FINAL**

**PROJECT NAME:**       **UCONN TENNIS FACILITY**

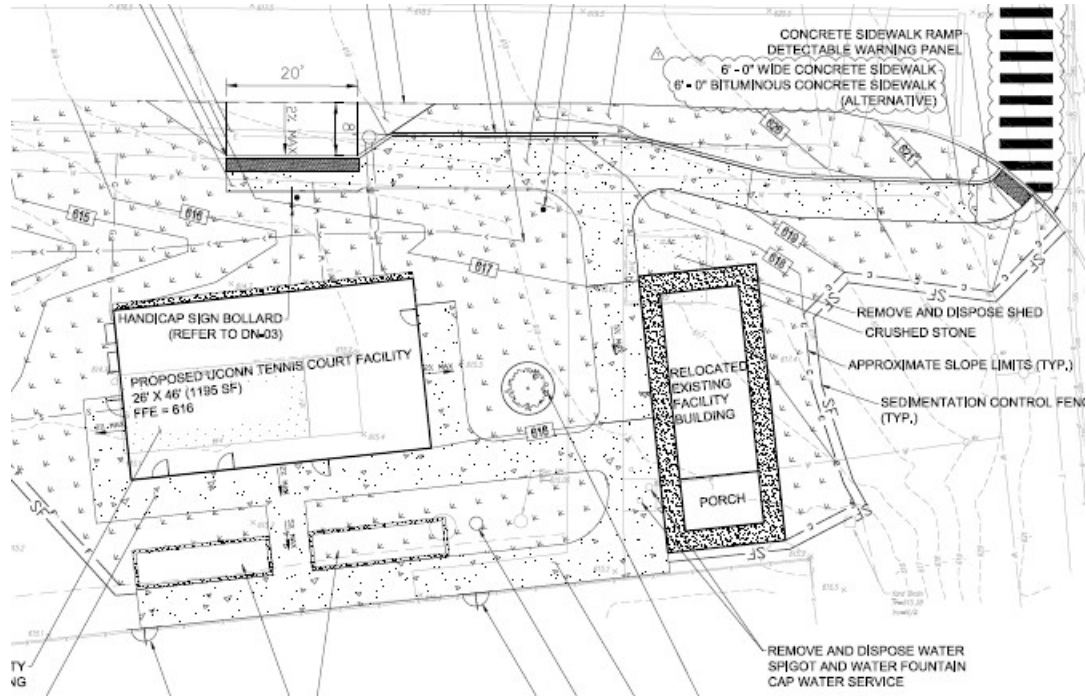
| <u>BUDGETED EXPENDITURES</u>                      | <u>APPROVED<br/>PLANNING<br/>6/21/2023</u> | <u>APPROVED<br/>DESIGN<br/>12/18/2023</u> | <u>PROPOSED<br/>FINAL<br/>9/25/2024</u> |
|---|--|---|---|
|   | PRC  | PRC                                       |   |
| CONSTRUCTION                                      | \$ -                                       | \$ -                                      | \$ 2,900,000                            |
| DESIGN SERVICES                                   | 40,000                                     | 125,000                                   | 200,000                                 |
| TELECOMMUNICATIONS                                | -  | -   | 60,000                                  |
| FURNITURE, FIXTURES AND EQUIPMENT                 | -  | -   | 25,000                                  |
| CONSTRUCTION ADMINISTRATION                       | -  | -   | -                                       |
| OTHER A/E SERVICES (including Project Management) | -  | -   | 50,000                                  |
| ART   | -  | -   | -                                       |
| RELOCATION  | -  | -   | -                                       |
| ENVIRONMENTAL                                     | -  | -   | -                                       |
| INSURANCE AND LEGAL                               | 5,000                                      | 5,000                                     | 5,000                                   |
| MISCELLANEOUS                                     | -  | 5,000                                     | 10,000                                  |
| OTHER SOFT COSTS                                  | -  | -   | -                                       |
| <b>SUBTOTAL</b>                                   | <b>\$ 45,000</b>                           | <b>\$ 135,000</b>                         | <b>\$ 3,250,000</b>                     |
| PROJECT CONTINGENCY                               | 5,000                                      | 15,000                                    | 200,000                                 |
| <b>TOTAL BUDGETED EXPENDITURES</b>                | <b><u>\$ 50,000</u></b>                    | <b><u>\$ 150,000</u></b>                  | <b><u>\$ 3,450,000</u></b>              |
| <br><b><u>SOURCE(S) OF FUNDING*</u></b>           |  |   |   |
| GIFT FUNDS  | \$ 50,000                                  | \$ 150,000                                | \$ 150,000                              |
| UCONN 2000 BOND FUNDS                             | -  | -   | 3,300,000                               |
| <b>TOTAL BUDGETED FUNDING</b>                     | <b><u>\$ 50,000</u></b>                    | <b><u>\$ 150,000</u></b>                  | <b><u>\$ 3,450,000</u></b>              |

\* 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.

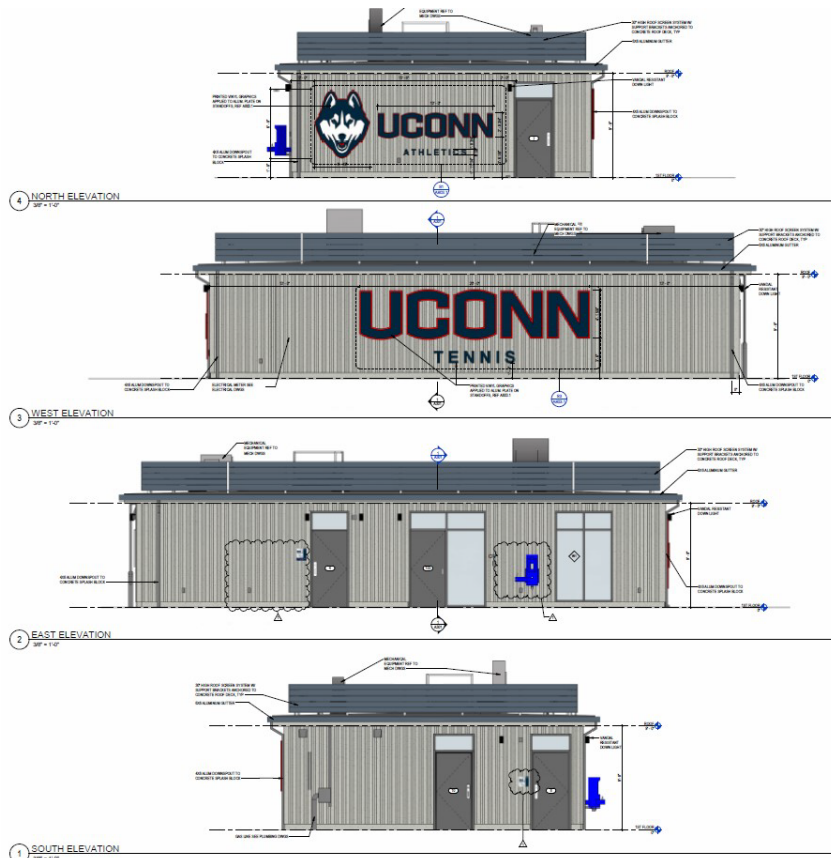
# UCONN TENNIS FACILITY

Project Budget (Final)

September 25, 2024



## Site Plan: Tennis Support Building



## Site Plan: Tennis Support Building

# ATTACHMENT 10

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September 25, 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 UConn Waterbury at 36 North Main (Final: \$1,250,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$1,250,000 as detailed in the attached project budget, for the UConn Waterbury at 36 North Main project. This reflects an increase of \$800,000 to the previously approved Final budget of \$450,000. 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 \$1,250,000 in UCONN 2000 Bond Funds for the UConn Waterbury at 36 North Main project and approve the request for a waiver of the three-stage budget approval process in order to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

In 2024 the Board of Trustees approved plans to lease approximately 26,300 square feet of space to expand the UConn Waterbury Campus. Located at 36 North Main Street, the leased building promotes excellence in research, innovation and engagement by providing additional academic, research, and administrative space. Entities using the facility will include the School of Nursing, Allied Health, Psychological Sciences, Urban and Community Studies, Business, Community Partners, and other programs.

This project will provide IT infrastructure connecting the leased building to the existing UConn Waterbury campus, A/C for UConn server equipment, locking/keying systems compatible with UConn Waterbury Facilities Operations, new furniture, classroom technology, lecture room A/V equipment and instructional equipment for School of Nursing Simulation Labs. The furniture, fixtures and equipment procurement will occur while the landlord completes interior fit out for UConn occupancy in January 2025.

The Final Budget is attached for your information.

Attachment

# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**        **FINAL**

**PROJECT NAME:**        **UCONN WATERBURY AT 36 NORTH MAIN**

|   | <b>APPROVED<br/>DESIGN<br/>8/22/2024</b> | <b>PROPOSED<br/>FINAL<br/>9/25/2024</b> |
|---|--|---|
| <b><u>BUDGETED EXPENDITURES</u></b>               |  |   |
|   | PRC                                      |   |
| CONSTRUCTION                                      | \$ 240,000                               | \$ 240,000                              |
| DESIGN SERVICES                                   | -  | -                                       |
| TELECOMMUNICATIONS                                | -  | 520,000                                 |
| FURNITURE, FIXTURES AND EQUIPMENT                 | 170,000                                  | 425,000                                 |
| CONSTRUCTION ADMINISTRATION                       | -  | -                                       |
| OTHER A/E SERVICES (including Project Management) | -  | -                                       |
| ART   | -  | -                                       |
| RELOCATION  | -  | -                                       |
| ENVIRONMENTAL                                     | -  | -                                       |
| INSURANCE AND LEGAL                               | -  | -                                       |
| MISCELLANEOUS                                     | -  | -                                       |
| OTHER SOFT COSTS                                  | -  | -                                       |
|   | \$ 410,000                               | \$ 1,185,000                            |
| <b>SUBTOTAL</b>                                   |  |   |
| PROJECT CONTINGENCY                               | 40,000                                   | 65,000                                  |
| <b>TOTAL BUDGETED EXPENDITURES</b>                | <b>\$ 450,000</b>                        | <b>\$ 1,250,000</b>                     |
| <b><u>SOURCE(S) OF FUNDING*</u></b>               |  |   |
| UCONN 2000 BOND FUNDS                             | \$ 450,000                               | \$ 1,250,000                            |
| <b>TOTAL BUDGETED FUNDING</b>                     | <b>\$ 450,000</b>                        | <b>\$ 1,250,000</b>                     |

\* 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.

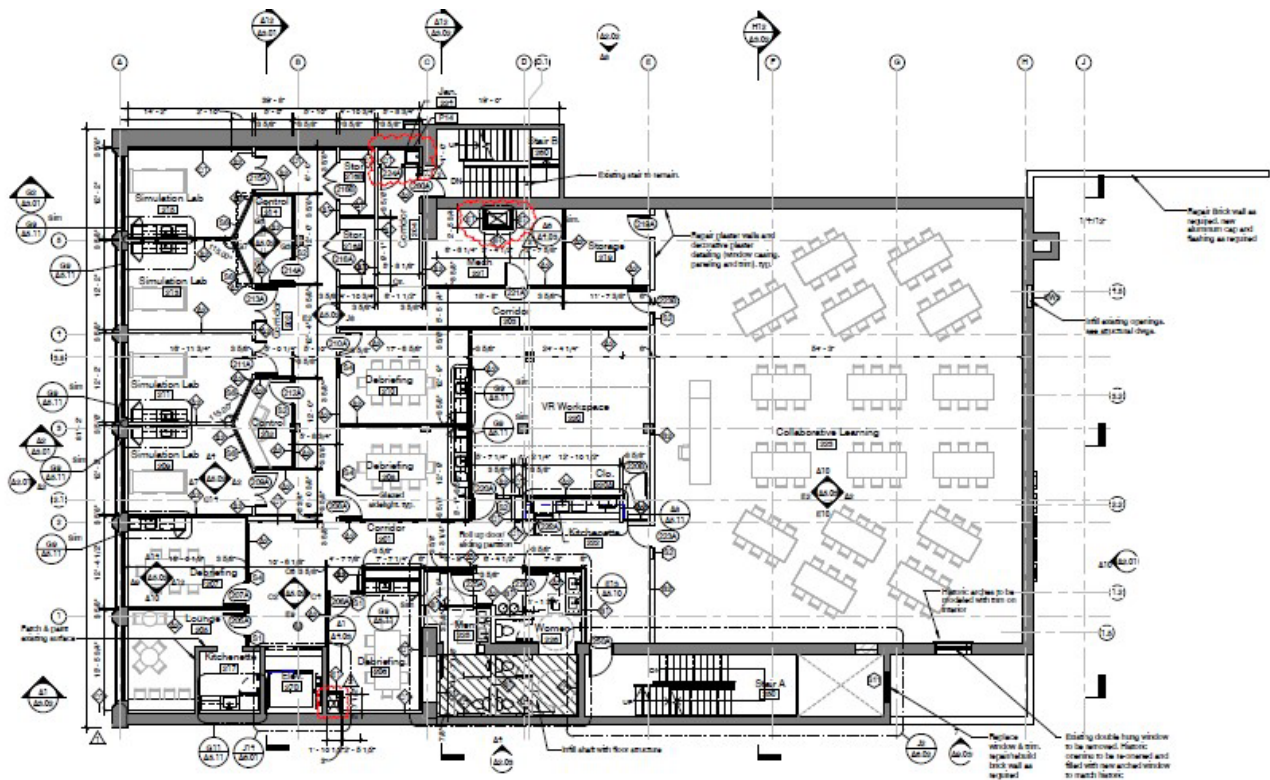
# UCONN WATERBURY at 36 NORTH MAIN

Project Budget (Final)

September 25, 2024



North and South Exterior Elevations



Plan at Nursing Simulation Labs & Lecture Hall



# ATTACHMENT 11

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September 25, 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 Branford House Exterior Repairs, Phases 1, 2 & 3  
(Revised Final: \$838,000)

RECOMMENDATION:

That the Board of Trustees note the approval of the Revised Final Budget of \$838,000, an increase of \$38,000 (4.75% of the approved Revised Final Budget) as detailed in the attached project budget, for the Branford House Exterior Repairs, Phases 1, 2 & 3. 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 \$838,000 in University Funds for Branford House Exterior Repairs, Phases 1, 2 & 3 project.”

BACKGROUND:

This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded-Age manor at the Avery Point campus. Elements of the work include the following: repointing mortar joints, repairing/replacing granite masonry units, flashing, perimeter sealants, selective slate roof tile replacement, copper roof repairs, and copper gutter/downspout repairs. The work also incorporates repair of windows, including removal and reinstallation, new wood blocking, flashing and sealants.

This project has been carried out in multiple phases. The sequence of the work is dictated by the priority of repairs. Phases 1 & 2 (FY22 & FY23) have been completed and has made significant improvements to the building. The funding included with this resolution is for Phase 3 engineering & design services for repair of additional areas of concern and to develop cost estimates for the construction work. The Phase 3 construction schedule is to be determined based on the cost estimates received and available funding.

This aligns with the strategic initiatives of Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

On June 5, 2024, the Executive Vice President for Finance & Chief Financial Officer approved an increase of \$38,000 (4.75% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$838,000.

The Revised Final Budget is attached for your information and reflects an increase of \$38,000 to the previously approved final budget of \$800,000.

Attachment

DRAFT

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3

| <u>BUDGETED EXPENDITURES</u>                     | <u>PHASE 1<br/>PRC<br/>7/1/2022</u> | <u>APPROVED<br/>FINAL<br/>2/22/2023</u> | <u>APPROVED<br/>REVISED<br/>FINAL<br/>6/5/2024</u> |
|--|-------------------------------------|---|--|
|  |                                     |   | EVPF&CFO   |
| CONSTRUCTION                                     | \$ 298,000                          | \$ 630,000                              | \$ 630,000   |
| DESIGN SERVICES                                  | 74,000                              | 97,000                                  | 131,818  |
| TELECOMMUNICATIONS                               | -                                   | -                                       | -  |
| FURNITURE, FIXTURES AND EQUIPMENT                | -                                   | -                                       | -  |
| CONSTRUCTION ADMINISTRATION                      | -                                   | -                                       | -  |
| OTHER AE SERVICES (including Project Management) | -                                   | -                                       | -  |
| ART  | -                                   | -                                       | -  |
| RELOCATION                                       | -                                   | -                                       | -  |
| ENVIRONMENTAL                                    | -                                   | -                                       | -  |
| INSURANCE AND LEGAL                              | -                                   | -                                       | -  |
| MISCELLANEOUS                                    | -                                   | -                                       | -  |
| OTHER SOFT COSTS                                 | -                                   | -                                       | -  |
| <b>SUBTOTAL</b>                                  | <b>\$ 372,000</b>                   | <b>\$ 727,000</b>                       | <b>\$ 761,818</b>                                  |
| PROJECT CONTINGENCY                              | 28,000                              | 73,000                                  | 76,182   |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 400,000</b>                   | <b>\$ 800,000</b>                       | <b>\$ 838,000</b>                                  |
| <b><u>SOURCE(S) OF FUNDING *</u></b>             |                                     |   |  |
| UNIVERSITY FUNDS                                 | \$ 400,000                          | \$ 800,000                              | \$ 838,000   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 400,000</b>                   | <b>\$ 800,000</b>                       | <b>\$ 838,000</b>                                  |

\* 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.

**BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3**  
**Project Budget (Revised Final)**  
**SEPTEMBER 25, 2024**



# ATTACHMENT 12

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September 25, 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 Gampel Ground Floor KSI Heat Lab (Final: \$975,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$975,000 as detailed in the attached project budget, for the Gampel Ground Floor KSI Heat Lab. 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 \$975,000 in University Funds for the Gampel Ground Floor KSI Heat Lab 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:

The project involves three main components:

- Converting a sparsely used locker room into a heavily utilized research laboratory.
- Providing the second heat lab and more than doubling the research capacity for the Korey Stringer Institute.
- Adding the unique ability to perform high altitude testing to enable a differentiator for future grant applications.

This project aligns with the strategic initiative of Excellence in Research, Innovation, and Engagement.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: FINAL**

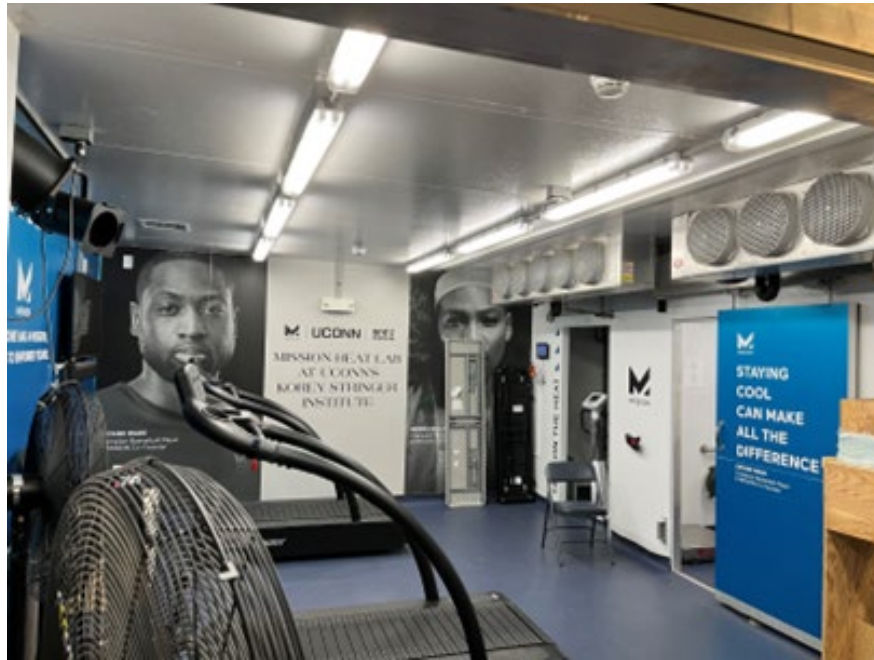
**PROJECT NAME: GAMPEL GROUND FLOOR KSI HEAT LABORATORY**

|  | <b>APPROVED<br/>DESIGN<br/>3/1/2024</b> | <b>APPROVED<br/>REVISED<br/>DESIGN<br/>7/22/2024</b> | <b>PROPOSED<br/>FINAL<br/>9/25/2024</b> |
|--|---|--|---|
| <b><u>BUDGETED EXPENDITURES</u></b>              |   |  |   |
| CONSTRUCTION                                     | \$ -                                    | \$ -   | \$ 256,364                              |
| DESIGN SERVICES                                  | 27,273                                  | 27,273   | 30,000                                  |
| TELECOMMUNICATIONS                               | -                                       | -  | -                                       |
| FURNITURE, FIXTURES AND EQUIPMENT                | -                                       | 422,727  | 600,000                                 |
| CONSTRUCTION ADMINISTRATION                      | -                                       | -  | -                                       |
| OTHER AE SERVICES (including Project Management) | -                                       | -  | -                                       |
| ART  | -                                       | -  | -                                       |
| RELOCATION                                       | -                                       | -  | -                                       |
| ENVIRONMENTAL                                    | -                                       | -  | -                                       |
| INSURANCE AND LEGAL                              | -                                       | -  | -                                       |
| MISCELLANEOUS                                    | -                                       | -  | -                                       |
| OTHER SOFT COSTS                                 | -                                       | -  | -                                       |
| <b>SUBTOTAL</b>                                  | <b>\$ 27,273</b>                        | <b>\$ 450,000</b>                                    | <b>\$ 886,364</b>                       |
| PROJECT CONTINGENCY                              | 2,727                                   | 45,000   | 88,636                                  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 30,000</b>                        | <b>\$ 495,000</b>                                    | <b>\$ 975,000</b>                       |
| <b><u>SOURCE(S) OF FUNDING *</u></b>             |   |  |   |
| UNIVERSITY FUNDS                                 | \$ 30,000                               | \$ 495,000   | \$ 975,000                              |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 30,000</b>                        | <b>\$ 495,000</b>                                    | <b>\$ 975,000</b>                       |

\* 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.

# GAMPEL GROUND FLOOR KSI HEAT LABORATORY

Project Budget (Final)  
SEPTEMBER 25, 2024



# ATTACHMENT 13

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September 25, 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 George C. White Building Roof & Drainage System  
(Revised Final: \$ 985,800)

RECOMMENDATION:

That the Board of Trustees note the approval of the Revised Final Budget of \$985,800, an increase of \$40,000 (4.23% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$985,800 as detailed in the attached project budget, for the George C. White Building Roof & Drainage System project. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$985,800 in University Funds for the George C. White Building Roof & Drainage System project.”

BACKGROUND:

The George C. White building is located on the Storrs campus at 17 Manter Road. The building houses the College of Agriculture, Health and Natural Resources Department of Animal Science, graduate student, staff and faculty offices, classrooms, research and class labs, conference rooms, support spaces and food service (Dairy Bar).

Design work has been completed for the entire building as one large project. Construction work for the roof replacement was separated into three phases. Construction of Phases 1 & 2 have been completed. This resolution includes the Phase 3 repackaging of the design documents with completion in late fall 2024. Phase 3 bid is expected over winter 2025, with the anticipated construction start May 2025. This will complete the White Building Roofs and Drainage System Replacement Project.

This project aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

On June 5, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$40,000 (4.23% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$985,800.

The Revised Final Budget is attached for your information and reflects an increase of \$40,000 to the previously approved final budget of \$945,800.

Attachment

DRAFT

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**        **REVISED FINAL**

**PROJECT NAME:**        **GEORGE C. WHITE BUILDING ROOF & DRAINAGE SYSTEM**

|  | <b>APPROVED</b>   | <b>APPROVED</b>   | <b>APPROVED</b>     |
|--|-------------------|-------------------|---------------------|
|  | <b>DESIGN</b>     | <b>FINAL</b>      | <b>REVISED</b>      |
| <b>BUDGETED EXPENDITURES</b>                     | <b>9/3/2021</b>   | <b>6/29/2022</b>  | <b>FINAL</b>        |
|  | <b>PRC</b>        |                   | <b>6/5/2024</b>     |
|  |                   |                   | <b>EVPF&amp;CFO</b> |
| CONSTRUCTION                                     | \$ 100,000        | \$ 737,800        | \$ 751,457          |
| DESIGN SERVICES                                  | 33,896            | 84,843            | 84,843              |
| TELECOMMUNICATIONS                               | -                 | -                 | -                   |
| FURNITURE, FIXTURES AND EQUIPMENT                | -                 | -                 | -                   |
| CONSTRUCTION ADMINISTRATION                      | -                 | 35,500            | 35,500              |
| OTHER AE SERVICES (including Project Management) | -                 | -                 | -                   |
| ART  | -                 | -                 | -                   |
| RELOCATION                                       | -                 | -                 | -                   |
| ENVIRONMENTAL                                    | -                 | -                 | -                   |
| INSURANCE AND LEGAL                              | -                 | -                 | -                   |
| MISCELLANEOUS                                    | -                 | 25,000            | 25,000              |
| OTHER SOFT COSTS                                 | -                 | -                 | -                   |
| <b>SUBTOTAL</b>                                  | <b>\$ 133,896</b> | <b>\$ 883,143</b> | <b>\$ 896,800</b>   |
| PROJECT CONTINGENCY                              | 11,904            | 62,657            | 89,000              |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 145,800</b> | <b>\$ 945,800</b> | <b>\$ 985,800</b>   |
| <br><b><u>SOURCE(S) OF FUNDING*</u></b>          |                   |                   |                     |
| UNIVERSITY FUNDS                                 | 145,800           | 945,800           | 985,800             |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 145,800</b> | <b>\$ 945,800</b> | <b>\$ 985,800</b>   |

\* 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.



**GEORGE C. WHITE BUILDING ROOF & DRAINAGE SYSTEM**  
**Project Budget (Revised Final)**  
**SEPTEMBER 25, 2024**



# ATTACHMENT 14

# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Emergency Department Low Acuity  
Expansion (Planning: \$1,260,000)

## RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$1,260,000 as detailed in the attached project budget for the UConn Health Emergency Department Low Acuity Expansion Project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,260,000 from UConn Health Capital for the UConn Health Emergency Department Low Acuity Expansion Project.”

## BACKGROUND:

This project aligns with UConn’s 2024-2034 Strategic Plan because it will promote and improve the Wellness of People and Planet by renovating a portion of the existing Emergency Department Waiting and Administrative area to create a low acuity patient treatment area to help address overcrowding. Adding approximately eight (8) low acuity patient treatment bays will reduce costs and wait times by providing treatment spaces that could be used exclusively for “vertical” or chair/recliner-centric patients in smaller patient-friendly, medically appropriate treatment spaces, freeing up existing treatment rooms for “horizontal” higher acuity patients.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the project design is developed. This Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 9, 2024.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: PLANNING**

**PROJECT NAME: UCONN HEALTH - EMERGENCY DEPARTMENT LOW ACUITY  
EXPANSION**

| <u>BUDGETED EXPENDITURES</u>                     | <u>PROPOSED<br/>PLANNING<br/>9/25/2024</u> |
|--|--|
| CONSTRUCTION                                     | \$ 400,000                                 |
| DESIGN SERVICES                                  | 99,000                                     |
| TELECOMMUNICATIONS                               | 30,000                                     |
| FURNITURE, FIXTURES AND EQUIPMENT                | 520,000                                    |
| CONSTRUCTION ADMINISTRATION                      | -  |
| OTHER AE SERVICES (including Project Management) | -  |
| ART  | -  |
| RELOCATION                                       | -  |
| ENVIRONMENTAL                                    | -  |
| INSURANCE AND LEGAL                              | -  |
| MISCELLANEOUS                                    | 1,000                                      |
| <b>SUBTOTAL</b>                                  | <b>\$ 1,050,000</b>                        |
| PROJECT CONTINGENCY                              | 210,000                                    |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 1,260,000</b>                        |
| <u><b>SOURCE(S) OF FUNDING*</b></u>              |  |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 1,260,000                               |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 1,260,000</b>                        |

\* 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 Emergency Department  
Low Acuity Expansion  
Project Budget (Planning) \$1,260,000  
September 25, 2024



Low Acuity Treatment Area Example Concept

# ATTACHMENT 15

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health SODM 24/7 Student Random Access Lab  
Renovation (Planning: \$830,000)

## RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$830,000 as detailed in the attached project budget for the UConn Health SODM 24/7 Student Random Access Lab Renovation.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$830,000 from UConn Health Capital for the UConn Health SODM 24/7 Student Random Access Lab Renovation.”

## BACKGROUND:

This project aligns with UConn’s 2024-2034 Strategic Plan because it will improve the Student Success Journey through the upgrade and expansion of the existing dental simulator lab used by students to learn and practice dental procedures.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the project design is developed. This Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 9, 2024.

Attachments



## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: PLANNING**

**PROJECT NAME: UCONN HEALTH - SODM 24/7 STUDENT RANDOM ACCESS  
LAB RENOVATION**

| <u>BUDGETED EXPENDITURES</u>                     | <u>PROPOSED<br/>PLANNING<br/>9/25/2024</u> |
|--|--|
| CONSTRUCTION                                     | \$ 75,000                                  |
| DESIGN SERVICES                                  | -  |
| TELECOMMUNICATIONS                               | 11,000                                     |
| FURNITURE, FIXTURES AND EQUIPMENT                | 573,000                                    |
| CONSTRUCTION ADMINISTRATION                      | -  |
| OTHER AE SERVICES (including Project Management) | -  |
| ART  | -  |
| RELOCATION                                       | -  |
| ENVIRONMENTAL                                    | -  |
| INSURANCE AND LEGAL                              | -  |
| MISCELLANEOUS                                    | 5,000                                      |
| <b>SUBTOTAL</b>                                  | <b>\$ 664,000</b>                          |
| PROJECT CONTINGENCY                              | 166,000                                    |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 830,000</b>                          |
| <u><b>SOURCE(S) OF FUNDING*</b></u>              |  |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 830,000                                 |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 830,000</b>                          |

\* 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 SODM 24/7 Student Random Access  
Lab Renovation  
Project Budget (Planning) \$830,000  
September 25, 2024



**Dental Lab Concept**

# ATTACHMENT 16

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health BB013 Animal Research MRI Renovation  
(Planning: \$2,570,000).

## RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$2,570,000 as detailed in the attached project budget for the UConn Health BB013 Animal Research MRI Renovation Project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$2,570,000 from Fiscal Year 23 GO Bond funds for Equipment, UConn Health Animal Research IDC Capital and School of Medicine Operating Funds for the UConn Health BB013 Animal Research MRI Renovation Project.”

## BACKGROUND:

This project aligns with UConn’s 2024-2034 Strategic Plan because it will contribute to Excellence in Research, Innovation, and Engagement by renovating laboratory space for a new research MRI specifically designed for small animals such as mice and rats.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the project design is developed. This Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 9, 2024.

Attachments

# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: PLANNING**

**PROJECT NAME: UCONN HEALTH - BB013 ANIMAL RESEARCH MRI RENOVATION**

| <b><u>BUDGETED EXPENDITURES</u></b>              | <b><u>PROPOSED<br/>PLANNING<br/>9/25/2024</u></b> |
|--|---|
| CONSTRUCTION                                     | \$ 350,000  |
| DESIGN SERVICES                                  | 80,000  |
| TELECOMMUNICATIONS                               | -   |
| FURNITURE, FIXTURES AND EQUIPMENT                | 2,033,000   |
| CONSTRUCTION ADMINISTRATION                      | -   |
| OTHER AE SERVICES (including Project Management) | 7,000   |
| ART  | -   |
| RELOCATION                                       | -   |
| ENVIRONMENTAL                                    | -   |
| INSURANCE AND LEGAL                              | -   |
| MISCELLANEOUS                                    | -   |
| <b>SUBTOTAL</b>                                  | <b>\$ 2,470,000</b>                               |
| PROJECT CONTINGENCY                              | 100,000   |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b><u>\$ 2,570,000</u></b>                        |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |   |
| STATE GO BOND FUNDS (EQUIPMENT)                  | \$ 1,000,000                                      |
| UCONN HEALTH RESEARCH IDC CAPITAL                | 1,070,000   |
| UCONN HEALTH SCHOOL OF MEDICINE OPERATING FUNDS  | 500,000   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b><u>\$ 2,570,000</u></b>                        |

\* 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 BB013 Animal Research MRI Renovation  
Project Budget (Planning) \$2,570,000  
September 25, 2024



Example Research MRI Unit

# ATTACHMENT 17

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health ASB Data Center Generator and Power Improvements (Design: \$3,180,000)

## RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$3,180,000 as detailed in the attached project budget for the UConn Health ASB Data Center Generator and Power Improvements Project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$3,180,000 from UCONN 2000 Phase III Deferred Maintenance and Fiscal Year 23 GO Bond funds for the UConn ASB Data Center Generator and Power Improvements Project.”

## BACKGROUND:

The Administrative Services Building (ASB) is the site of the main UConn Health Data Center. In order to maintain Farmington as part of our Seven World-Class Campuses, One Flagship University and maintain Excellence in Research, Innovation and Engagement; this project will make improvements to the building’s emergency power distribution system, including the replacement of an existing exterior generator that serves the campus-wide data center.

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 9, 2024.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: DESIGN**

**PROJECT NAME: UCONN HEALTH - ASB DATA CENTER GENERATOR AND POWER IMPROVEMENTS**

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>PLANNING<br/>6/26/2024</u> | <u>PROPOSED<br/>DESIGN<br/>9/25/2024</u> |
|--|--|--|
| CONSTRUCTION                                     | \$ 2,500,000                               | \$ 2,530,000                             |
| DESIGN SERVICES                                  | 150,000                                    | 150,000                                  |
| TELECOMMUNICATIONS                               | 20,000                                     | 20,000                                   |
| FURNITURE, FIXTURES AND EQUIPMENT                | 20,000                                     | 20,000                                   |
| CONSTRUCTION ADMINISTRATION                      | -  | -  |
| OTHER AE SERVICES (including Project Management) | 50,000                                     | 50,000                                   |
| ART  | -  | -  |
| RELOCATION                                       | -  | -  |
| ENVIRONMENTAL                                    | -  | -  |
| INSURANCE AND LEGAL                              | -  | -  |
| MISCELLANEOUS                                    | 10,000                                     | 10,000                                   |
| <b>SUBTOTAL</b>                                  | <b>\$ 2,750,000</b>                        | <b>\$ 2,780,000</b>                      |
| PROJECT CONTINGENCY                              | 400,000                                    | 400,000                                  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 3,150,000</b>                        | <b>\$ 3,180,000</b>                      |
| <br><u>SOURCE(S) OF FUNDING*</u>                 |  |  |
| STATE GO BOND FUNDS                              | \$ 3,000,000                               | \$ 3,030,000                             |
| UCONN 2000 BOND FUNDS                            | 150,000                                    | 150,000                                  |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 3,150,000</b>                        | <b>\$ 3,180,000</b>                      |

\* 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 ASB Data Center  
Generator & Power Improvements  
Project Budget (Design) \$3,180,000  
September 25, 2024



Existing Generator

# ATTACHMENT 18

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health IT Critical Equipment Redundancy Room  
(Design: \$1,370,000)

## RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$1,370,000 as detailed in the attached project budget for the UConn Health IT Critical Equipment Redundancy Room Project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,370,000 from UCONN 2000 Phase III Deferred Maintenance and General Obligation DM Bond funds for the UConn IT Critical Equipment Redundancy Room Project.”

## BACKGROUND:

In order to maintain Farmington as part of our Seven World-Class Campuses, One Flagship University; this project will update the data systems and infrastructure within an existing data room located in the John Dempsey Hospital to support UConn Health’s Information Technology system recovery efforts to allow for business continuity in response to a major disruptive event.

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 9, 2024.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: DESIGN**

**PROJECT NAME: UCONN HEALTH - IT CRITICAL EQUIPMENT REDUNDANCY ROOM**

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>PLANNING<br/>6/26/2024</u> | <u>PROPOSED<br/>DESIGN<br/>9/25/2024</u> |
|--|--|--|
| CONSTRUCTION                                     | \$ 995,000                                 | \$ 995,000                               |
| DESIGN SERVICES                                  | 110,000                                    | 110,000                                  |
| TELECOMMUNICATIONS                               | 140,000                                    | 140,000                                  |
| FURNITURE, FIXTURES AND EQUIPMENT                | -  | -  |
| CONSTRUCTION ADMINISTRATION                      | -  | -  |
| OTHER AE SERVICES (including Project Management) | -  | -  |
| ART  | -  | -  |
| RELOCATION                                       | -  | -  |
| ENVIRONMENTAL                                    | -  | -  |
| INSURANCE AND LEGAL                              | -  | -  |
| MISCELLANEOUS                                    | -  | -  |
| <b>SUBTOTAL</b>                                  | <b>\$ 1,245,000</b>                        | <b>\$1,245,000</b>                       |
| PROJECT CONTINGENCY                              | 125,000                                    | 125,000                                  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 1,370,000</b>                        | <b>\$1,370,000</b>                       |
| <br><u>SOURCE(S) OF FUNDING*</u>                 |  |  |
| STATE GO BOND FUNDS                              | \$ 1,260,000                               | \$1,260,000                              |
| UCONN 2000 BOND FUNDS                            | 110,000                                    | 110,000                                  |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 1,370,000</b>                        | <b>\$1,370,000</b>                       |

\* 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 IT Critical Equipment Redundancy Room  
Project Budget (Design) \$1,370,000  
September 25, 2024



Conceptual Layout



# ATTACHMENT 19

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Garage 1, 2 & 3 Electric Vehicle Charger Installation (Revised Final: \$620,000)

## RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$620,000 as detailed in the attached project budget for the UConn Health Garage 1, 2 & 3 Electric Vehicle Charger Installation Project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$620,000 from UConn Health Energy Conservation Pool for the UConn Health Garage 1, 2 & 3 Electric Vehicle Charger Installation Project with partial reimbursement for CT DEEP and Eversource.”

## BACKGROUND:

UConn Health recently applied for and received reimbursement grants from CT DEEP (\$229,437) and Eversource (\$120,000) to install Level 2 electric vehicle (EV) charger stations in the three parking garages located on the Farmington Campus. This project will improve Wellness of People and Planet through the installation of 28 Level 2 electric vehicle charger stations. The grants will cover the costs for labor and materials for 24 EV stations including any required electrical upgrades. The project will also be replacing four (4) outdated level 1 EV charging stations in Garage 1. The replacement stations are not covered by the grants. Twenty (20) stations will be located in Garage 1 will be accessible to the public and staff. The remaining 8 stations will be located in garages 2 & 3 and are accessible to staff only.

The Revised Final Budget is attached for your consideration. The Revised Final budget is 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 9, 2024.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** UCONN HEALTH - GARAGE 1, 2 & 3 ELECTRIC VEHICLE  
CHARGER INSTALLATION

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>FINAL<br/>2/28/2024</u> | <u>PROPOSED<br/>REVISED FINAL<br/>9/25/2024</u> |
|--|---|---|
| CONSTRUCTION                                     | \$ 260,000                              | \$ 363,000                                      |
| DESIGN SERVICES                                  | 35,000                                  | 30,000  |
| TELECOMMUNICATIONS                               | 50,000                                  | 10,000  |
| FURNITURE, FIXTURES AND EQUIPMENT                | 130,000                                 | 159,000   |
| CONSTRUCTION ADMINISTRATION                      | -                                       | -   |
| OTHER AE SERVICES (including Project Management) | -                                       | -   |
| ART  | -                                       | -   |
| RELOCATION                                       | -                                       | -   |
| ENVIRONMENTAL                                    | -                                       | -   |
| INSURANCE AND LEGAL                              | -                                       | -   |
| MISCELLANEOUS                                    | -                                       | -   |
| <b>SUBTOTAL</b>                                  | <b>\$ 475,000</b>                       | <b>\$ 562,000</b>                               |
| PROJECT CONTINGENCY                              | 75,000                                  | 58,000  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 550,000</b>                       | <b>\$ 620,000</b>                               |
| <br><b><u>SOURCE(S) OF FUNDING*</u></b>          |   |   |
| UCONN HEALTH ENERGY CONSERVATION POOL            | \$ 200,563                              | \$ 270,563                                      |
| CT DEEP VW GRANT                                 | 229,437                                 | 229,437   |
| EVERSOURCE REBATE                                | 120,000                                 | 120,000   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 550,000</b>                       | <b>\$ 620,000</b>                               |

\* 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 Garage 1, 2 & 3 Electric Vehicle Charger  
Installation  
Project Budget (Revised Final) \$620,000  
September 25, 2024



**Example Overhead Level 2 EV Charger**

# ATTACHMENT 20

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

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

## RECOMMENDATION:

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

## RESOLUTION:

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

## BACKGROUND:

This project will promote and improve the Wellness of People and Planet by creating a second Hybrid Operating Room which allows surgeons to perform a range of procedures in one setting, from minimally invasive treatments to the most complex neurosurgery, interventional cardiology, and vascular procedures by using advanced biplane x-ray imaging equipment that generates high-resolution 3D images of the surgical site.

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

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 9, 2024.

Attachments

# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: DESIGN**

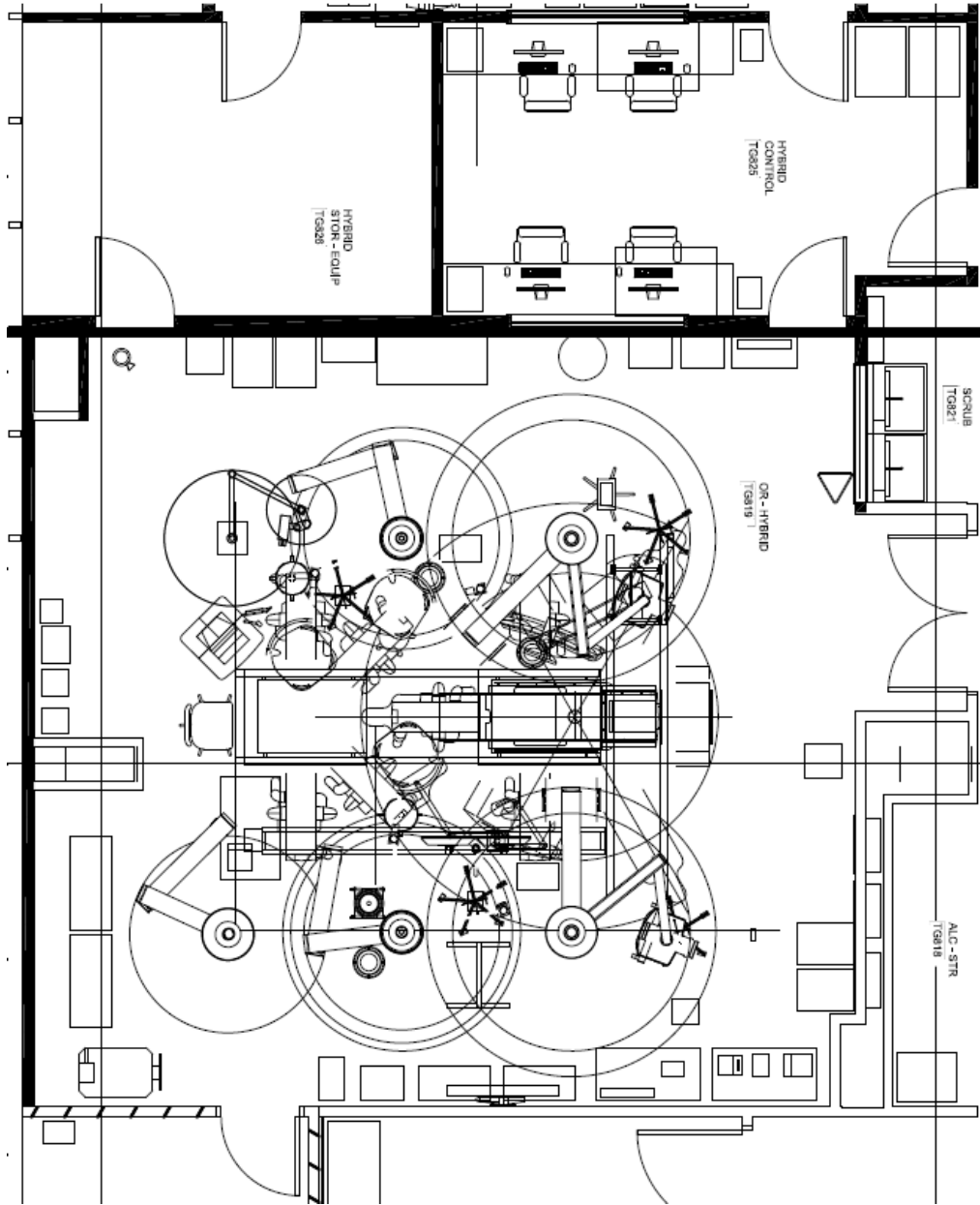
**PROJECT NAME: UCONN HEALTH - HYBRID OR #2 FIT-OUT**

| <b><u>BUDGETED EXPENDITURES</u></b>              | <b>APPROVED<br/>PLANNING<br/>6/28/2023</b> | <b>PROPOSED<br/>DESIGN<br/>9/25/2024</b> |
|--|--|--|
| CONSTRUCTION                                     | \$ 975,000                                 | \$ 975,000                               |
| DESIGN SERVICES                                  | 202,000                                    | 202,000                                  |
| TELECOMMUNICATIONS                               | 30,000                                     | 30,000                                   |
| FURNITURE, FIXTURES AND EQUIPMENT                | 4,901,000                                  | 4,901,000                                |
| CONSTRUCTION ADMINISTRATION                      | -  | -  |
| OTHER AE SERVICES (including Project Management) | 52,000                                     | 52,000                                   |
| ART  | -  | -  |
| RELOCATION                                       | -  | -  |
| ENVIRONMENTAL                                    | -  | -  |
| INSURANCE AND LEGAL                              | -  | -  |
| MISCELLANEOUS                                    | 13,000                                     | 13,000                                   |
| <b>SUBTOTAL</b>                                  | <b>\$ 6,173,000</b>                        | <b>\$6,173,000</b>                       |
| PROJECT CONTINGENCY                              | 927,000                                    | 927,000                                  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 7,100,000</b>                        | <b>\$7,100,000</b>                       |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |  |  |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 7,100,000                               | \$7,100,000                              |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 7,100,000</b>                        | <b>\$7,100,000</b>                       |

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



UCONN HEALTH/IMPROVEMENTS  
UConn Health Hybrid OR#2 Fit-out  
Budget (Design) \$7,100,000  
September 25, 2024



**Conceptual Plan**

# ATTACHMENT 21

# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Southington Clinic Expansion  
(Final: \$1,900,000)

## RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$1,900,000 for the UConn Health Southington Clinic Expansion project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,900,000 from UConn Health Capital and a Fit-out Allowance from 1137- 1145 West Street, LLC (the “Landlord”) for the UConn Health Southington Clinic Expansion project.”

## BACKGROUND:

UConn Health plans to expand the Internal Medicine and Multispecialty clinical practices at the 1115 West St Southington site. This will be accomplished by moving the Dermatology, Women’s Health & Endocrinology practices from the 2<sup>nd</sup> floor into newly renovated space on the ground floor (LL) and expanding Internal Medicine into the vacated space. The Multispecialty clinics will grow from 8 to 12 examination rooms and the Internal Medicine practice will double in size, increasing to 16 examination rooms. The expansion will promote the Wellness of People and Planet and a Stronger, More Inclusive University by increasing community access to the Internal Medicine and extremely busy Multispecialty practices as well as offering Neurology and Nephrology services for the first time at this location.

The Final Budget is attached for your consideration. The Final Budget is based on consultant 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 9, 2024.

Attachments

# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: FINAL**

**PROJECT NAME: UCONN HEALTH - SOUTHTON CLINIC EXPANSION**

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>DESIGN<br/>2/28/2024</u> | <u>PROPOSED<br/>FINAL<br/>9/25/2024</u> |
|--|--|---|
| CONSTRUCTION                                     | \$ 920,000                               | \$ 1,130,000                            |
| DESIGN SERVICES                                  | -  | 61,000                                  |
| TELECOMMUNICATIONS                               | 77,000                                   | 110,000                                 |
| FURNITURE, FIXTURES AND EQUIPMENT                | 145,000                                  | 360,000                                 |
| CONSTRUCTION ADMINISTRATION                      | -  | -                                       |
| OTHER AE SERVICES (including Project Management) | -  | -                                       |
| ART  | 8,000                                    | 8,000                                   |
| RELOCATION                                       | 2,000                                    | 2,000                                   |
| ENVIRONMENTAL                                    | -  | -                                       |
| INSURANCE AND LEGAL                              | -  | -                                       |
| MISCELLANEOUS                                    | -  | -                                       |
| <b>SUBTOTAL</b>                                  | <b>\$ 1,152,000</b>                      | <b>\$ 1,671,000</b>                     |
| PROJECT CONTINGENCY                              | 173,000                                  | 229,000                                 |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 1,325,000</b>                      | <b>\$ 1,900,000</b>                     |
| <br><u>SOURCE(S) OF FUNDING*</u>                 |  |   |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 1,231,720                             | \$ 1,806,720                            |
| LANDLORD TENNANT ALLOWANCE                       | 93,280                                   | 93,280                                  |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 1,325,000</b>                      | <b>\$ 1,900,000</b>                     |

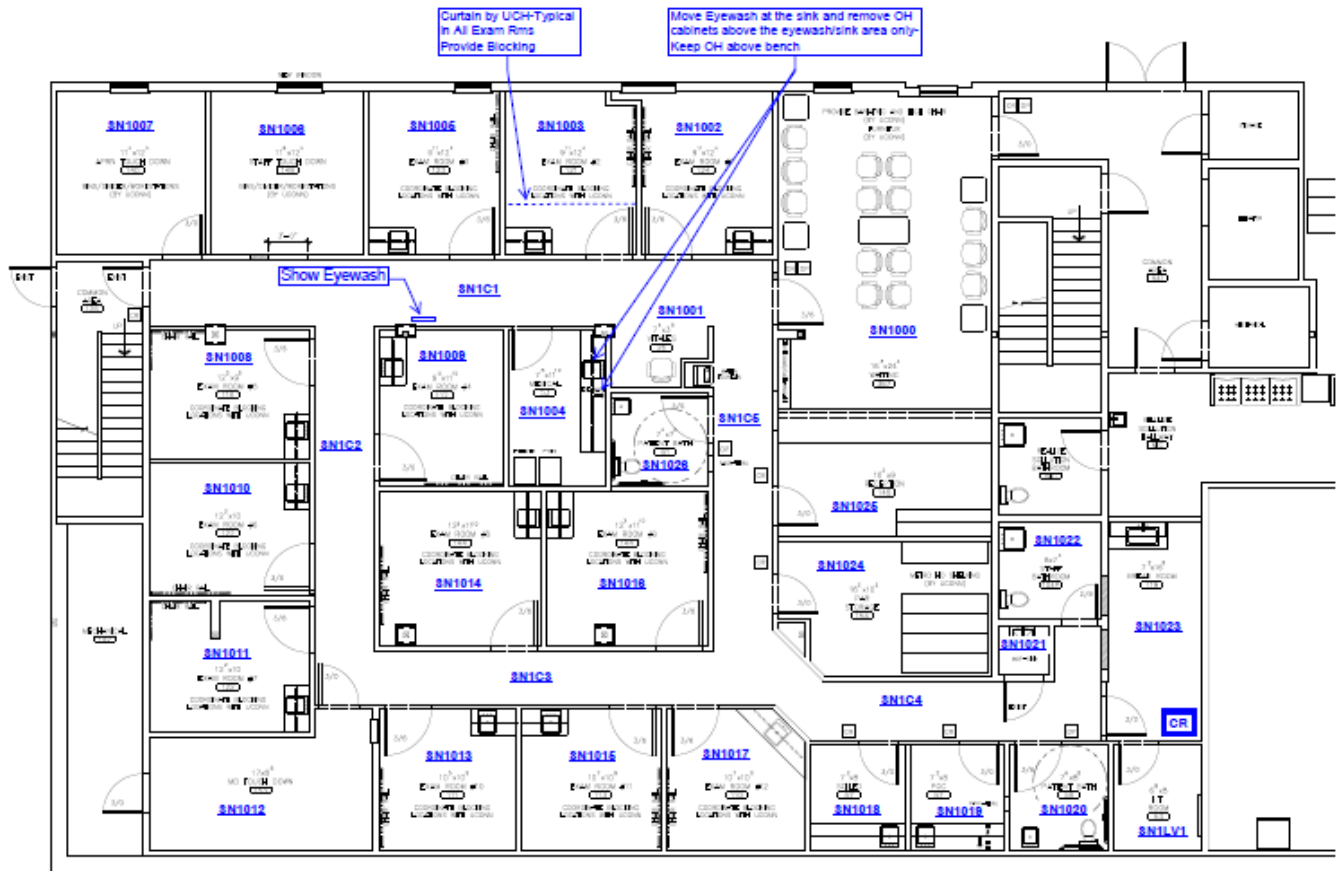
\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount,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

# UCONN HEALTH/IMPROVEMENTS

## UConn Health Southington Clinic Expansion

### Project Budget (Final) \$1,900,000

### September 25, 2024



4,268 SQUARE FEET BUILD-OUT  
396 SQUARE FEET COMMON

SEE THE PLAN BY THE DATE  
 PROPOSED FLOOR PLAN  
 1/4" = 1'-0"

### CONCEPTUAL FLOOR PLAN

# ATTACHMENT 22

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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 (Revised Final: \$5,270,000)

## RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$5,270,000 and note a report of a Revised Final Budget in the amount \$5,105,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, 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 and note the previous approval of \$5,105,000, 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 4<sup>th</sup> floor of the Connecticut Tower to accommodate the relocation of the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

The current estimated cost to complete the project exceeded the previously approved budget by \$405,000. The projected overage is attributed to costs to address code remediation issues and failing infrastructure exposed during the construction process.



On August 28, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$240,000 (4.93% of the previous approved Final Budget) for a Revised Final Budget of \$5,105,000.

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 Board of Trustees is subsequently notified of the revised project budget.

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 9, 2024.

Attachments

DRAFT

## CAPITAL PROJECT BUDGET REPORTING FORM

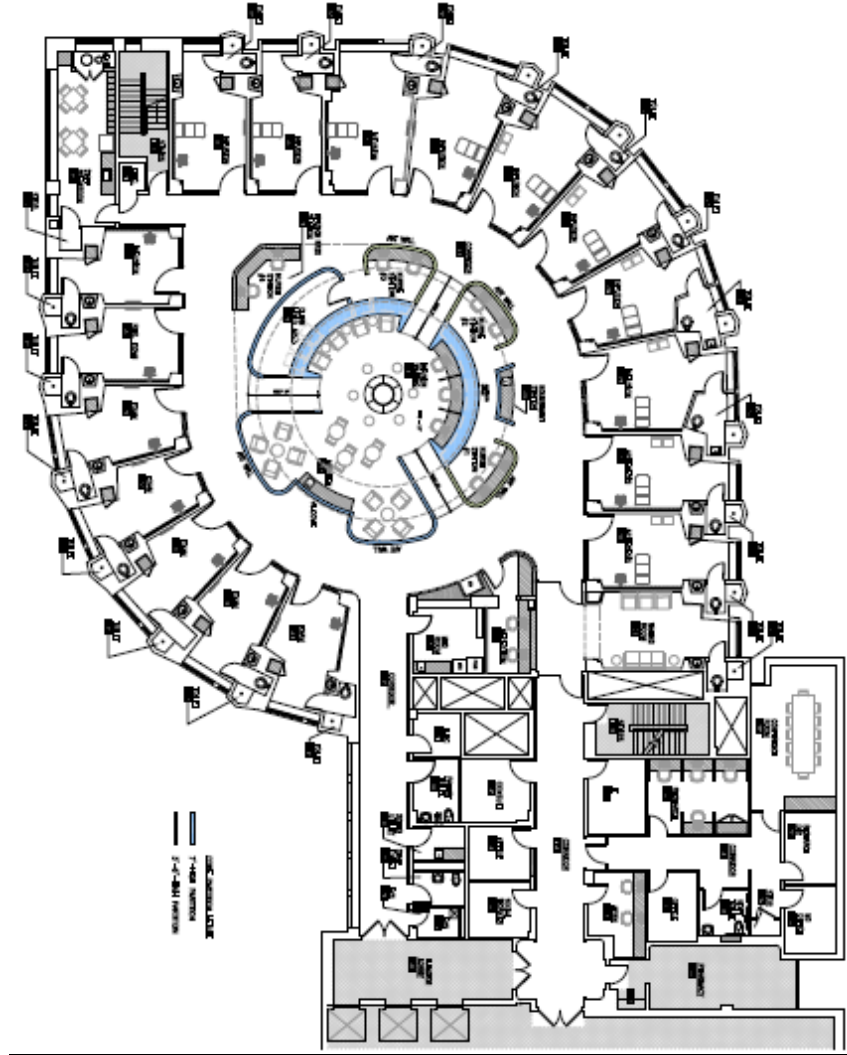
**TYPE BUDGET: REVISED FINAL**

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

| <b><u>BUDGETED EXPENDITURES</u></b>              | <b>APPROVED<br/>PLANNING<br/>6/29/2022</b> | <b>APPROVED<br/>DESIGN<br/>6/28/2023</b> | <b>APPROVED<br/>FINAL<br/>9/27/2023</b> | <b>PROPOSED<br/>REVISED FINAL<br/>9/25/2024</b> |
|--|--|--|---|---|
| CONSTRUCTION                                     | \$ 2,235,000                               | \$ 3,645,000                             | \$ 3,645,000                            | \$ 3,926,000                                    |
| DESIGN SERVICES                                  | 128,000                                    | 342,000                                  | 342,000                                 | 355,000   |
| TELECOMMUNICATIONS                               | 150,000                                    | 150,000                                  | 150,000                                 | 260,000   |
| FURNITURE, FIXTURES AND EQUIPMENT                | 199,000                                    | 200,000                                  | 200,000                                 | 406,000   |
| CONSTRUCTION ADMINISTRATION                      | -  | -  | -                                       | -   |
| OTHER AE SERVICES (including Project Management) | -  | -  | -                                       | -   |
| ART  | 15,000                                     | 45,000                                   | 45,000                                  | 45,000  |
| RELOCATION                                       | -  | 5,000                                    | 5,000                                   | 5,000   |
| ENVIRONMENTAL                                    | -  | 30,000                                   | 30,000                                  | 15,000  |
| INSURANCE AND LEGAL                              | -  | -  | -                                       | -   |
| MISCELLANEOUS                                    | -  | 5,000                                    | 5,000                                   | 7,000   |
| <b>SUBTOTAL</b>                                  | <b>\$ 2,727,000</b>                        | <b>\$ 4,422,000</b>                      | <b>\$ 4,422,000</b>                     | <b>\$ 5,019,000</b>                             |
| PROJECT CONTINGENCY                              | 273,000                                    | 443,000                                  | 443,000                                 | 251,000   |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b><u>\$ 3,000,000</u></b>                 | <b><u>\$ 4,865,000</u></b>               | <b><u>\$ 4,865,000</u></b>              | <b><u>\$ 5,270,000</u></b>                      |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |  |  |   |   |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 3,000,000                               | \$ 3,270,000                             | \$ 3,270,000                            | \$ 3,270,000                                    |
| UCONN 2000 BOND FUNDS                            | -  | 1,595,000                                | 1,595,000                               | 2,000,000                                       |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b><u>\$ 3,000,000</u></b>                 | <b><u>\$ 4,865,000</u></b>               | <b><u>\$ 4,865,000</u></b>              | <b><u>\$ 5,270,000</u></b>                      |

\* 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 New England Sickle Cell Institute  
Renovation Project Budget (Revised Final) \$5,270,000  
September 25, 2024



Conceptual Floor Plan

# ATTACHMENT 23

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Cryo Electron Microscope Installation  
(Final: \$2,086,000)

## RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$2,086,000 for the UConn Health Cryo Electron Microscope Installation project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approves of the use of \$2,086,000 from UConn Health Research IDC Capital for the UConn Health Cryo Electron Microscope Installation project.”

## BACKGROUND:

This project aligns with UConn’s 2024-2034 Strategic Plan because it will contribute to Excellence in Research, Innovation, and Engagement. 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 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 9, 2024.

Attachments

# CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: FINAL**

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

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>PLANNING<br/>6/28/2023</u> | <u>APPROVED<br/>DESIGN<br/>9/27/2023</u> | <u>PROPOSED<br/>FINAL<br/>9/25/2024</u> |
|--|--|--|---|
| CONSTRUCTION                                     | \$ 700,000                                 | \$ 700,000                               | \$ 1,496,000                            |
| DESIGN SERVICES                                  | 113,000                                    | 113,000                                  | 171,000                                 |
| TELECOMMUNICATIONS                               | 35,000                                     | 35,000                                   | 35,000                                  |
| FURNITURE, FIXTURES AND EQUIPMENT                | 2,000                                      | 2,000                                    | 16,500                                  |
| CONSTRUCTION ADMINISTRATION                      | -  | -  | -                                       |
| OTHER AE SERVICES (including Project Management) | 5,000                                      | 5,000                                    | 5,000                                   |
| ART  | -  | -  | -                                       |
| RELOCATION                                       | 4,000                                      | 4,000                                    | 161,000                                 |
| ENVIRONMENTAL                                    | 8,000                                      | 8,000                                    | 6,000                                   |
| INSURANCE AND LEGAL                              | -  | -  | -                                       |
| MISCELLANEOUS                                    | 5,000                                      | 5,000                                    | 5,000                                   |
| <b>SUBTOTAL</b>                                  | <b>\$ 872,000</b>                          | <b>\$ 872,000</b>                        | <b>\$ 1,895,500</b>                     |
| PROJECT CONTINGENCY                              | 88,000                                     | 88,000                                   | 190,500                                 |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 960,000</b>                          | <b>\$ 960,000</b>                        | <b>\$ 2,086,000</b>                     |
| <br><b><u>SOURCE(S) OF FUNDING*</u></b>          |  |  |   |
| UCONN HEALTH RESEARCH IDC CAPITAL                | \$ 960,000                                 | \$ 960,000                               | \$ 2,086,000                            |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 960,000</b>                          | <b>\$ 960,000</b>                        | <b>\$ 2,086,000</b>                     |

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





# ATTACHMENT 24

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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: \$1,125,000)

## RECOMMENDATION:

That the Board of Trustees note a report of a Revised Final Budget in the amount \$1,125,000 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 note the approval of the use of \$1,125,000 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:

This project aligns with UConn’s 2024-2034 Strategic Plan because it will contribute to the Wellness of People. 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 2<sup>nd</sup> 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 current estimated cost to complete the project will exceed the previously approved budget by \$50,000. The projected overage is attributed to costs to address design revisions associated with the fire protection system, access controls and security systems.

On August 28, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$50,000 (4.7% of the previous approved Revised Final Budget) for a Revised Final Budget of \$1,125,000.

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 Board of Trustees is subsequently notified of the revised project budget.

The Revised Final Budget is attached for your information and will be presented to the UConn Health Board of Directors at their meeting on September 9, 2024.

Attachments

DRAFT

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

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

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>FINAL<br/>6/28/2023</u> | <u>APPROVED<br/>REVISED FINAL<br/>9/27/2023</u> | <u>APPROVED<br/>REVISED FINAL<br/>12/6/2023</u> | <u>PROPOSED<br/>REVISED FINAL<br/>9/25/2024</u> |
|--|---|---|---|---|
| CONSTRUCTION                                     | \$ 255,000                              | \$ 375,000                                      | \$ 615,000                                      | \$ 624,000                                      |
| DESIGN SERVICES                                  | 50,000                                  | 50,000  | 50,000  | 43,000  |
| TELECOMMUNICATIONS                               | 25,000                                  | 35,000  | 35,000  | 41,000  |
| FURNITURE, FIXTURES AND EQUIPMENT                | 320,000                                 | 320,000   | 300,000   | 370,000   |
| CONSTRUCTION ADMINISTRATION                      | -                                       | -   | -   | -   |
| OTHER AE SERVICES (including Project Management) | -                                       | -   | -   | -   |
| ART  | -                                       | -   | -   | -   |
| RELOCATION                                       | 5,000                                   | 5,000   | 5,000   | 5,000   |
| ENVIRONMENTAL                                    | -                                       | -   | -   | -   |
| INSURANCE AND LEGAL                              | -                                       | -   | -   | -   |
| MISCELLANEOUS                                    | 10,000                                  | 1,000   | 1,000   | 2,000   |
| <b>SUBTOTAL</b>                                  | <b>\$ 665,000</b>                       | <b>\$ 786,000</b>                               | <b>\$ 1,006,000</b>                             | <b>\$ 1,085,000</b>                             |
| PROJECT CONTINGENCY                              | 100,000                                 | 94,000  | 69,000  | 40,000  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 765,000</b>                       | <b>\$ 880,000</b>                               | <b>\$ 1,075,000</b>                             | <b>\$ 1,125,000</b>                             |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |   |   |   |   |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 662,000                              | \$ 751,735                                      | \$ 946,735                                      | \$ 996,735                                      |
| CIRP   | 103,000                                 | 128,265   | 128,265   | 128,265   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 765,000</b>                       | <b>\$ 880,000</b>                               | <b>\$ 1,075,000</b>                             | <b>\$ 1,125,000</b>                             |

\* 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) \$1,125,000  
September 25, 2024



**X-Ray Blood Irradiator**

# ATTACHMENT 25

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# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Psychiatry Seclusion Suite & Nurse Station Security Renovation (Revised Final: \$1,310,000)

## RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$1,310,000 and note a report of a Revised Final Budget in the amount \$1,256,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, the UConn Health Psychiatry Seclusion Suite & Nurse Station Security Renovation.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,310,000 and note the previous approval of \$1,256,000, from UConn Health Capital for the UConn Health Psychiatry Seclusion Suite & Nurse Station Security Renovation to allow construction to proceed based on bids received and evaluated for conformance with the project scope and budget.”

## BACKGROUND:

This project aligns with UConn’s 2024-2034 Strategic Plan because it will promote and improve the Wellness of People and Planet. The Inpatient Psychiatry unit located on the 1<sup>st</sup> floor of the Connecticut Tower sometimes has to deal with violent and disruptive psychiatric patients. This project will renovate portions of the unit to create a Seclusion suite to allow for the secure separation of potentially violent individuals from the patient population and install security barriers at the existing Nurses Station to protect staff.

On August 28, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$59,000 (4.93% of the previous approved Revised Final Budget) for a Revised Final Budget of \$1,256,000.



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 Board of Trustees 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 9, 2024.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** UCONN HEALTH - PSYCHIATRY SECLUSION SUITE & NURSE STATION SECURITY RENOVATION

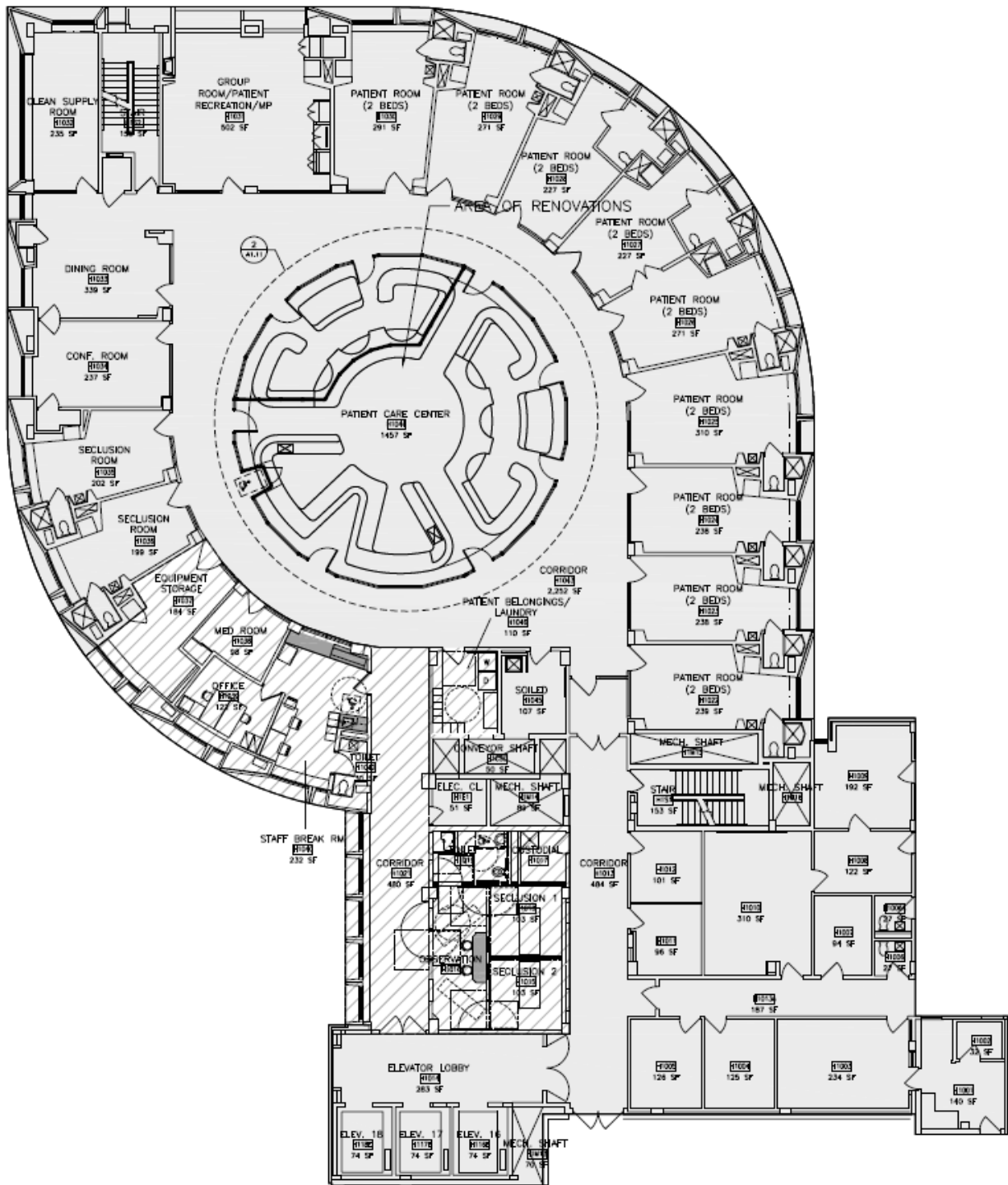
| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>DESIGN<br/>6/29/2022</u> | <u>APPROVED<br/>FINAL<br/>9/28/2022</u> | <u>APPROVED<br/>REVISED FINAL<br/>12/7/2022</u> | <u>PROPOSED<br/>REVISED FINAL<br/>9/25/2024</u> |
|--|--|---|---|---|
| CONSTRUCTION                                     | \$ 506,000                               | \$ 697,000                              | \$ 936,000                                      | \$ 1,028,500                                    |
| DESIGN SERVICES                                  | 66,000                                   | 50,000                                  | 50,000  | 80,000  |
| TELECOMMUNICATIONS                               | 25,000                                   | 49,000                                  | 55,000  | 64,000  |
| FURNITURE, FIXTURES AND EQUIPMENT                | 21,000                                   | 22,000                                  | 22,000  | 22,000  |
| CONSTRUCTION ADMINISTRATION                      | -  | -                                       | -   | -   |
| OTHER AE SERVICES (including Project Management) | -  | -                                       | -   | -   |
| ART  | 3,000                                    | -                                       | -   | -   |
| RELOCATION                                       | 18,000                                   | 3,000                                   | 3,000   | 3,000   |
| ENVIRONMENTAL                                    | -  | 28,000                                  | 3,000   | 28,000  |
| INSURANCE AND LEGAL                              | 19,000                                   | -                                       | -   | -   |
| MISCELLANEOUS                                    | -  | 19,000                                  | 19,000  | 74,000  |
| <b>SUBTOTAL</b>                                  | <b>\$ 658,000</b>                        | <b>\$ 868,000</b>                       | <b>\$ 1,088,000</b>                             | <b>\$ 1,299,500</b>                             |
| PROJECT CONTINGENCY                              | 132,000                                  | 174,000                                 | 109,000   | 10,500  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 790,000</b>                        | <b>\$ 1,042,000</b>                     | <b>\$ 1,197,000</b>                             | <b>\$ 1,310,000</b>                             |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |  |   |   |   |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 790,000                               | \$ 1,042,000                            | \$ 1,197,000                                    | \$ 1,310,000                                    |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 790,000</b>                        | <b>\$ 1,042,000</b>                     | <b>\$ 1,197,000</b>                             | <b>\$ 1,310,000</b>                             |

\* 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 Psychiatry Seclusion Suite & Nurse Station Security Renovation Budget (Revised Final) \$1,310,000

September 25, 2024



**Conceptual Floor Plan**

# ATTACHMENT 26

# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Fluoroscopy Equipment Replacement & Renovation (Revised Final: \$1,020,000)

## RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$1,020,000 and note a report of a Revised Final Budget in the amount \$782,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, for the UConn Health Fluoroscopy Equipment Replacement & Renovation Project.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,020,000 and note the previous approval of \$782,000 from UConn Health Capital for the UConn Health Fluoroscopy Equipment Replacement & Renovation Project.”

## BACKGROUND:

A Master Plan for the renovation of the Radiology Department located on the Main Level of the Connecticut Tower has been developed to ensure outdated diagnostic radiology imaging equipment can be replaced in a manner that is in compliance with current Connecticut Department of Health design/construction guidelines, improve staff workflow and the patient experience. This project aligns with UConn’s 2024-2034 Strategic Plan because it will promote and improve the Wellness of People and Planet.

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 current estimated cost to complete the project will exceed the previously approved budget by \$275,000. The projected overage is attributed to post-construction design revisions associated with a new patient restroom, changing area and HVAC system modifications.

On August 28, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$37,000 (4.97% of the previous approved Revised Final Budget) for a Revised Final Budget of \$782,000.

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 Board of Trustees is subsequently notified of the revised project budget.

The Revised Final Budget is attached for your consideration. This Final Revised Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on September 9, 2024.

Attachments

DRAFT

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

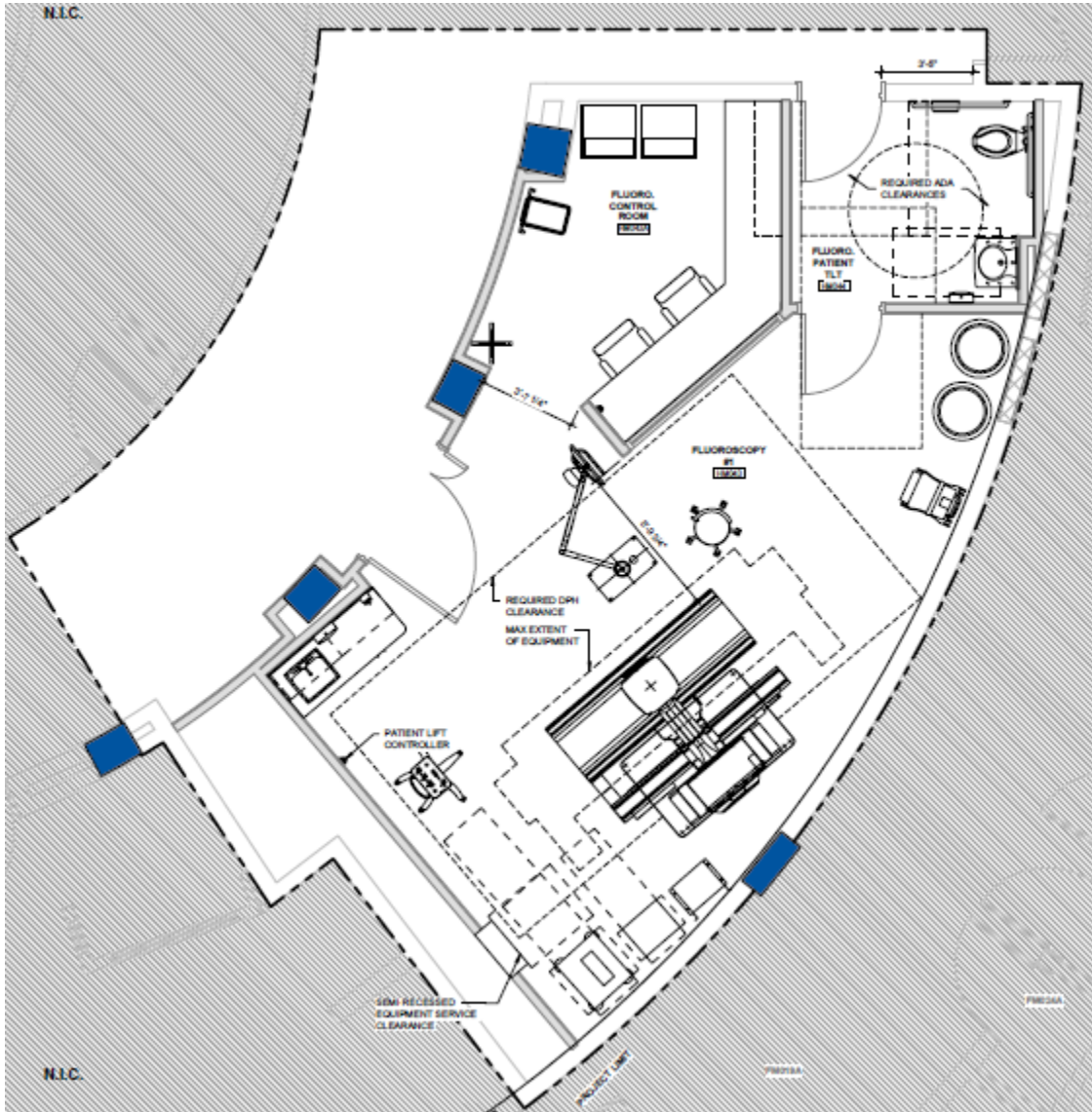
**PROJECT NAME:** UCONN HEALTH - FLUOROSCOPY EQUIPMENT REPLACEMENT AND RENOVATION

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>FINAL<br/>9/27/2023</u> | <u>PROPOSED<br/>REVISED FINAL<br/>9/25/2024</u> |
|--|---|---|
| CONSTRUCTION                                     | \$ 553,000                              | \$ 786,000                                      |
| DESIGN SERVICES                                  | 70,000                                  | 65,000  |
| TELECOMMUNICATIONS                               | 2,000                                   | 2,000   |
| FURNITURE, FIXTURES AND EQUIPMENT                | 20,000                                  | 23,000  |
| CONSTRUCTION ADMINISTRATION                      | -                                       | -   |
| OTHER AE SERVICES (including Project Management) | -                                       | -   |
| ART  | -                                       | -   |
| RELOCATION                                       | 1,000                                   | 1,000   |
| ENVIRONMENTAL                                    | -                                       | -   |
| INSURANCE AND LEGAL                              | -                                       | -   |
| MISCELLANEOUS                                    | 3,000                                   | 4,000   |
| <b>SUBTOTAL</b>                                  | <b>\$ 649,000</b>                       | <b>\$ 881,000</b>                               |
| PROJECT CONTINGENCY                              | 96,000                                  | 139,000   |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 745,000</b>                       | <b>\$ 1,020,000</b>                             |
| <br><u>SOURCE(S) OF FUNDING*</u>                 |   |   |
| UCONN HEALTH CAPITAL FUNDS                       | \$ 745,000                              | \$ 1,020,000                                    |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 745,000</b>                       | <b>\$ 1,020,000</b>                             |

\* 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 (Revised Final) \$1,020,000  
September 25, 2024



**REDESIGNED FLUOROSCOPY ROOM LAYOUT**

# ATTACHMENT 27

# UConn HEALTH

September 25, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA  
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Canzonetti (F) Building Wound Care Center Renovation (Revised Final: \$1,330,000)

## RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$1,330,000 and note a report of a Revised Final Budget in the amount \$1,286,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, for the UConn Health Canzonetti (F) Building Wound Care Center Renovation.

## RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,330,000 and note the previous approval of \$1,286,000 from UConn Health Capital and a Design and Construction allowance from Restorix Health Inc (Wound Care Center operator) for the UConn Health Canzonetti (F) Building Wound Care Center Renovation.”

## BACKGROUND:

UConn Health and Restorix Health Inc have entered into a Professional Service Agreement to create a Comprehensive Wound Care Center (CWC) utilizing Hyperbaric Oxygen Therapy within the Canzonetti Building (F) that will be designed, furnished, staffed and operated by Restorix Health Inc. The Wound Care Center is complete and treating patients. This project aligns with UConn’s 2024-2034 Strategic Plan by promoting and improving the Wellness of People and Planet.

The current estimated cost to complete the project will exceed the previously approved budget by \$105,000. The projected overage is attributed to costs associated with a delay claim submitted by the contractor and additional code remediation issues exposed during the construction process.

On August 28, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$61,000 (4.98% of the previous approved Revised Final Budget) for a Revised Final Budget of \$1,286,000.

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 Board of Trustees 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 9, 2024.

Attachments

DRAFT

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

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

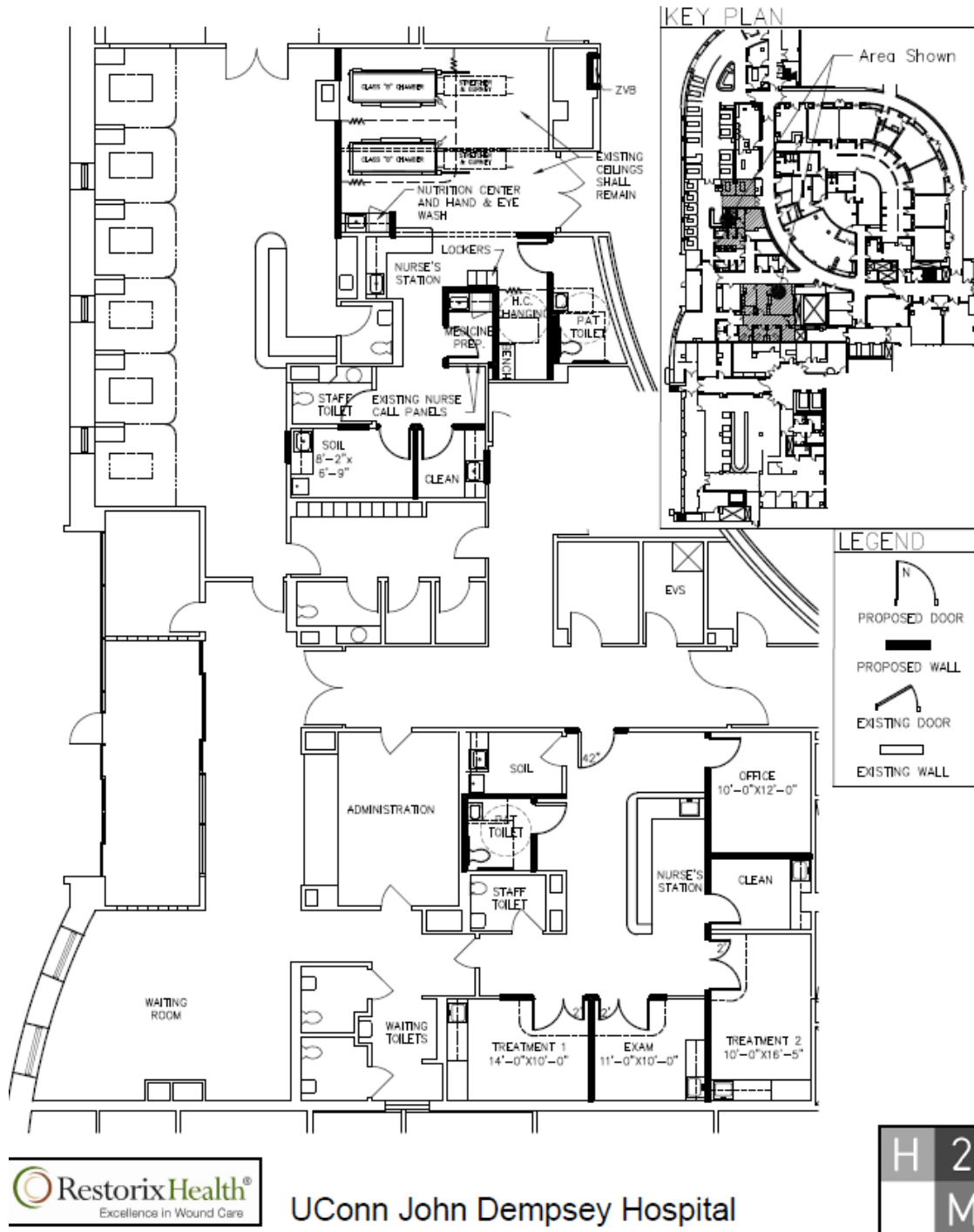
| <u>BUDGETED EXPENDITURES</u>                        | <u>APPROVED<br/>DESIGN<br/>6/29/2022</u> | <u>APPROVED<br/>FINAL<br/>6/28/2023</u> | <u>PROPOSED<br/>REVISED FINAL<br/>9/25/2024</u> |
|---|--|---|---|
| CONSTRUCTION  | \$ 640,000                               | \$ 958,000                              | \$ 1,100,000                                    |
| DESIGN SERVICES                                     | 64,000                                   | 85,000                                  | 85,000  |
| TELECOMMUNICATIONS                                  | 64,000                                   | 64,000                                  | 120,000   |
| FURNITURE, FIXTURES AND EQUIPMENT                   | 5,000                                    | 4,000                                   | 7,000   |
| CONSTRUCTION ADMINISTRATION                         | -  | -                                       | -   |
| OTHER AE SERVICES (including Project Management)    | -  | -                                       | -   |
| ART   | -  | -                                       | -   |
| RELOCATION  | -  | -                                       | 1,000   |
| ENVIRONMENTAL                                       | -  | -                                       | -   |
| INSURANCE AND LEGAL                                 | -  | -                                       | -   |
| MISCELLANEOUS                                       | -  | 2,000                                   | 6,000   |
| <b>SUBTOTAL</b>                                     | <b>\$ 773,000</b>                        | <b>\$ 1,113,000</b>                     | <b>\$ 1,319,000</b>                             |
| PROJECT CONTINGENCY                                 | 77,000                                   | 112,000                                 | 11,000  |
| <b>TOTAL BUDGETED EXPENDITURES</b>                  | <b>\$ 850,000</b>                        | <b>\$ 1,225,000</b>                     | <b>\$ 1,330,000</b>                             |
| <b><u>SOURCE(S) OF FUNDING*</u></b>                 |  |   |   |
| UCONN HEALTH CAPITAL FUNDS                          | \$ 500,000                               | \$ 875,000                              | \$ 980,000                                      |
| RESTORIX HEALTH INC DESIGN & CONSTRUCTION ALLOWANCE | 350,000                                  | 350,000                                 | 350,000   |
| <b>TOTAL BUDGETED FUNDING</b>                       | <b>\$ 850,000</b>                        | <b>\$ 1,225,000</b>                     | <b>\$ 1,330,000</b>                             |

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

# UCONN HEALTH/IMPROVEMENTS

## UConn Health Canzonetti (F) Building Wound Care Center Renovation Budget (Revised Final) \$1,330,000

September 25, 2024



**Conceptual Floor Plan**

# ATTACHMENT 28

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UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

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

Period: 05/16/2024 - 08/31/2024

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During the period between May 16, 2024 and August 31, 2024 no individual project's construction change order value equaled or exceeded 3% of the project cost.



# ATTACHMENT 29

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**BOARD OF TRUSTEES**  
**BUILDINGS, GROUNDS & ENVIRONMENT**  
**COMMITTEE**

**2025 MEETING SCHEDULE**

| <b>MEETING DATE</b>          | <b>LOCATION</b>                                    | <b>TIME</b> |
|------------------------------|--|-------------|
| Tuesday<br>February 18, 2025 | Virtual<br>(See agenda for public streaming link.) | 10:00 a.m.  |
| Tuesday<br>April 15, 2025    | Virtual<br>(See agenda for public streaming link.) | 10:00 a.m.  |
| Tuesday<br>June 17, 2025     | Virtual<br>(See agenda for public streaming link.) | 10:00 a.m.  |
| Tuesday<br>September 9, 2025 | Virtual<br>(See agenda for public streaming link.) | 10:00 a.m.  |
| Tuesday<br>November 18, 2025 | Virtual<br>(See agenda for public streaming link.) | 10:00 a.m.  |