


February 26, 2025

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 Academic & Research Facilities – Gant Building Renovations
– STEM (Revised Final: \$191,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$191,500,000 as detailed in the attached project budget, for the Academic & Research Facilities – Gant Building Renovations – STEM project, for procurement and construction of Phase 3A and the construction documents for Phase 3B. This reflects an increase of \$21,500,000 to the previously approved Revised Final budget of \$170,000,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$187,500,000 in UCONN 2000 bond funds and \$4,000,000 of University funds for the Academic & Research Facilities – Gant Building Renovations – STEM project.”

BACKGROUND:

The 310,000 gross square foot (285,000 gsf existing & 25,000 gsf new) Gant Science Complex is being renovated and expanded to accommodate current and future University needs in response to growing student enrollment in STEM programs. These improvements include classrooms, lecture halls, teaching and research laboratories, faculty offices, and support and amenity spaces which will support the student success journey.

Exterior site and plaza areas are being improved to make them more inviting and accessible to the campus community. The building envelope (facade and roof) is being reconstructed to provide a more attractive waterproof skin with better energy performance. A signature amenity space, the Light Court, has been provided.

The Gant renovation project has been phased to allow continuous operations in the building during construction. Planning began in Spring 2015. Design services were procured and initiated in Summer 2015. Phases 1 & 2 (the renovation of the South and West wings and the addition of

the Light Court) have been constructed and are efficiently serving the campus community. Phase 3 construction is scheduled to begin in Spring 2025 and be completed in Fall 2027. Phase 3 has been divided into two phases to accelerate the schedule, Phase 3A (demolition and abatement, site work, and the procurement of equipment with long lead times) and Phase 3B (the remainder of the North Wing renovation and expansion).

The Academic & Research Facilities – Gant Building Renovations – STEM project conforms to Connecticut High Performance Building standards and has been registered as a LEED project with a target of LEED Gold.

This project budget request includes the construction for Phase 1, Phase 2, Phase 3A and the implementation of the construction document and bidding phases for Phase 3B. The cost to complete Phase 3B and the project is estimated in the range of an additional \$100 million.

The Revised Final Project Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: ACADEMIC & RESEARCH FACILITIES-GANT BUILDING RENOVATIONS - STEM

	APPROVED PLANNING 11/13/2013	APPROVED REVISED PLANNING 9/30/2015	APPROVED DESIGN 8/10/2016	APPROVED FINAL ¹ 2/22/2017	APPROVED REVISED FINAL ² 6/26/2019	PROPOSED REVISED FINAL ³ 2/26/2025
<u>BUDGETED EXPENDITURES</u>						
CONSTRUCTION	\$ -	\$ -	\$ 8,050,000	\$ 60,000,000	\$ 128,000,000	\$ 145,250,000
DESIGN SERVICES	500,000	4,065,000	4,200,000	9,000,000	15,000,000	17,300,000
TELECOMMUNICATIONS	100,000	100,000	100,000	650,000	1,200,000	1,200,000
FURNITURE, FIXTURES AND EQUIPMENT	20,000	20,000	20,000	2,000,000	4,500,000	4,500,000
CONSTRUCTION ADMINISTRATION	100,000	100,000	100,000	600,000	2,400,000	2,775,000
OTHER AE SERVICES (including Project Management)	180,000	120,000	550,000	2,500,000	5,000,000	5,000,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	150,000	800,000	900,000
ENVIRONMENTAL	-	60,000	440,000	750,000	1,500,000	1,860,000
INSURANCE AND LEGAL	5,000	10,000	15,000	100,000	100,000	110,000
MISCELLANEOUS	-	25,000	25,000	750,000	200,000	250,000
OTHER SOFT COSTS	-	-	-	-	-	5,000
SUBTOTAL	\$ 905,000	\$ 4,500,000	\$ 13,500,000	\$ 76,500,000	\$ 158,700,000	\$ 179,150,000
PROJECT CONTINGENCY	95,000	500,000	1,500,000	8,500,000	11,300,000	12,350,000
TOTAL BUDGETED EXPENDITURES	\$ 1,000,000	\$ 5,000,000	\$ 15,000,000	\$ 85,000,000	\$ 170,000,000	\$ 191,500,000
<u>SOURCE(S) OF FUNDING*</u>						
UCONN 2000 BOND FUNDS	\$ 1,000,000	\$ 5,000,000	\$ 12,000,000	\$ 81,000,000	\$ 166,000,000	\$ 187,500,000
UNIVERSITY FUNDS	-	-	3,000,000	4,000,000	4,000,000	4,000,000
TOTAL BUDGETED FUNDING	\$ 1,000,000	\$ 5,000,000	\$ 15,000,000	\$ 85,000,000	\$ 170,000,000	\$ 191,500,000

¹ Budget includes construction of Phase 1 and design of Phase 2.

² Budget includes construction of Phases 1 and 2 and design of Phase 3.

³ Budget includes construction of Phases 1 and 2 and design and demolition and abatement of Phase 3.

* 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.

ACADEMIC & RESEARCH FACILITIES –
GANT BUILDING RENOVATIONS – STEM
Project Budget (REVISED FINAL)
February 26, 2025



View of 4th Floor North Wing Addition from North Eagleville Road