AGENDA

University of Connecticut Board of Trustees

Buildings, Grounds and Environment Committee April 15, 2025, at 10:00 a.m. Virtual Meeting

Public Streaming Link (with live captioning upon request): 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, April 15, meeting must do so 24 hours in advance of the meeting's start time (i.e., 10:00 a.m. on Monday, April 14) by emailing 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), and all comments will be transmitted to the Committee.
 TAB
 2) Executive Session

		TAB
2)	Executive Session	<u>1715</u>
3)	Avery Point Residence Hall Discussion	
4)	Minutes from the November 12, 2024, Meeting	1
5)	Six (6) Proposed Easements with Wilhusky Housing LLC concerning development of Site A of off-campus student housing known as The Mark on North Eagleville Road	2
6)	Cooperation Agreement with Wilhusky Housing LLC concerning development of Site A of off-campus student housing known as The Mark on North Eagleville Road	3
7)	Construction Assurance Office Report – April 2025 ➤ Presenter: Angelo Quaresima, Associate Vice President and Chief Audit Executive	4
8)	Project Updates, Storrs Based Programs ➤ Presenter: Eric Kruger, Vice President of Facility Services and University Planning	5
9)	UConn Health Updates, Facilities Development and Operations ➤ Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction	6

10) Projects Reviewed by BGE and to be presented to Financial Affairs on 04/22/25:

STORRS BASED PROGRAMS	<u>Phase</u>	<u>Budget</u>	<u>Tab</u>
Peace Garden (formerly known as Reflection	Final	\$1,240,000	7
Garden)			
Stamford Abutting Property Restoration	Revised Final	\$2,850,000	8
Storrs Campus – Underground Storage Tank	Final	\$580,000	9
(UST) Replacement			
Music Building Roof Replacement	Revised Final	\$759,000	10
Jones Annex Renovation	Revised Final	\$9,500,000	11
UCONN HEALTH			
TM416 MRI Upgrade and Mobile Unit	Planning	\$1,560,000	12
Emergency Department Low Acuity Expansion	Design	\$1,350,000	13
BB013 Animal Research MRI Renovation	Design	\$620,000	14
Parking Lots L1 & A5 Repaving	Final	\$1,190,000	15

- 11) University Senate Representative Report
 - > Professor Amvrossios Bagtzoglou, University Senate Representative
- 12) Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects)
- 13) Quarterly Construction Status Report, Period Ending December 31, 2024 https://updc.media.uconn.edu/wp-content/uploads/sites/1525/2024/02/UConn-Quarterly-Construction-Report 12312024web.pdf
- 14) Construction Projects Status Report February 26, 2025 https://bpir.media.uconn.edu/wp-content/uploads/sites/3452/2025/02/Construction-Status-Report-2.26.25.pdf
- 15) Other Business
- 16) Adjournment

PLEASE NOTE: If you are an individual with a disability and require accommodations, please e-mail the Board of Trustees Office at <u>boardoftrustees@uconn.edu</u> prior to the meeting.

ATTACHMENT 1

MINUTES

University of Connecticut Board of Trustees

Buildings, Grounds and Environment Committee November 12, 2024 Virtual Meeting

Committee Trustees: Marilda Gandara, Jeanine Gouin, Andrea Dennis-LaVigne

UConn Health Board of Directors

Directors Committee Members: Richard Carbray, Jr.

Other Trustees: Daniel Toscano

University Staff: President Maric, Andy Agwunobi, Robert Corbett, Anne

D'Alleva, Gail Garber, Nicole Gelston, Jeffrey Geoghegan, Nathan Fuerst, Jonathan Heinlein, David Hook, Philip Hunt,

George Karsanow, Andrea Keilty, Michael Kirk, David Koehler, Nathan LaVallee, Lynn Lesniak, Joann Lombardo, Matthew Longenecker, Margaret McCarthy, Stanley Nolan, Angelo Quaresima, Ann Marie Siefert, Stephanie Reitz, Joseph Thompson, Michelle Williams, Reka Wrynn

Vice-Chair Gandara called the meeting to order at 10:00 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 September 17, 2024

On a motion by Director Carbray, seconded by Trustee Dennis-LaVigne, the Committee voted unanimously to approve the minutes of the September 17, 2024, Meeting.

3. Four (4) Proposed Easements with Wilhusky Housing, LLC concerning development of Site B of off-campus student housing known as The Hub on North Eagleville Road.

On a motion by Trustee Gouin, seconded by Director Carbray, the Committee voted unanimously to recommend this item to the full Board for approval.

4. Construction Assurance Office Report – November 2024
Presenter: Angelo Quaresima, Associate Vice President and Chief Audit Executive

- 5. Project Updates ~ Storrs Based Programs
- 7. UConn Health Project 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 December 10, 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 September 30, 2024

This agenda item was informational.

11. Construction Projects Status Report

This agenda item was informational.

12. University Senate Representative Report

There was no University Senate Representative Report.

13. Other Business

There was no Other Business.

14. Executive Session

On a motion by Trustee Dennis-LaVigne, seconded by Director Carbray, the Committee voted unanimously to go into Executive Session at 10:52 a.m. pursuant to Connecticut General Statutes section 1-210(b)(4).

The following Committee Trustees were in attendance: Gandara, Gouin, and Dennis-LaVigne.

UConn Health Board of Directors member Carbray was in attendance.

The following Trustees were also in attendance: Toscano.

The following University staff were in attendance for the entire Executive Session: Maric, D'Alleva, Geoghegan, Corbett, Garber, Gelston, Heinlein, Hunt, Kirk, LaVallee, Lombardo, Williams, Wrynn, and Carone.

The Executive Session ended at 11:00 a.m., and the Committee returned to Open Session at 11:02 a.m.

15. Adjournment

On a motion by Director Carbray, seconded by Trustee Gouin, the Committee voted unanimously to adjourn the meeting at 11:02 a.m.

Respectfully submitted,

Debbie L'Earone

Debbie L. Carone Secretary to the Committee

ATTACHMENT 2



Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 2025

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer

RE: Six (6) Proposed Easements with Wilhusky Housing LLC concerning development

of Site A of off-campus student housing known as The Mark on North Eagleville

Road

RECOMMENDATION:

That the Board of Trustees approve the University Administration entering into easement agreements with Wilhusky Housing LLC to facilitate development of Site A of off-campus student housing at the complex currently known as The Mark on North Eagleville Road in Storrs CT. 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 six (6) easement agreements and any other required ancillary agreements with Wilhusky Housing LLC to facilitate development of Site A of off-campus student housing at the complex currently known as The Mark on North Eagleville Road in Storrs CT."

BACKGROUND:

Wilhusky Housing LLC has received approval from the Town of Mansfield Planning and Zoning Commission to construct student housing totaling approximately 1,350 beds on North Eagleville Road on two separate parcels that bisect the road. The development was previously named The Hub but has been changed to The Mark. The north side of North Eagleville Road will be constructed first (Site B) and start in the spring 2025, while the south half of the development (Site A) will be started in a future year. Easements for Site B were approved in December 2024. Site A is bound by University property on three sides (i.e. University unimproved land on the west, a university road on the south side, and a university-controlled road on the north side). The parcel is bound on the east side by a private third-party owner.

The six (6) easements that are required are as follows:

<u>Temporary Construction Easement</u>: This easement allows the developer to utilize approximately 20' of University property on three sides of the site on a temporary basis to construct the development and crosswalks. The developer will restore the area after the work is completed and the easement will expire upon the completion of the construction.

<u>Permanent Access and Maintenance Easement on King Hill Road</u>: King Hill Road on the south side of Site A is a university road. This easement allows the developer to permanently have vehicular access from North Eagleville Road to the new building and allows emergency vehicles to utilize a strip of King Hill Road if necessary to service the building. Additionally, this easement outlines developers' on-going maintenance obligations for this strip of roadway.

Permanent Access and Maintenance Easement on North Eagleville Road: This easement is on the north side of the site only and allows the developer to permanently have both vehicular and pedestrian access from North Eagleville Road to the new building. This easement is required because although North Eagleville Road is a public road, the University has custody and control over the roadway and the agreement with CTDOT requires the University to allow access to the public road from private lots. Additionally, this easement outlines developers' on-going maintenance obligations for the land area between North Eagleville Road and the new student housing building.

<u>Permanent Sidewalk Access Easement</u>: The Town of Mansfield has requested that a right-of-way for pedestrians be established for pedestrian access between North Eagleville Road and King Hill Road on the developer's property and in favor of the university. This easement grants access for students to cross the property on the east side of the site on a newly constructed sidewalk but does not impose any maintenance obligations on the university.

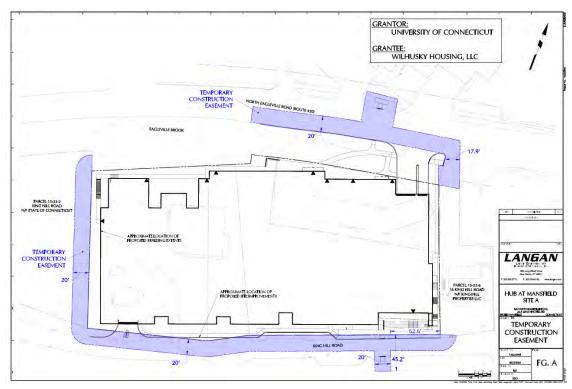
<u>Permanent Maintenance, Access and Drainage Easement</u>: The development needs to construct drainage structures in the North Eagleville Road right-of-way and discharge stormwater from the new building to the existing brook. This easement allows the developer to construct stormwater discharge structures to University and CT DOT requirements and obligates the developer to maintain them permanently.

<u>Permanent Sightline Easement</u>: On King Hill Road, to allow safe vehicular access from the garage, a sightline easement restricts installation of obstructions in the roadway or realignment of the north curbline of the roadway.

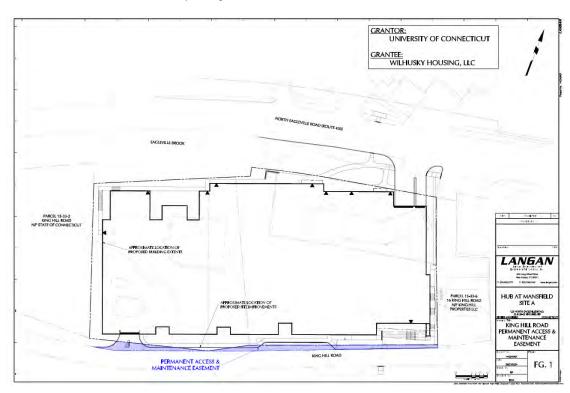
The University will receive a lump sum payment of \$600,000 for these easements and \$25,000 annually for operating expenses concerning Site A in a separate Cooperation Agreement. A similar fee and Cooperation Agreement was approved for Site B in December 2024.

The easements for Site A are graphically depicted in Attachment A.

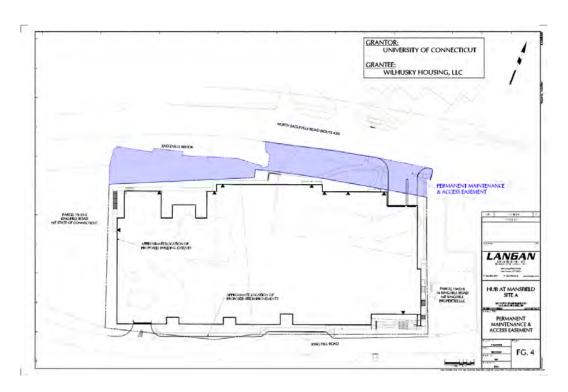
Attachment A: Easement Areas



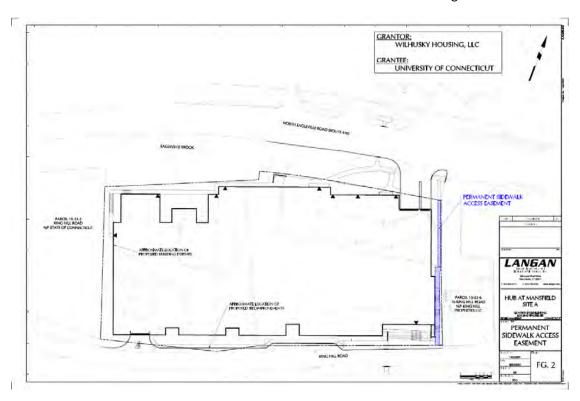
Temporary Construction Easement Area



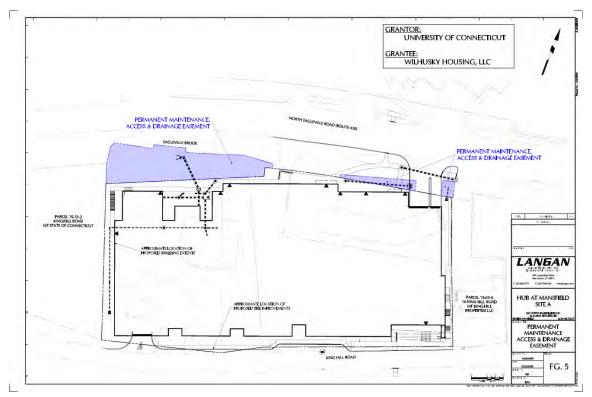
Permanent Access and Maintenance Easement Area on King Hill Road



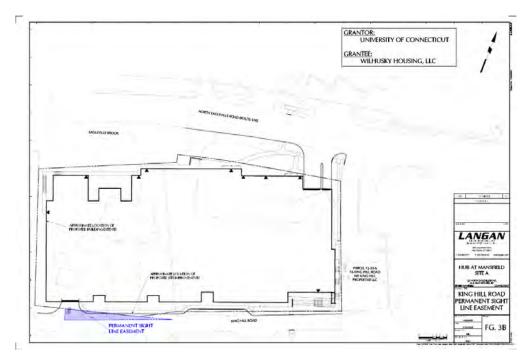
Permanent Maintenance and Access Easement Area on No. Eagleville Road



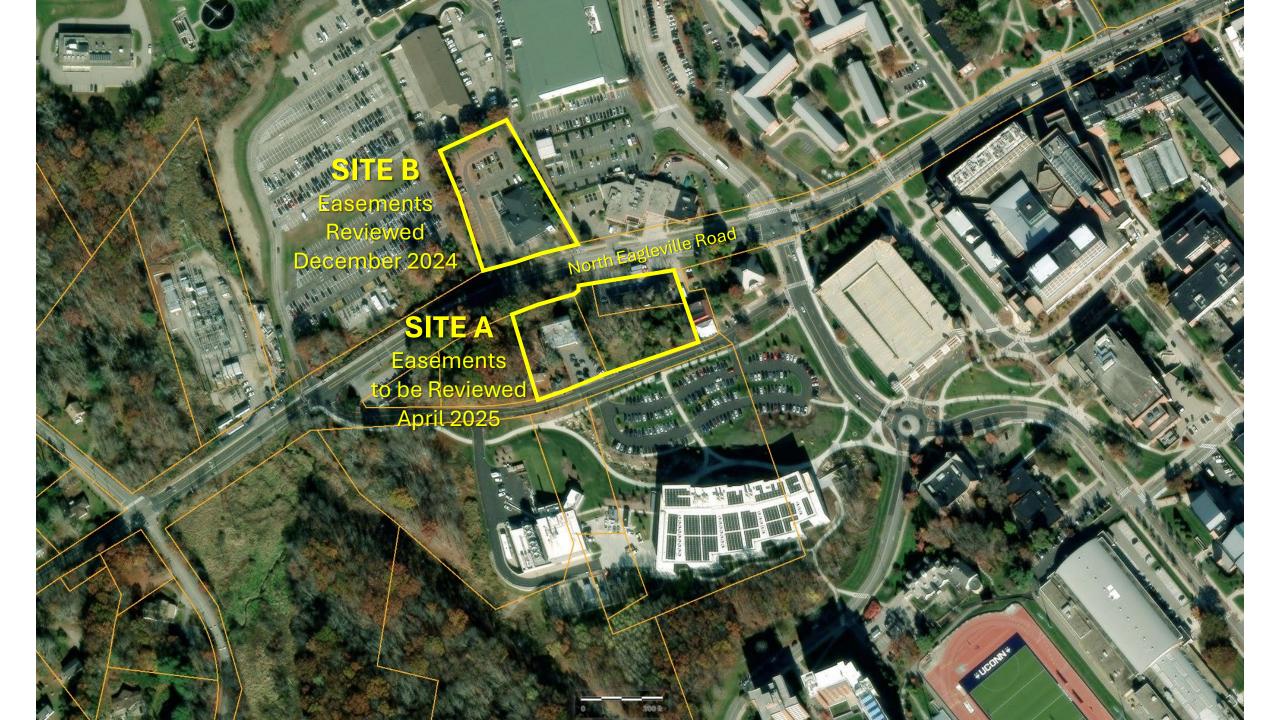
Permanent Sidewalk Access Easement Area



Permanent Drainage Easement Area on No. Eagleville Road



Permanent Sightline Easement on King Hill Road



ATTACHMENT 3



Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 2025

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance and Chief Financial Officer

RE: Cooperation Agreement with Wilhusky Housing LLC concerning

development of Site A of off-campus student housing known as The Mark

on North Eagleville Road

RECOMMENDATION:

That the Board of Trustees approve the University Administration entering into a Cooperation Agreement and any other ancillary agreements with Wilhusky Housing LLC to facilitate development of Site A of off-campus student housing at the complex currently known as The Mark on North Eagleville Road in Storrs CT. 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 a Cooperation Agreement and any other required ancillary agreements with Wilhusky Housing LLC to facilitate development of Site A of off-campus student housing at the complex currently known as The Mark on North Eagleville Road in Storrs CT."

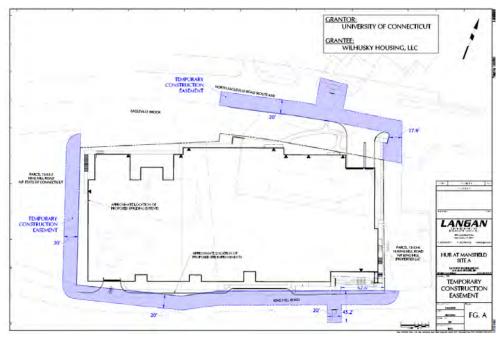
BACKGROUND:

Wilhusky Housing LLC has received approval from the Town of Mansfield Planning and Zoning Commission to construct student housing totaling approximately 1,350 beds on North Eagleville Road on two separate parcels that bisect the road. The north side of North Eagleville Road will be constructed first (Site B) and start in the spring 2025, while the south half of the development (Site A) will be started in a future year. The Board of Trustees approved a Cooperation Agreement regarding Site B development in December 2024. Site A is bound by University property on three of the four sides (i.e. University unimproved land on the west, a University road on the south side, and a University-controlled road on the north side), so the project cannot be constructed without easements and cooperation from the University.

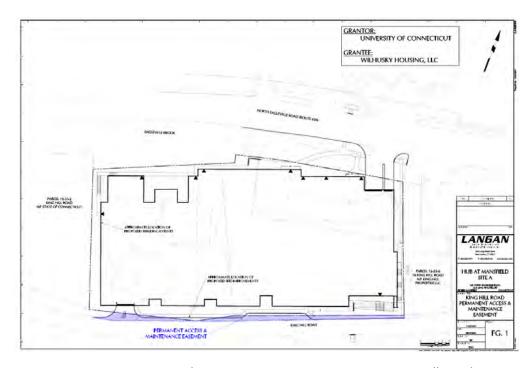
The Cooperation Agreement has the following pertinent terms:

- The University will enter into six (6) easements to allow the construction of the development on Site A, including: 1) temporary use of university-owned land and roads, during construction, 2) a permanent fire lane on King Hill Road, 3) permanent use and access in the right-of-way along North Eagleville Road, 4) permanent easements for drainage, and 5) sightline guarantees in King Hill Road. The sixth easement is in favor of the University and provides public access across Site A between North Eagleville Road and King Hill Road. The easements are graphically depicted in Exhibit A.
- The University will cooperate with utility companies looking to serve Site A with electric, gas, water and sewer services.
- The Developer will adjust heights of roof-deck walls to be at least eight feet high if they have a roof deck
- The Developer will install security and safety systems in the apartment building
- The University will provide overflow parking for the new development (to be charged at university rates)
- The University will coordinate bus service to stop in close proximity to the development
- The University will receive a right of first refusal should the Developer look to sell the development in the future
- The University will receive a lump sum payment of \$600,000 for the easements and \$25,000 (subject to adjustment each five years) for any operating expenses to fulfill the terms of the Cooperation Agreement. These payments are in addition to the amounts for the Site B Cooperation Agreement.

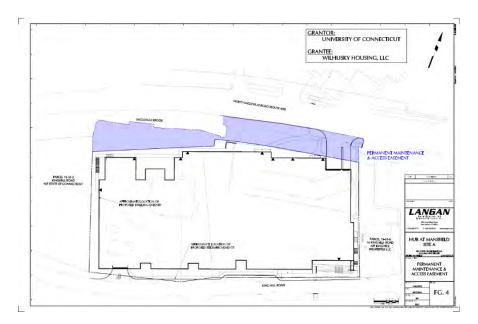
Easement Locations for Cooperation Agreement for Site A



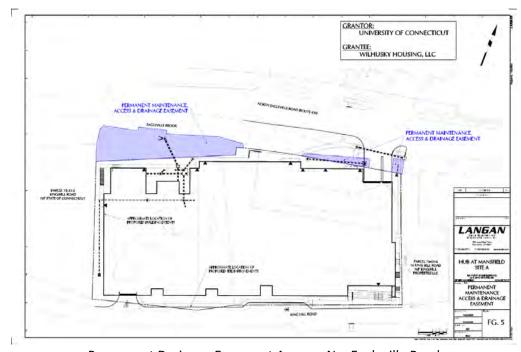
Temporary Construction Easement Area for Site A



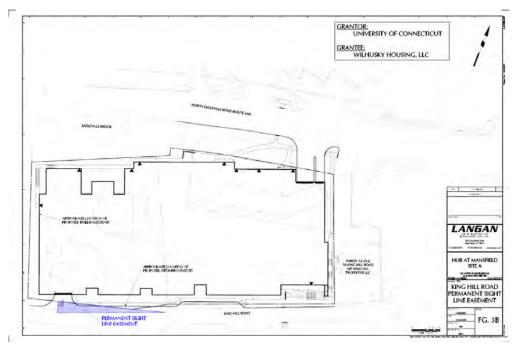
Permanent Access and Maintenance Easement Area on King Hill Road



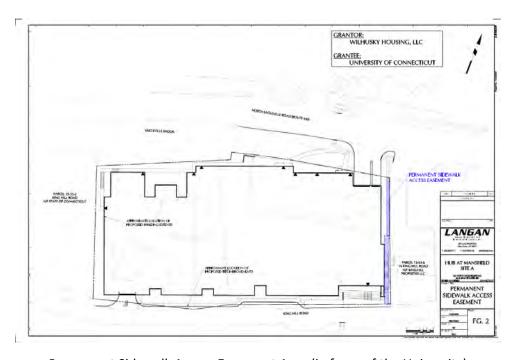
Permanent Access Easement Area on North Eagleville Road



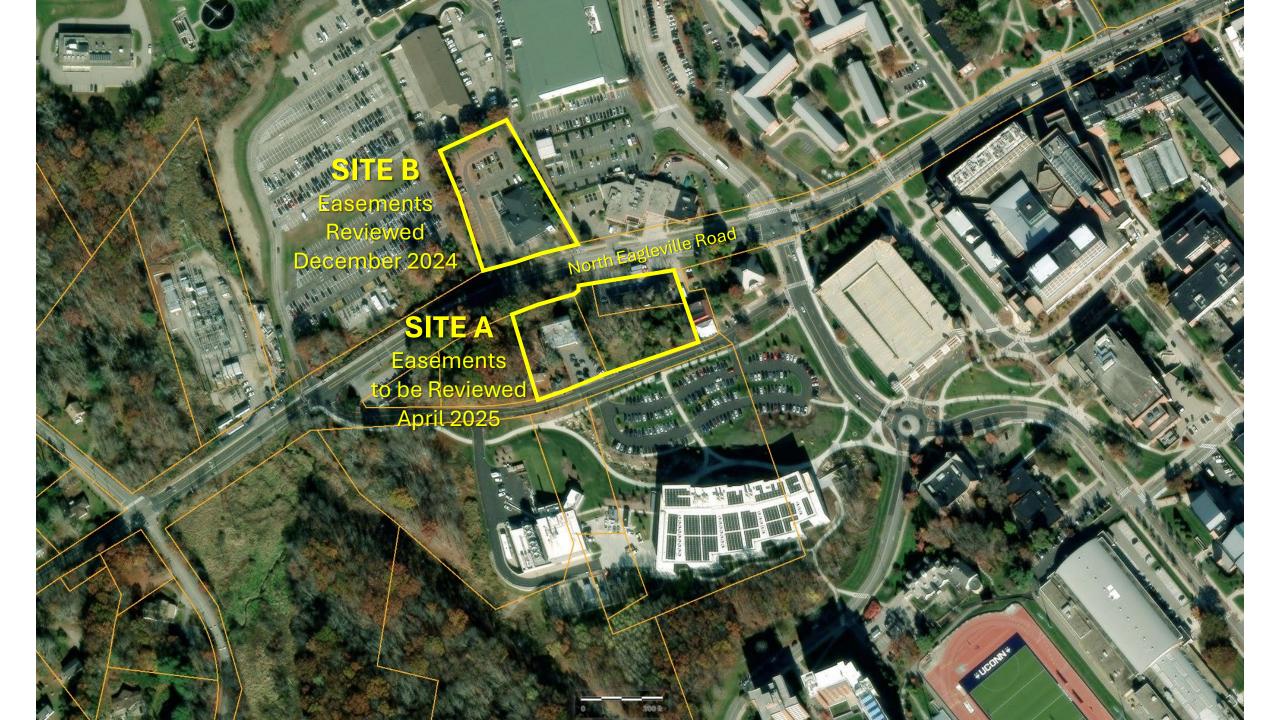
Permanent Drainage Easement Area on No. Eagleville Road



Permanent Sightline Easement on King Hill Road



Permanent Sidewalk Access Easement Area (in favor of the University)



ATTACHMENT 4



April 15, 2025

TO: Members of the Buildings, Grounds and Environment Committee

FROM: Angelo Quaresima, Chief Audit Executive

David Hook, Construction Auditor

RE: Construction Assurance Office Report – April 2025

In accordance with Connecticut General Statutes (CGS) Section 10a-109cc, the following is the statutorily required report of construction performance reviews undertaken by the Construction Assurance Office through March 2025:

We continue 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.

We have completed our review of the UConn 2000 funded projects listed below to verify project compliance with requirements from initiation through close out. Our review included test procedures for key areas such as project initiation, contractor procurement, expenditure review, contract changes, building and fire code compliance, and project closeout.

Based on our review of project documentation, no significant exceptions were noted for the projects reported this quarter.

Statutory Name	Child Project Name	Project Number
DM/Code & ADA/In Imp & Reno Lump	UCH - HIM Workplace	
Sum/UA&S Fac	Improvements	21-019
DM/Code & ADA/In Imp & Reno Lump	UCH-16 Munson Road Parking	
Sum/UA&S Fac	Lot Paving	22-601.03



ATTACHMENT 5

Buildings, Grounds, and Environment Committee

University Planning, Design and Construction Facilities Services

April 15, 2025 Complete Report



Agenda

Wilhusky Site A Easements

UPDC Resolutions for April BOT Meeting

Stamford Abutting Properties Restoration Peace Garden

UPDC Resolutions Approved-February BOT Meeting

Gant Building Renovation Gampel Pavilion Renovation Werth Residence Tower High Humidity Mitigation

Highlighted UPDC Projects

UPDC Projects in Construction UPDC Projects in Design

Real Estate Projects

Regional Housing
Off-Campus Development

Facilities Services Resolutions for April BOT Meeting

Music Building Roof Replacement Roy E. Jones Annex Building Renovation Storrs Campus- UST Replacement

Facilities Services Resolutions Approved-February BOT Meeting

Avery Point Parking Lots A&B Upgrades
Alumni Residence Hall Roof Replacement
Babbidge Library HVAC Equipment Upgrade
Branford House Exterior Repairs Phases 1, 2 & 3
Gampel Pavilion Generator Replacement
Housing Refresh Program Summer 2025
McMahon Residence Hall & Dining Facility Roof Replacement
Music Building Roof Replacement
Nathan L. Whetten Graduate Center 3rd Floor Office Renovation

Highlighted Facilities Services Projects

Facilities Services Projects in Construction Facilities Services Projects in Design

Appendix

UPDC/Facilities Services Projects in Planning and Close Out



UPDC Projects April BOT Meeting



Stamford Abutting Property Restoration



Scope:

The Stamford Parking Garage was a three-level steel and concrete structure that was demolished as it was beyond its useful life. Subsequent soil testing showed contaminants had mitigated onto a portion of the 11 abutting properties to the north of the parking garage site.

This project remediates the environmentally-impacted soils of the properties and provides final site restoration.

Budget:

\$2.5M, Approved Final, \$2.85M-Pending Revised Final-April 2025 Budget increased due to the extent of remediation and restoration required on the last of the 11 properties.

Schedule:

Remediation is complete, final landscape restoration- Spring 2025-Summer 2025

Key Issues & Risks:

None



Vernon Place prior to Garage Demolition and Remediation Projects



New Stamford Parking Lot- Abutting Properties to the right side

Peace Garden

Scope: A garden initiated in 2022 by two active donors and alumni who envisioned an outdoor space that fosters wellness, inclusivity, tolerance, and peace. In coordination and collaboration with the donors, UConn Foundation, the Provost, the Dean of Students, Global Affairs, Student Life & Enrollment, student leaders, and numerous campus stakeholders, the project will renovate an existing tree and lawn area to a passive space on the east side of Babbidge Library with plantings, lighting, seating, inspirational quotes, and sculptures.

Budget:

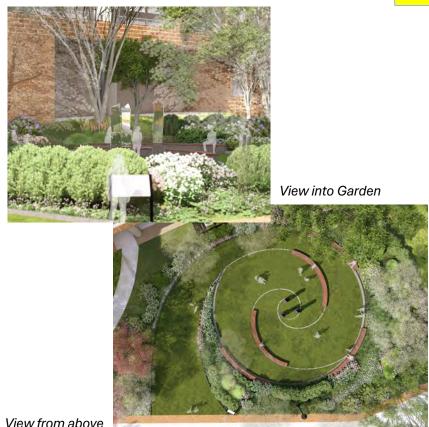
\$800K Design Approved December 2024 \$1.24M Final Pending April 2025 (\$1.165M-Gift Funds, \$75,000 University Funds for soft costs)

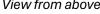
Schedule:

Design Completed Nov 2024; Value Management & Bidding Nov 2024-Mar 2025; Construction May-November 2025

Key Issues & Risks:

- Construction logistics
- Sculpture delivery & coordination
- Plant establishment & maintenance costs







UPDC Projects Approved-February BOT Meeting



Gant Building Renovation - STEM

- Scope: 310,000 GSF Renovation and Expansion
 - ° Teaching labs, faculty offices and support space upgrades
 - ° Infrastructure and Envelope Upgrades, Targeting LEED Gold
- Budget: \$191.5M, Approved Revised Final for Ph 1, 2 & 3A.
 - Phases 1 and 2 complete.
 - Phase 3 (Gant North Wing) scope has been altered to increase instructional space and make floors 3 and 4 flexible shell space. Phase 3 has been split into 2 phases 3A (enabling work) and 3B (all other work).
 - Phase 3A went out to bid in March 2025. Phase 3B will be bid in Summer 2025.

• <u>Schedule</u>:

- Construction Phase 1: Completed Summer 2019
- ° Construction Phase 2: Completed Summer 2021
- ° Construction Phase 3: May 2025 Fall 2027 (estimated)
- <u>Key Issues & Risks</u>: Phase 3 cost escalation, work in an occupied building, long lead times for mechanical and electrical equipment.



View of Renovated North Wing from North Eagleville Rd



Gampel Pavilion Renovation

<u>Scope</u>: Modernize the facility, including wi-fi improvements and create more revenue generating opportunities within the building.

Budget: \$9.0M – BOT Approved February 2025

Budget approved for sports facility specialist, initial project programming, wi-fi equipment replacements, and install building structure for new seating as first phase of project.

Schedule:

Planning: Fall 2024 - Spring 2025 Design: Spring 2025 - Winter 2025

Construction Start: 2026- Phased based on Athletic schedules

Key Issues & Risks:

Construction escalation, working in occupied and functioning building







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: \$11.1M, Approved Revised Final Feb 2025
- <u>Schedule</u>:
 - Dec 2023-March 2024 Designed temporary measures
 - March 2024 May 2024 Installed 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







UPDC Project Status Summary

In Bidding/Construction

- School of Nursing New Building
- Fieldhouse- Old Recreation Center Renovation- Phase 1
- South Campus Infrastructure
- Mirror Lake Improvements
- Werth Residence Tower High Humidity Mitigation
- Whitney Road Steam Improvements
- Northwest Residential Area- Thermal Comfort Improvements
- Gilbert Road Site Preparation
- Stamford Abutting Property Restoration
- UConn Tennis Facility
- Hartford Café
- Peace Garden (formerly Reflection Garden)

In Design

- Gant Building Renovation
- Gampel Pavilion Renovation
- Fieldhouse- Old Recreation Center Renovation- Phase 2
- University Second Electrical Feed
- Stamford Mill River Remediation
- PBB Research Support Expansion
- Coventry Boathouse

In Planning

- Avery Point Housing
- New Commissary Building
- High-Power Engineering Laboratory
- Ratcliffe Hicks Arena Lab Renovation
- Athletics Recognition Garden
- Motor Pool Fuel Tank Replacement
- Environmental Land Use Restriction- Lots F & C
- Golf Practice Facility
- Active Transportation Grants
- Stamford School of Nursing- Teaching Lab

In Close-Out

- Residential Life- South Campus Residence Hall
- NER and Discovery Drive Intersection Improvements
- Boiler Plant Equipment Replacement and Utility Tunnel Connection
- Supplemental Utility Plant
- UConn Waterbury at 36 North Main
- XL Center- Academic Space 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.

10



UPDC Projects in Construction



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
- ° 91,000 sf building with five stories
- <u>Budget</u>: \$100.0M BOT Approved October 2024

• <u>Schedule</u>:

- ° Design October 2023 to September/October 2024
- ° Phase 1 GMP is complete. Phase 2 has been bid.
- Construction March 2025 to late Fall 2026
- Sitework and foundations will be installed in spring and summer 2025, followed by the steel framing in late summer 2025



New School of Nursing Building (View looking Northwest)

Key Issues & Risks:

- Aggressive schedule and tight budget
- Long lead mechanical and electrical equipment
- ° Difficult/tight site and swing space availability



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: \$90.0M- BOT Approved- October 2024
- <u>Schedule</u>:
 - Phase 1 (Wolff Zackin Natatorium)-construction scheduled
 Spring 2025 Fall 2025.
 - Phase 2 (Balance of Field House) will be bid in Spring 2025 and constructed between July 2025 and Winter 2027
- <u>Key Issues & Risks</u>: 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 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 newly opened Connecticut Hall.
- <u>Budget</u>: \$89.5M, Approved Revised Final

• Schedule:

- Work necessary for the occupancy of Connecticut Hall was substantially complete in August 2024, and all roadways impacted by the work have reopened.
- Work on the geothermal well field is complete. The chiller plant addition is enclosed with equipment installation beginning. S lot is mostly reopened, with future closures to be coordinated with the School of Nursing project.
- Scope has been added to provide utilities to the School of Nursing project.
- Construction July 2023 August 2025, with in-service date of electrical equipment for the South Campus Chiller Plant estimated as February 2026.
- <u>Key Issues & Risks</u>: Long lead times for mechanical and electrical equipment, connection of utilities, additional scope to serve School of Nursing, maintenance and operation of temporary cooling and emergency power equipment.







South Campus Chiller Plant Addition



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 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 in progress
- Construction: March 2025 Spring 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



Whitney Road Steam Improvements



<u>Scope</u>: Replace ~500 feet of steam and condensate lines discovered to be leaking and beyond repair in Fall 2023, as well as a service vault. These lines extend from the vicinity of Monteith (on the North) to new steam infrastructure in the vicinity of Arjona completed in 2024.

Budget: \$8.5M Approved Final-December 2024

Schedule:

Planning: Complete

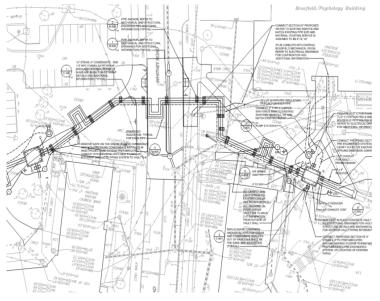
• Design: Completed October 2024

Bidding: Completed January 2025

Construction: March to October 2025

Key Issues & Risks:

 Sequencing, subsurface conditions, and impacts to campus utilities





Gilbert Road Site Preparation

Scope:

- Preparation of the area along Gilbert Road for the South Campus Residence Hall
- Exterior House Restoration
- Budget: \$6.6M, BOT 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 2024 and will be complete by Spring 2025. Roofing and siding material availability has delayed completion of the work.
- <u>Key Issues & Risks</u>: SHPO's expectations concerning the overall project



4 Gilbert Road - House Relocation



UConn Tennis Facility

Scope:

- Support building that complies with Title IX requirements, associated utility infrastructure, and other site improvements
- 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 - BOT Approved September 2024

Schedule:

- Construction Documents & Bidding complete August 2024
- Construction: Fall 2024 Spring 2026

Key Issues & Risks:

- Construction logistics
- Programmatic and design changes to building
- Building delivery and long lead items





Hartford Cafe

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

Budget: \$995,000- Approved Final

Schedule:

- Design: Summer 2024-Fall 2024
- Construction Spring 2025-Fall 2025

Key Issues & Risks: Long-lead Dining Service

Equipment







UPDC Projects in Design



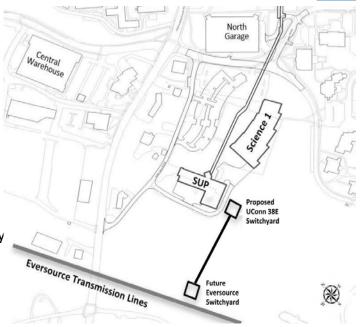
University Second Electrical Feed

Scope:

- Construction of a new UConn 38E switchyard adjacent to the Supplemental Utility Plant (SUP) and connection to Eversource transmission lines, including new Eversource facilities dedicated to serving 38E.
- 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.
- ° 60% Design Documents are complete and being estimated.
- ° Construction Schedule: TBD based upon updated lead times for equipment.
- <u>Key Issues & Risks</u>: Environmental permitting, long lead times on equipment and cost escalation due to large volume of transmission upgrades nationwide, coordination with other UConn power upgrade (including fuel cell) projects, finalization of an interconnection agreement with Eversource, Eversource's completion of its enabling projects.



UConn 38E Switchyard and Eversource Transmission Line Connection

Note: Eversource switchyard and connection to 38E by Eversource



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
- <u>Budget</u>: \$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
- Opdated 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. More comments/questions received by EPA and DEEP Spring 2025.
- ° Target Remediation Date: TBD. No earlier than Fall 2026
- <u>Key Issues & Risks</u>: 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



PBB Research Support Expansion

 <u>Scope</u>: Fit-out the shell space adjoining the existing research support facility within the Pharmacy Biology Building (PBB) on the Storrs Campus for a vivarium. The area of the project is approximately 3,850 NSF.

 <u>Budget</u>: \$1.0M -BOT Approved Design Anticipated total budget: \$10,000,000

• <u>Schedule</u>:

Target Construction Summer 2025 – Summer 2026

Key Issues & Risks:

Vibration/noise/dust working in an occupied research facility



PBB Vivarium



Northwest Residential Area- Thermal Comfort Improvements



- <u>Scope</u>: Provide air conditioning to the six dormitory buildings in the Northwest Housing Complex. The phasing of the project will be determined after enhanced schematic design based on available annual summer budgets
- <u>Budget</u>: \$6.75M Approved Final-Phase 1- BOT December 2024
- <u>Schedule:</u> Enhanced Schematic Design Complete October 2024, Final Design Complete December 2024, Construction May 2025 – August 2025
- Key Issues & Risks:
 - Availability of mechanical equipment



Coventry Boathouse

Scope: Construct new boathouse facilities on Coventry Lake for the women's rowing team as part of Title IX requirements.

Budget: \$2.65M BOT Approved Final

Schedule:

- Design: April 2025 November 2025
- Bidding: Pending site acquisition
- Construction: Pending site acquisition

Key Issues & Risks: Preferred property may not be available (pending P&S execution). Dock permitting is required with DEEP





Real Estate Update



Real Estate Projects

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

Mansfield Apartments: Investigating third-party developer partnerships to construct and finance.

<u>Cell System Licenses</u>: 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.

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

Celeron: Recommenced discussions with owner about a ground lease extension.

<u>Bergin Transfer</u>: Updated request expected from DAS and Dept of Education concerning approximately 60 acres for a new technical high school.

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

Food Trucks- RFEI: Investigating solicitation if current food truck license expires



Housing at Regional Campuses

<u>UConn Hartford- 64 Pratt Street</u>: Development agreement executed January 2025. Design is progressing, 100% CDs in early May. Demolition expected to start this spring.

<u>UConn Hartford- 525 Main Street</u>: Negotiating one year lease for 35 – 50 students to seed new residence hall in 2026.

<u>UConn Stamford- 1201 Washington Blvd</u>: Agreements under AG review for a master lease. 80 to 100 beds will be available this summer and the balance in summer 2026.

<u>UConn Avery Point</u>: Developer selected and working on Term Sheet. Design, construction cost and timing confirmation pending April 2025.

<u>UConn Waterbury</u>: Discussions continue with adjacent residential building about improving opportunities for housing incoming students starting the Fall of 2026.



Facilities Services Projects for April BOT Meeting



Music Building Roof Replacement



<u>Scope</u>: This project includes the replacement of the Hypalon sections of roofing on the Music Building in two phases over the next two fiscal years. The project will replace the roofing system, including the roofing membrane, insulation, roof drain connections and edge metal. An additional request for funding submitted due to most recent low bid received. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.



Budget: \$664,400 - Approved Final

\$759,000 - Pending April BOT

<u>Schedule</u>: Construction to be scheduled for 2025 Q2 and Q3

Key Issues & Risks: None at this time



Roy E. Jones Annex Building Renovation



<u>Scope</u>: 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. An additional request for funding submitted due to cost increases and actual low bid. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

<u>Budget</u>: \$4,940,000- Approved Revised Final

\$9,500,000 – *Pending April BOT*

Schedule: Design Completed in 2024 Q2

Target Project Completion 2025 Q4

<u>Key Issues & Risks</u>: Aggressive Schedule, increased material costs and overall construction budget











Storrs Campus- UST Replacement



<u>Scope</u>: Removal and replacement of two underground storage tanks and replacing with an aboveground dual storage tank (capacity of 4,000 gallons) at the Water Pollution Control Facility building. This needs to be completed by the end of 2024 due to the age of the underground storage tanks and DEEP regulations. This aligns with the strategic initiatives Excellence in Research, Innovation, and Engagement and Wellness of People and Planet.



Budget: \$580,000- Pending April BOT

Schedule: Construction to be scheduled for 2025 Q2

Key Issues & Risks: None at this time



Facilities Services Projects Approved February BOT Meeting



Avery Point Parking Lots A & B Upgrades



<u>Scope</u>: This project involves the design and construction for the Student Parking lots (A and B) and the Facilities parking lot. The parking lots will be repaved, and the lighting infrastructure will be upgraded to provide adequate lighting to meet existing code compliance. This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

Budget: \$1,000,000 - Design/Construction

Schedule: Design phase scheduled for the 2025 Q2

Construction to be scheduled 2026 Q2

Key Issues & Risks: None at this time





Alumni Residence Halls Roof Replacement



Scope: Alumni Residence Hall will include the replacement of two roofs of the highest priority (Belden and Eddy). 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: \$2,075,000 - Design/Construction

Schedule: Construction to be scheduled for 2025 Q2

Key Issues & Risks: Schedule and cost



Homer Babbidge Library HVAC Equipment Upgrades Phases 1 & 2



<u>Scope</u>: This project includes upgrading aging, out of date steam pressure reducing valve (PRV) stations located in the Babbidge Library mechanical rooms. These stations step down the steam pressure in the building from 65 psi to as low as 5 psi to handle humidification and heating for the entire building. Additionally, the replacement of controls, sensors including duct temperatures, CO2 and humidity for 8 SAC/RAC units will be completed. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.





Budget: \$820,000- Approved Final

<u>Schedule</u>: Construction to be scheduled for 2025 Q2

Key Issues & Risks: None at this time



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



<u>Scope</u>: 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 – Design Approved Final

\$878,000 – Design Revised Final (CFO approved <5% design increase)

\$1,350,000 – Construction Approved Final

Schedule: Phases 1 and 2 have been completed

Phase 3 construction scheduled for 2025 Q3

Key Issues & Risks: Design exceeding final budgeted values



Gampel Pavilion Generator Replacement



<u>Scope</u>: The original project was to replace the existing 200kW generator located at Gampel Pavilion with an existing 350kW generated relocated from Depot Campus. However, the project would like to purchase a new 500kW generator. The project includes replacement of the existing concrete generator equipment pad, ice protection structure and installing a new 800 A generator distribution panel and feeders. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

<u>Budget</u>: \$325,000 – Approved Final

\$595,000 – Revised Final

Schedule: Construction to be scheduled for 2025 Q2

Key Issues & Risks: None at this time



Housing Refresh Program Summer 2025



<u>Scope</u>: As part of the Facilities Operations and Residential Life Five-Year program for renewal and refurbishment of existing campus housing to extend the assets life cycle and improve the student experience, this project includes upgrades at the following residential building locations, Buckley Hall, Beecher/Vinton, Hoisington Apartments, Sprague, Shippee, Alumni, Charter Oak, Husky Village, Hilltop Hall, and East Campus. The program includes the following work:

•	Envelope Investments	\$2,000,000
•	Bathroom Renovations	\$2,000,000
•	Flooring/Painting	\$1,900,000
•	Asbestos Abatement	\$1,400,000
•	Fire Safety Upgrades	\$1,000,000
•	Mail Locker Installations	\$1,000,000
•	Appliance Replacements	\$900,000
•	Wellness Space Renovation	\$510,000
•	Air Conditioning Upgrades	\$500,000
•	Mechanical Infrastructure Investments	\$500,000

This aligns with the Envisioning 2034 Strategic Plan and strategic initiatives Seven World-Class Campuses, One Flagship University and Student Success Journey.

Budget: \$12,000,000 - Design/Construction

Schedule: Construction to start in 2025 Q2

Key Issues & Risks: Contracts and tight schedule







McMahon Residence Hall & Dining Facility Roof Replacements



<u>Scope</u>: McMahon Residence Hall and Dining Hall will include the replacement of the roof. 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: \$1,965,000 - Approved Final

<u>Schedule</u>: Construction to be scheduled for 2025 Q2

Key Issues & Risks: None



Nathan L. Whetten Graduate Center 3rd Floor Renovation



<u>Scope</u>: The project intent is to renovate various existing offices, classrooms, and computer labs into a multi-functional office environmental. The renovation will take place in all spaces except the bathrooms of the 3rd floor of this building (Total 10,942 sf). The additional funding request will cover work associated with safety upgrades and price escalation. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: \$498,000 - Approved Final

\$648,000 - Revised Final

Schedule: Construction to be scheduled for 2025 Q2

Key Issues & Risks: None at this time



Facilities Services Project Status Summary

In Bidding/Construction

- Alumni Residence Halls Roof Replacment
- Andover Infrastructure and Software Upgrade
- Branford House Exterior Repairs, Phases 1, 2, & 3
- Dining Hall Ventilation Upgrades
- Electric Vehicle Charging Infrastructure & Service Upgrades
- Fuel Cell Installations- IPB and Putnam Hilltop
- Gampel Pavilion Enhancements
- Gampel Pavilion Generator Replacement
- Gampel Ground Floor KSI Heat Laboratory
- Homer Babbidge Library HVAC Equipment Upgrades Phases 1 & 2
- Homer Babbidge Library Stairs & Doors Upgrade
- Housing Refresh Program Summer 2025
- Hydrogen Fuel Dispenser
- Innovation Partnership Building Renovations for C2E2
- McMahon Residence Hall & Dining Facility Roof Replacements
- Nathan L. Whetten Graduate Center 3rd Floor Renovation

In Design

- Avery Point Parking Lots A & B Upgrades
- Energy Services Performance Contract Phase 2
 - George C. White Building Roof and Drainage Replacement Phase 3

In Close Out

None

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 Bidding/Construction



Andover Infrastructure and Software Upgrade



<u>Scope</u>: Phase 6 of the upgrade to the building automation system (BMS) software includes additional 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

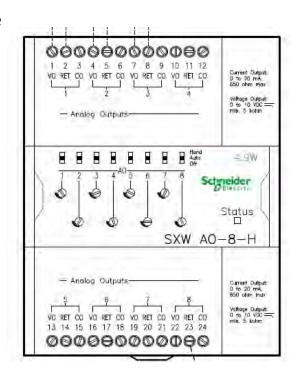
\$500,000 – Approved Final Phase V

\$4,355,439 – Approved Final Total for Phases I through V

Schedule: Phase 1, 2,3, and 4 are complete

Phase 5 construction started and scheduled for completion 2025 Q3

Key Issues & Risks: Hardware Component Availability



Dining Hall Ventilation Upgrades

<u>Scope</u>: 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

<u>Schedule</u>: Towers Dining Hall construction project to be complete 2025 Q1; the next dining hall in design will be Shippee to be completed by 2025 Q3

Key Issues & Risks: Schedule based on dining services



Electric Vehicle Charging Infrastructure and Service Upgrades



<u>Scope</u>: 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

<u>Schedule</u>: Delayed due to in-house backlog, construction scheduled for 2024 Q4 through 2025 Q2

Key Issues & Risks: Schedule



Fuel Cell Installations- IPB and Putnam Hilltop

<u>Scope</u>: 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.

<u>Budget</u>: FCE \$13 Million/8 Years – Approved Final

VFS Doosan \$15 Million/20 Years – Approved Final

<u>Schedule</u>: Putnam – Delays due to utility easement agreements

Construction in process and completion date

scheduled for 2025 Q3

IPB –Design and permitting still in process. Eversource

completing the Grid Study related to the interconnection. Construction schedule is

2025 Q3

Key Issues & Risks: Easement delays and Utility Interconnection









Gampel Pavilion Enhancements



<u>Scope</u>: 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









Gampel Pavilion Ground Floor KSI Heat

Laboratory

<u>Scope</u>: 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 scheduled for 2025 Q2

Key Issues & Risks: Equipment lead time schedule







Homer Babbidge Library Stairs & Doors Upgrade

<u>Scope</u>: This project includes the demolition of the existing defunct and decommissioned escalator and replacement with a bluestone staircase. It also includes the removal and replacement of nine storefront doorways on the 2nd, 3rd, 4th 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

\$1,004,300 – Revised Final Budget

Schedule: Phase 1 – Complete. Storefronts and doors replaced and

operational

Phase 2 – Demolition of the escalator and construction

of stairs scheduled for summer of 2025

Key Issues & Risks: None at this time







Hydrogen Fuel Dispenser

<u>Scope</u>: 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

<u>Schedule</u>: There is a ten-month lead time on equipment, construction scheduled for 2025 Q2

Key Issues & Risks: Lead time and manufacturing of the unit







Innovation Partnership Building Renovations for the Center for Clean Energy Engineering



<u>Scope</u>: 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.

<u>Budget</u>: \$20,000,000 – Revised Final

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









Facilities Projects In Design



Energy Services Performance Contract Phase 2

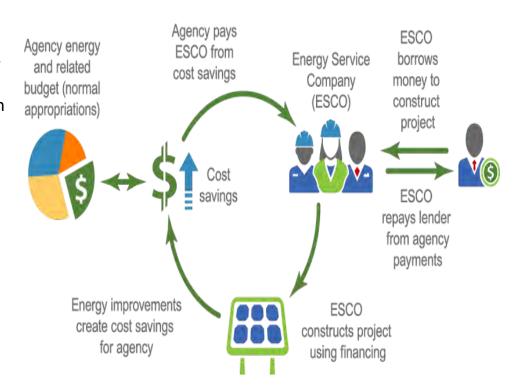


<u>Scope</u>: This project includes Energy Conservation Measures (steam/condensate line replacement, Retro-Commission 24 buildings (3M sq ft), LED Lighting Conversion 44 buildings (2.1M sq ft), Solar Canopies on various parking lots (1.6M sq ft). This project accelerates carbon mitigation towards reaching 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

Key Issues & Risks: ECM costs and contract





George C. White Building Roof & Drainage System



Scope: 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.

<u>Budget</u>: \$985,800 – Design/Construction

Schedule: Phase 3 Repackage Design Docs 2024 Q3

Phase 3 Bidding 2024 Q4

Phase 3 Construction anticipated 2025 Q3

<u>Key Issues & Risks</u>: Funding availability for construction of Phase 3 based on bids received



APPENDIX

Projects in Planning and Close-Out



UPDC Projects in Planning



Athletics Recognition Garden

Scope: The proposed project will transform an existing lawn and treed area into a series of outdoor rooms to recognize significant team, coach and student athlete accomplishments on monuments and along a central walkway. The Garden will also enhance the front of the Fieldhouse and provide new gameday experiences, as well as potential opportunities for horticultural trials and teaching.

Budget: TBD

Schedule: Planning Nearing Completion
Design Summer-Fall 2025
Construction Summer-Fall 2026

Key Issues & Risks:

- Subsurface utilities
- Recognition coordination
- Tree protection and preservation
- Plant establishment and maintenance costs



Conceptual View into Garden



Conceptual View from Above



UPDC Projects in Planning



- Golf Practice Facility
 - Fundraising ongoing, project initiation 2025 (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, UConn 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.
 - Rebuilding American Infrastructure with Sustainability and Equity (RAISE24) Grant not Awarded, Debrief Complete
 - Safe Streets for All (SS4A) \$1,576,751 Awarded, Agreement in Process
 - Active Transportation Infrastructure Investment Program (ATIIP) Grant not Awarded
 - Rebuilding American Infrastructure with Sustainability and Equity (RAISE25) Application in Process

Motor Pool Fuel Tank Replacement

- Removal and replacement of underground fuel tanks located at the Storrs Campus Motor Pool
- Environmental Land Use Restriction (ELUR)- Lots F & C
 - Finalize the closure of the landfills and complete the Environmental Land Use Restrictions for F and C Lot



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.
- Stamford School of Nursing (SoN) Teaching Lab Relocation
 - Relocation of the SoN teaching lab/simulation lab from leased space back to campus
- Ratcliffe Hicks Arena 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.
- High-Power Engineering Laboratory
 - The College of Engineering is planning to consolidate high voltage power-dependent research, a metal casting foundry, the Connecticut Power Electronics Center for Excellence and various collaboration/support phases into a new building.
- New Commissary Building
 - Construct a New Commissary Building that will replace the existing facility, provide a new centralized kitchen, improve operational efficiency, increase streamlined food production, centralize bulk storage and procurement, and create a single point drop off for bulk commodities.



UPDC Projects in Close-Out



South Campus Residence Hall



• <u>Scope</u>:

- 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 of Connecticut Residence Hall and new Dining Hall



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

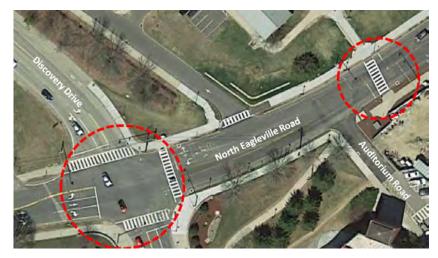
Budget: \$3.0M, Approved Revised Final

Schedule:

- Construction fully mobilized November 2023
- Signals operational Summer 2024
- Completing final payments and as-builts

Key Issues & Risks:

None remaining



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 dualfuel boilers at the CUP and one new boiler at the SUP.
- <u>Budget</u>: 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 continue into Summer 2025
- <u>Key Issues & Risks</u>: Potential costs at close-out of all three phases. Tunnel steam pipe issues requires some rework in the CUP.



New Boiler installed in the Central Utility Plant



Supplemental Utility Plant

- <u>Scope</u>: 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.
- <u>Budget</u>: \$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 Summer 2025
- <u>Key Issues & Risks</u>: 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



UConn Waterbury at 36 North Main Street



<u>Scope</u>: 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 – BOT Approved September 2024

Schedule:

UConn occupied the space in January 2025

Key Issues & Risks: Coordination of installation with ongoing construction











XL Center - Academic Space Renovation

- <u>Scope</u>: 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.
- <u>Budget</u>: \$1.039M Final Approved BOT
- Schedule:
 - Tenant Fit-Out Work: Summer 2024- Fall 2024
 - Occupancy started January 1, 2025
- Key Issues & Risks:
 - None







ATTACHMENT 6

Buildings, Grounds & Environment Committee

April 15, 2025

UConn Health Updates

Facilities Development & Operations



Contents

Capital Project Metrics

Projects that will be Presented to the BOD & BOT

Summary Project Status List

Highlighted Project Updates

Appendix

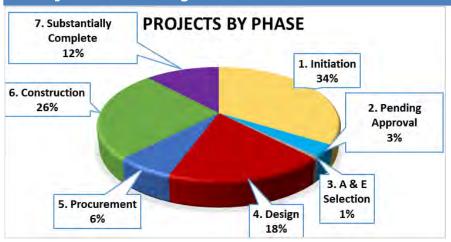
Recently Completed Projects

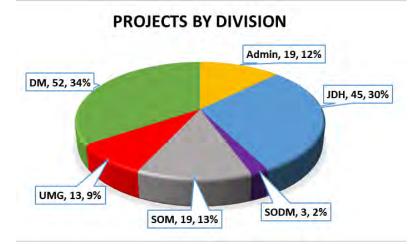
Additional Project Updates

Upcoming Projects



Capital Project Metrics





				DIVISION			
Phase	Admin	DM	JDH	SODM	SOM	UMG	Total
Initiation	8	12	18	1	9	3	51
Pending Approval	2	1	1	1	0	0	5
A & E Selection	0	0	1	0	0	0	1
Design	5	10	5	0	4	3	27
Procurement	1	7	2	0	0	0	10
Construction	2	14	13	0	3	7	39
Substantially Complete	1	8	5	1	3	0	18
Total	19	52	45	3	19	13	151

Project Data

Project Total Last Report: 175

Projects Added: 7 Projects Closed: 31

Data date: March 24, 2025



BOD / BOT BUDGET RESOLUTIONS

Budget Resolutions for March/April BOD/BOT Meetings - projects in bold are being submitted to the Boards for the 1st time

- TM416 MRI Upgrade & Mobile Unit (Planning \$1,560,000)
- Emergency Department Low Acuity Expansion (Design \$1,350,000)
- BB013 Research MRI Renovation (Design \$620,000)
- Parking Lots L1 & A5 Repavement (Final \$1,190,000)



TM416 MRI Upgrade and Mobile Unit

Scope: This project will upgrade the existing MRI unit within the John Dempsey Hospital to improve imaging capabilities and workflow. A temporary MRI trailer will be required during the time the existing unit is out of service for the upgrade.

Schedule: Design: April – July 25 Bidding / Contract: August / Sept 25 Construction duration: Oct – Dec 2025

Budget: \$1,560,000 (*Planning*). Budget is based on conceptual estimates and may change as the project is developed.

Issues/Concerns: None at this time.



Funding Source: UConn Health Capital



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: April 25

Bidding /Contract: May/June 25

Construction: TBD

Budget: \$1,350,000 (Design). Budget based on consultant. The Budget may change based on bids received.

Issues/Concerns: None at this time



Funding Source: FY23 GO DM



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. Design

complete: April 2025

Bid/Contract: May / June 25

Construction: TBD

Budget: \$620,000 (Design). The \$2,570,000 Planning Budget included the purchase of the MRI equipment, which has been removed from the project scope. The current budget is based on estimates and may change based on actual bids received.

Issues/Concerns: None at this time



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

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: Design work underway.

Tentative Schedule: Bid/Contract: March/April 25

Construction: June 2025

Budget: \$1,190,000 (Final). Budget is based on

actual bids received.

Issues/Concerns: None at this time





Summary Project Status – Planning & Design

Board Projects – Planning phase

TM416 MRI Upgrade & Mobile Unit

SODM 24/7 Student Random Access Lab Renovation

Main Bldg. Lab (L) Area Renovations – 1st Flr

UT-7 Pharmacy Fit-Out

Board Projects - Design phase

CT-7 Inpatient & Research Renovations

Emergency Department Low Acuity Expansion

Surgery Center Operating #6 Renovation

BB013 Research MRI Renovation

Torrington Clinical Practice Relocation

Labor & Delivery Infant Protection System Replacement

16 Munson Rd Emergency Lighting & Egress Upgrades



Summary Project Status: Bidding & Construction

Board Projects – Bidding / Contract phase

- Cryo Electron Microscope Installation
- IT Critical Equipment Redundancy Room
- ASB Data Center Generator and Power Improvements
- Buildings E & K Roof Replacement
- Building F & Building M Roof Replacement
- Interventional Radiology Equipment Replacement & Renovation
- LINAC Unit Replacement
- Parking Lots L1 & A5 Repavement

Board Projects - Construction phase

- Underground Fuel Tank C1 Removal & Replacement
- Hybrid OR#2 Fit-Out
- KB034 -036 Research Lab Renovation
- Garage 1, 2 & 3 Electric Vehicle Charger Installation
- Fluoroscopy Equipment Replacement & Renovation
- Central Sterile Washer & Sterilizer Replacement
- Outpatient Pavilion MTM & Blood Draw Relocation
- Outpatient Pavilion 3rd Floor Backfill
- CGSB Data Center Cooling Upgrades
- CG045-047 Anatomic Pathology & Autopsy Renovation
- New England Sickle Cell Institute Renovation



Campus Planning Design and Construction

Highlighted Project Updates



Underground Tank C1 Removal & Replacement

Scope: This project will remove and replace an underground fuel oil storage tank that was red tag by CT DEEP for exceeding it's useful life.

Schedule: Contract awarded.

Construction duration: March – August 2025

Budget: \$925,000 (Final). Budget is based on actual bids received. Previous consultant budgets were under \$500,000.

Issues/Concerns: While not anticipated, potential soil contamination would impact the project budget and schedule.



Funding Source: UConn 2000 Phase 3 DM



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: Bid/Contract: Feb / March 2025

Construction duration: TBD

Budget: \$1,600,000 (Final). Budget is based on actual bids received.

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



Funding Source: UConn 2000 Phase 3 DM



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: Bid/Contract: Feb / March 2025

Construction duration: TBD

Budget: \$3,180,000 (Final). The budget is based on actual bids received. Previous Design budget was \$3,180,000.

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



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



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.

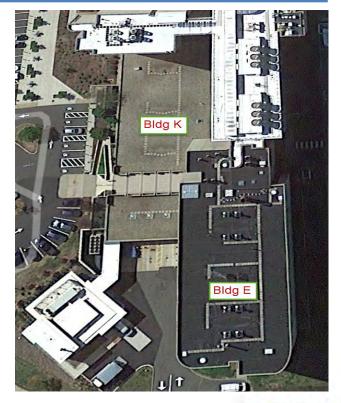
Schedule: Replacement of Building E roof is complete. Design of the Building K roof and entry plaza walkway is complete.

Bid/Contract: Feb/ March 2025 Construction start: April 2025

Budget: \$4,560,000 (Revised Final). Budget is based on actual bids received for the Building K roof. The increase over the previous approved Final budget of \$2,160,000 is due to the added scope of replacing the existing entrance walkway and increases in roofing costs.

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

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





Interventional Radiology Equipment Replacement & Renovation

Scope: This project will renovate portions of the Radiology department to create new patient holding / observation, waiting and imaging reading areas as well as replacing an outdated Interventional Radiology (IR) imaging unit in accordance with the UConn Health Radiology Master Plan.

Schedule: Design complete and bids received.

Contract: March/April 2025

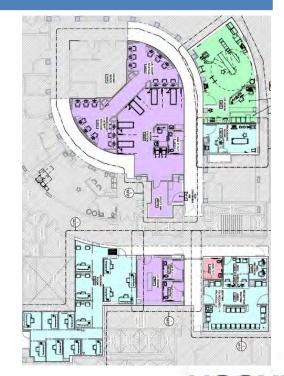
Construction duration: TBD. To limit downtime, construction start

being coordinated with delivery of replacement HVAC unit.

Budget: \$8,700,000 (Final). Budget is based on actual bids received and includes Phase 1, 2 & 3 work. Previous \$4,700,000 Design budget was for Phase 1 work only.

Issues/Concerns: The actual delivery date of the long lead HVAC equipment will impact the project schedule.

Funding Source: UCH Capital



FY23 GO DM

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: Bidding / Contract: Feb / March 2025

Construction start: TBD

Budget: \$5,580,000 (Final). Budget is based on actual bids received.

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



Funding Source: UCH Capital



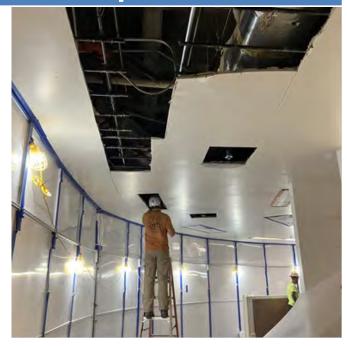
Central Sterile Washer & Sterilizer Replacement

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. Phase 1 is complete. Phase 2 is on schedule for a July 2025 completion

Budget: \$7,605,000 (Revised Final). The previously approved budget was \$6,340,000 An additional \$1,265,000 is required to address additional asbestos abatement and failing infrastructure exposed during the construction process.

Issues/Concerns: Given the building age; code remediation and failing infrastructure issues will likely be exposed as construction proceeds.



Funding Source: UCH Capital, UConn 2000 Phase 3 DM, FY 23 GO DM



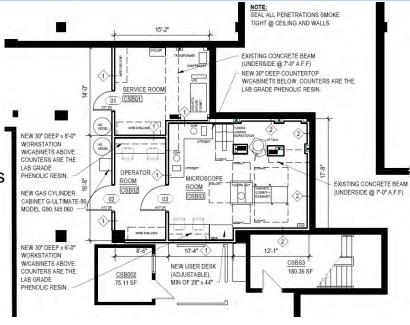
Cryo Electron Microscope Installation

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: Bids have been received. The project scope is under review to potentially coordinate this installation with a new larger core lab facility. The contract award is currently on hold.

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

Issues/Concerns: This project may be incorporated into a larger research core facility project and would need to be redesigned.



Funding Source: UCH Research IDC Capital



New England Sickle Cell Institute Renovation

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

Schedule: Construction is complete and the clinic is scheduled to go live on February 13, 2025.

Budget: \$5,800,000 (Revised Final). Based on negotiations of a contractor delay claim and other open costs issues, the project is currently tracking over budget by \$165,000. Another Revised Budget will be issued to the Boards in June once costs are finalized.

Issues/Concerns: This project exposed many code deficiencies and infrastructure issues that are common to all the floors and will need to be addressed by an extensive renovation of the building.



Funding Source: UCH Capital UConn 2000 Phase 3 DM



Campus Planning Design and Construction

Appendix

Recently Completed Projects
Additional Project Updates
Upcoming Projects



Campus Planning Design and Construction

Recently Completed Projects



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 complete and the unit is up and running.

Phase 2 Cath Lab; construction is complete and the unit is up and running.

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

Issues/Concerns: None at this time.



Funding Source: UCH Capital UCONN
HEALTH

Campus Planning Design and Construction

Additional Project Updates



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



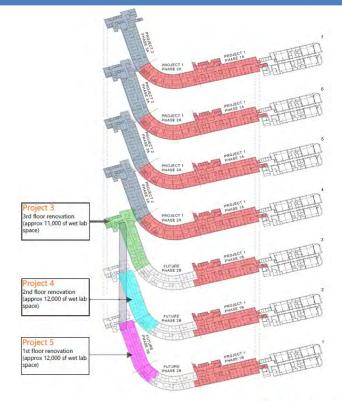
Main Bldg Lab (L) Area Renovations - 1st Floor

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

Schedule: Project currently on hold pending scope review.

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



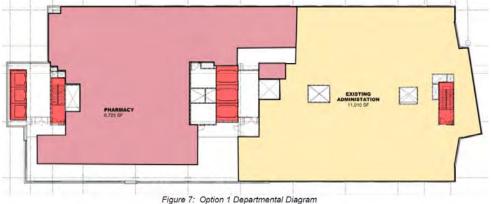
UT-7 Pharmacy Fit-Out

Scope: This project will renovate shell space located on the 7th 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: Project currently on hold pending scope review. .

Budget: \$10,250,000 (Planning). Budget is based on Conceptual estimates and may change as project design is developed.

Issues/Concerns: None at this time.



Funding Source: UCH Capital, FY23 GO DM

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 were 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 effecting the body's metabolism.

Schedule: Vendor RFP complete. Design: Mar-July 2025. Bid/Contract Aug/Sept 25. Construction: 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



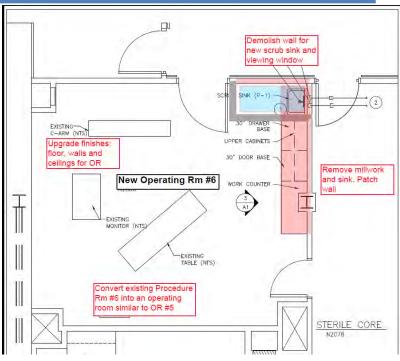
Surgery Center Operating Room #6 Renovations

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





Torrington Clinical Practice Relocation

Scope: This project will relocate and expand the Torrington clinical practice to include X-ray, Blood Draw and Specialty clinics by leasing and fitting out approximately 10,850 sf of space.

Schedule: The Clinical Fit-out will be managed by UCH.

Tentative schedule: Design Complete - April 2025.

Bid/Contract: May / June 2025 Construction duration: TBD

Budget: \$4,800,000 (Planning). Budget based on consultant estimates. The Budget may change based on actual bids received.

Issues/Concerns: Project is tracking over budget based on the consultant estimates. Value Engineering and Alternates are being incorporated into the design to try and bring the project back within budget.



Funding Source: UCH Capital



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

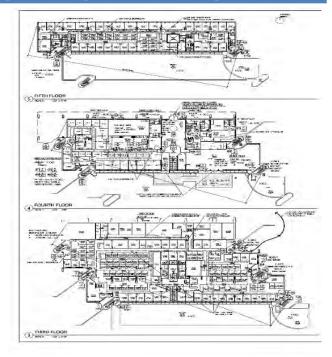
16 Munson Rd Emergency Lighting & Egress Upgrades

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.





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 and of life and are in poor shape.

Schedule: Building M: Contracting underway. Construction is being coordinated with the replacement of the roof top mechanical units under another project.

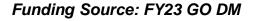
Bldg F: Construction Complete.

Budget: \$1,615,000 (Final). Budget is based on actual bids received.

Issues/Concerns: None at this time.









Southington Clinic Expansion

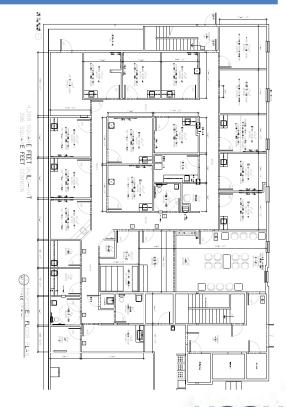
Scope: This project will expand the Women's Health, Dermatology and ENT practices at the existing Southington clinic by leasing and fitting out a new 12 exam room clinic.

Schedule: After the Landlord backed out of providing the required design and construction services a traditional design/bid/build process was implemented. Bids have been received and contracting with the low bidder is underway.

Construction start/complete: March - July 25.

Budget: \$1,900,000 (Final) Budget is based on actual bids received.

Issues/Concerns: None at this time.





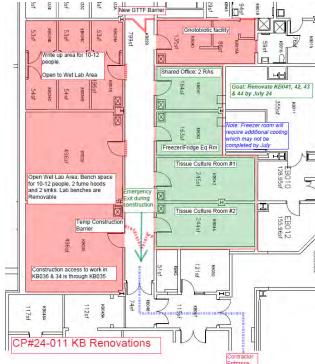
KB034 - 036 Research Lab Renovation

Scope: This project will renovate approximately 2,500 sf of animal research / holding space located within the basement of the Transgenic Animal Facility (building K) to create a flexible/open wet research laboratory area.

Schedule: Construction: May – September 25

Budget: \$1,975,000 (Revised Final). Project on budget

Issues/Concerns: The start of actual construction has been delayed due to complications completing the enabling work required to relocate the current occupants within the construction area. Post bid design changes may impact the project budget.



Funding Source: UCH SOM Operating Funds, UConn 2000 Phase 3 DM____

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: The completion of the Garage 2 & 3 construction has been delayed to March 2025 to address revisions to the grounding system.

Garage 1 construction started in January and is on schedule for a May 2025 completion.

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



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 further delayed several months to June 2025 to address postconstruction 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 further delay the project completion.



Funding Source: UCH Capital



Hybrid OR#2 Fit-Out

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

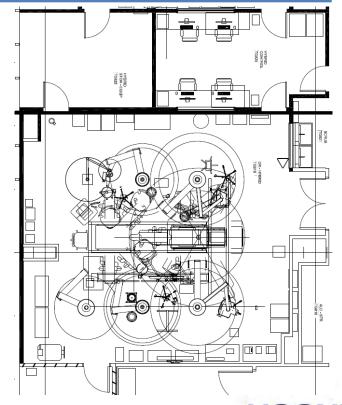
Schedule: Contracting underway

Construction start/complete: March/ Sept 25

Budget: \$6,750,000 (Final). Budget is based on actual

bids received.

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



Funding Source: UCH Capital



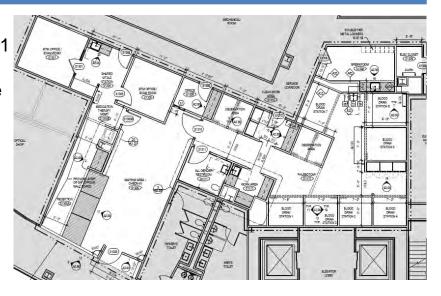
Outpatient Pavilion MTM & Blood Draw Relocation

Scope: This is an OP-3 Backfill enabling project to relocate program. The X-Ray relocation to OP-1 was removed from the project scope as a cost saving measure. 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 (MTM) program.

Schedule: Construction is on schedule for a July 2025 completion .

Budget: \$1,925,000 (Final). The budget is based on actual bids received.

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







Outpatient Pavilion 3rd Floor Backfill

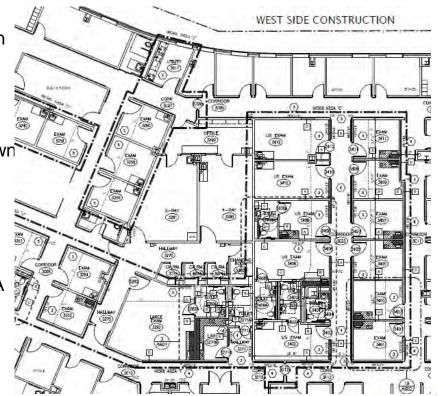
Scope: This project will renovate portions of the 3rd floor to allow for the relocation and expansion of the Women's OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices.

Schedule: The construction is being broken down into phases to allow work to proceed prior to the completion of the relocation of the OP1 work.

Construction: Feb – Sept 2025.

Budget: \$4,250,000 (Final). The redesign resulted in approximately \$800,000 in savings. A Revised Final budget will be submitted at a later date if necessary.

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



Funding Source: UCH Capital



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 and coordination of the major electrical shutdown to install the UPS system has pushed the project completion date out several months. Project is on schedule for an April 2025 completion.

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

Issues/Concerns: None at this time





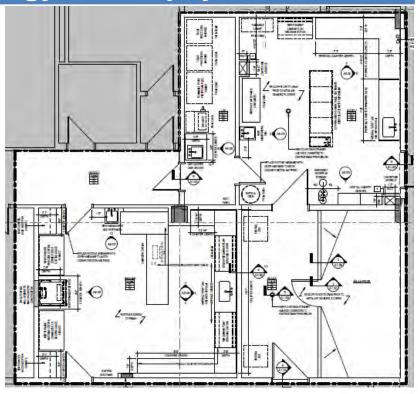
CG045-047 Anatomic Pathology & Autopsy Renovation

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

Schedule: Construction is on schedule for a May 2025 completion.

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

Issues/Concerns: None at this time.



Funding Source: UCH Capital



Potential Future Projects – Clinical

Clinical & Medical Equipment Projects over \$500k	
CT TOWER RADIOLOGY NEW PET-CT SYSTEM	\$ TBD
LABOR & DELIVERY RENOVATION	\$ TBD
CT TOWER OPERATING SUITE RENOVATION	\$ TBD

Potential Funding Source: UCH Capital



Potential Future Projects – Research

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
MASS SPECTROMETER CORE LAB	\$ TBD

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



Upcoming Projects – Deferred Maintenance

Deferred Maintenance Projects over \$500k	
CONNECTICUT TOWER INFRASTRUCTURE UPGRADES	\$ 35,000,000
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
ACADEMIC BUILDING LOW VOLTAGE ROOM UPGRADE	\$ 720,000
OFFICE OF CHIEF MEDICAL EXAMINER BUILDING - ENABLING	\$ TBD
MUSCULOSKELETAL INSTITUTE FINISH UPGRADE	\$ 630,000
LAB MEDICINE RENOVATIONS	\$ 2,850,000

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



ATTACHMENT 7



Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 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 Peace Garden (formerly known as Reflection Garden)

(Final: \$1,240,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of \$1,240,000, as detailed in the attached project budget, for the Peace Garden project, an increase of \$440,000 over the previously approved budget of \$800,000. 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 \$1,165,000 in Gift Funds, and \$75,000 in University Funds for the Reflection Garden project."

BACKGROUND:

This project was initiated in 2022 by two friends, active donors, and alumni who envisioned an outdoor space that fosters wellness, inclusivity, tolerance, and peace. In coordination and collaboration with the donors, UConn Foundation, the Provost, the Dean of Students, Global Affairs, Student Life & Enrollment, student leaders, and numerous campus stakeholders, the project will renovate an existing tree and lawn area to a garden space on the east side of Babbidge Library in Storrs.

The design framework was inspired by the Golden Spiral – a logarithmic spiral whose growth factor is φ , or the Golden Ratio. That is, a golden spiral gets wider (or further from its origin) by a factor of φ for every quarter turn it makes. Found in nature like a shell, a plant, a flower, a human ear, a hurricane or an entire galaxy, the Golden Spiral also symbolizes unity, providing a balance within a world full of diversity and change while fostering harmony, understanding, and peace.

Program elements include hardscape, concrete pavement, specialty pavers, and porous pavement. Plantings include flowering trees, deciduous shade trees, evergreen hedges, flowering shrubs and lawn areas. Site amenities include granite block seat walls with inspirational quotes and separately gifted sculptures positioned in the center of the space named "Contemplation" – an interactive installation that invites people to view themselves, their environment, and others as they experience tranquil surroundings. Site utilities include drainage, lighting and electrical relocations required to complete the project.

The Final Budget and artist renderings are attached for your information.



CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: PEACE GARDEN (formerly known as Reflection Garden)

	APPROVED		APPROVED		PROPOSED	
	PL	PLANNING		DESIGN	FINAL	
BUDGETED EXPENDITURES	1/	1/29/2024		/11/2024	4/23/2025	
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$	PRC - 120,000 - 20,000 - 5,000 - 5	\$	600,000 70,000 12,500 7,500 15,000 5,000 - - 5,000	\$ 970,000 90,000 10,000 25,000 20,000 10,000 - - 7,500	
OTHER SOFT COSTS		-		-		_
SUBTOTAL	\$	145,000	\$	720,000	\$ 1,140,000	
PROJECT CONTINGENCY		46,330		80,000	100,000	_
TOTAL BUDGETED EXPENDITURES	\$	191,330	\$	800,000	\$ 1,240,000	_
SOURCE(S) OF FUNDING*						
GIFT FUNDS UNIVERSITY FUNDS	\$	191,330 <u>-</u>	\$	725,000 75,000	\$ 1,165,000 75,000	
TOTAL BUDGETED FUNDING	\$	191,330	\$	800,000	\$ 1,240,000	_

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

BOT 4.23.25 300267

PEACE GARDEN

(formerly known as Reflection Garden) Project Budget (FINAL) April 23, 2025





Site Plan and View into Garden

ATTACHMENT 8



Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 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 Stamford Abutting Property Restoration

(Revised Final: \$2,850,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$2,850,000, as detailed in the attached project budget, for the Stamford Abutting Property Restoration project, for Construction. This reflects an increase of \$350,000 to the previously approved Final budget of \$2,500,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$2,850,000 in UCONN 2000 bond funds for the Stamford Abutting Property Restoration project."

BACKGROUND:

The Stamford Parking Garage was a three-level steel and concrete structure located on approximately 4 acres of the Stamford Campus, at the intersection of Washington Boulevard and Broad Street, with the Mill River at the west border and 11 occupied residential lots to the north. A report issued in February of 2017 determined that the garage was beyond its useful life and recommended that it be demolished.

The garage and the site soil tested positive for hazardous environmental conditions and subsequent testing showed that the contaminants had migrated onto a portion of the 11 abutting properties to the north of the Stamford Parking Garage site.

This resolution addresses the remediation, disposal, and restoration of contaminated areas across 11 adjacent properties, ensuring environmental health and community well-being. The costs for this project will be transferred from the previously approved Stamford Parking Garage.

As of this date, the parking garage structure has been removed, and all the abutting properties have been remediated. Contaminated soil removal at 1310 Washington Boulevard and 14 Vernon Place were more extensive than anticipated, hence the increase in this Final Budget.

The remediation work commenced in Spring 2019 and was completed on 10 of the 11 properties in Summer 2022. After resolution of litigation concerning a property line dispute, the remediation on the final property was done in Summer 2025, however the contamination was found to be much more extensive than originally surveyed and required the removal and replacement of the driveway, carport, exterior stairs and porch of the property. Work remaining to be complete includes new topsoil on this property as well as the immediately adjacent property, site features such as fences and paving, and the restoration of lawns and landscaping that were removed to accomplish the remediation effort at all the properties.

The Revised Final Budget is attached for your information.

Attachment



TYPE BUDGET: REVISED FINAL

PROJECT NAME: STAMFORD ABUTTING PROPERTY RESTORATION

BUDGETED EXPENDITURES	APPROVED FINAL 4/24/2019	PROPOSED REVISED FINAL 4/23/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS OTHER SOFT COSTS	\$ 1,890,000 210,000 - - 25,000 75,000 - - 100,000	\$ 2,600,000 100,000 - - 55,000 20,000 - - - 25,000 - -
SUBTOTAL	\$ 2,300,000	\$ 2,800,000
PROJECT CONTINGENCY	200,000	50,000
TOTAL BUDGETED EXPENDITURES	\$ 2,500,000	\$ 2,850,000
SOURCE(S) OF FUNDING*		
UCONN 2000 BOND FUNDS	\$ 2,500,000	\$ 2,850,000
TOTAL BUDGETED FUNDING	\$ 2,500,000	\$ 2,850,000

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

BOT 4.23.25 300149

STAMFORD ABUTTING PROPERTY RESTORATION Project Budget (REVISED FINAL) April 23, 2025



Vernon Place prior to Garage Demolition and Remediation Projects



New Stamford Parking Lot- Abutting Properties to the right side



Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 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 Storrs Campus – Underground Storage Tank (UST)

Replacement (Final: \$580,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of \$580,000 as detailed in the attached project budget for Storrs Campus – UST Replacement. 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 \$580,000 in University Funds for the Storrs Campus – UST Replacement project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the program projects scope and budget."

BACKGROUND:

Replacement of the underground storage tanks located at the Water Pollution Control Facility (WPCF). Due to the age of the underground tanks and per DEEP regulations, the tanks need to be removed and replaced by 2025. The tanks are associated with the generator for the building. Due to the lead time for a replacement in kind, it is recommended to replace the UST with an above ground storage tank (AST).

This aligns with the strategic initiatives Excellence in Research, Innovation, and Engagement and Wellness of People and Planet.

Attachment

TYPE BUDGET: FINAL

PROJECT NAME: STORRS CAMPUS - UNDERGROUND STORAGE TANK REPLACEMENT

BUDGETED EXPENDITURES	OPOSED FINAL 23/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS OTHER SOFT COSTS	\$ 522,000 - - - - - - - - -
SUBTOTAL	\$ 522,000
PROJECT CONTINGENCY	58,000
TOTAL BUDGETED EXPENDITURES	\$ 580,000
SOURCE(S) OF FUNDING *	
UNIVERSITY FUNDS	\$ 580,000
TOTAL BUDGETED FUNDING	\$ 580,000

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

BOT 4.23.25

STORRS CAMPUS – UNDERGROUND STORAGE TANK REPLACEMENT Project Budget (FINAL) APRIL 23, 2025





Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 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 Music Building Roof Replacement

(Revised Final: \$759,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of \$759,000 as detailed in the attached project budget for the Music Building Roof Replacement. 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 \$759,000 in University Funds for the Music Building Roof Replacement project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the program projects scope and budget."

BACKGROUND:

This project includes the replacement of the Hypalon sections of roofing on the Music Building in two phases over the next two fiscal years. The project will replace the roofing system, including the roofing membrane, insulation, roof drain connections and edge metal. An additional request for funding submitted due to most recent low bid received.

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

Attachment

TYPE BUDGET: REVISED FINAL

PROJECT NAME: MUSIC BUILDING ROOF REPLACEMENT

BUDGETED EXPENDITURES	PRC APPROVED FINAL 8/9/2021	APPROVED FINAL 2/26/2025	PROPOSED REVISED FINAL 4/23/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS OTHER SOFT COSTS	\$ - 55,519 - - - - - - - - -	\$ 483,000 61,000 - - - 35,000 - - 25,000 - -	\$ 569,000 61,000 - - - 35,000 - 25,000 - - -
SUBTOTAL	\$ 55,519	\$ 604,000	\$ 690,000
PROJECT CONTINGENCY	5,552	60,400	69,000
TOTAL BUDGETED EXPENDITURES	\$ 61,071	\$ 664,400	\$ 759,000
SOURCE(S) OF FUNDING *			
UNIVERSITY FUNDS	\$ 61,071	\$ 664,400	\$ 759,000
TOTAL BUDGETED FUNDING	\$ 61,071	\$ 664,400	\$ 759,000

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

BOT 4.23.25 F0500137

MUSIC BUILDING ROOF REPLACEMENT Project Budget (REVISED FINAL) APRIL 23, 2025





Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance & Chief Financial Officer UConn and UConn Health

April 23, 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 Jones Annex Renovation (Revised Final: \$9,500,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of \$9,500,000 as detailed in the attached project budget for the Jones Annex Renovation project, for Construction. 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 \$9,500,000 in UCONN 2000 bond funds for the Jones Annex Renovation project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget."

BACKGROUND:

The renovation of Jones Annex building will consolidate several outreach education feebased services at one location on the Storrs Campus: UConn Soil Nutrient Analysis Lab (SNAL), Home & Garden Education Center (H&GEC), and the Plant Diagnostic Center.

Currently, the H&GEC and the diagnostic services are located on the Storrs campus in the Ratcliffe-Hicks building while the SNAL is located on the Depot campus (Union Cottage). The consolidation will help facilitate efficient management of personnel, collaboration between groups, increase opportunity for professional staff to contribute to undergraduate life transformative educational activities, and other departmental service and professional improvement activities.

The 8,000 GSF renovation also creates two faculty research laboratories and laboratory spaces for extracting and preparing samples for analysis, drying and sieving soils, instrumentation room, chemical storage, grinding, storage for soil/compost educational items, computer area, offices, and office support.

The Proposed Budget is attached for your information and reflects an increase of \$4,560,000 to the previously approved revised planning budget of \$4,940,000. An additional request for funding submitted due to cost increases and actual low bid.

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

Attachment



TYPE BUDGET: REVISED FINAL

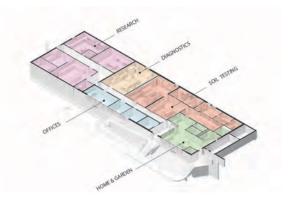
PROJECT NAME: JONES ANNEX RENOVATOIN

BUDGETED EVDENDITUDES	PL	PROVED ANNING 21/2021	R PL	PROVED EVISED ANNING 25/2022	[OPOSED DESIGN /1/2822	ROPOSED FINAL 2/6/2023	I	ROPOSED REVISED FINAL /23/2025
BUDGETED EXPENDITURES	5/2	PRC	3/	PRC		/ 1/ 2822	 2/0/2023		/23/2025
CONSTRUCTION DESIGN SERVICES TELECOM EQUIPMENT ETC	\$	- 72,000 - -	\$	420,000	\$	- 800,000 - -	\$ 3,700,000 800,000 - -	\$	7,225,000 800,000 - -
CONSTRUCTION ADMIN OTHER AE (inc PM) ART RELOCATION		3,000 - -		- 15,000 - -		35,000 - -	35,000 - -		35,000 - -
ENVIRONMENTAL INSURANCE & LEGAL MISCELLANEOUS OTHER SOFT COSTS		5,000 - -		5,000 - -		5,000 - -	5,000 - -		485,000 5,000 - -
SUBTOTAL	\$	80,000	\$	440,000	\$	840,000	\$ 4,540,000	\$	8,550,000
PROJECT CONTINGENCY	-	10,000		50,000		100,000	400,000		950,000
TOTAL BUDGETED	\$	90,000	\$	490,000	\$	940,000	\$ 4,940,000	\$	9,500,000
SOURCE(S) OF FUNDING*									
UNIVERSITY FUNDS	\$	90,000	\$	490,000	\$	940,000	\$ 4,940,000	\$	9,500,000
TOTAL BUDGETED FUNDING	\$	90,000	\$	490,000	\$	940,000	\$ 4,940,000	\$	9,500,000

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

JONES ANNEX RENOVATION Project Budget (REVISED FINAL) APRIL 23, 2025









April 23, 2025

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 TM416 MRI Upgrade and Mobile Unit

(Planning: \$1,560,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$1,560,000 for the UConn Health TM416 MRI Upgrade and Mobile Unit project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$1,560,000 from UConn Health Capital for the UConn Health TM416 MRI Upgrade and Mobile Unit 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 upgrading the existing MRI unit within the John Dempsey Hospital to improve imaging capabilities and workflow. A temporary MRI trailer will be required during the time the existing unit is out of service to implement the upgrade. The MRI trailer rental cost is not included in the project budget.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget was approved by the UConn Health Board of Directors at their meeting on March 10, 2025.

Attachments

TYPE BUDGET: PLANNING

PROJECT NAME: UCONN HEALTH TM416 MRI UPGRADE AND MOBILE UNIT

BUDGETED EXPENDITURES	PROPOSED PLANNING 4/23/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$ 375,000 41,000 5,000 994,000 - 3,000 - - -
SUBTOTAL	\$ 1,418,000
PROJECT CONTINGENCY	142,000
TOTAL BUDGETED EXPENDITURES	\$ 1,560,000
SOURCE(S) OF FUNDING*	
UCONN HEALTH CAPITAL FUNDS	\$ 1,560,000
TOTAL BUDGETED FUNDING	\$ 1,560,000

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

BOT 4.23.25

UCONN HEALTH/IMPROVEMENTS UConn TM416 MRI Upgrade and Mobile Unit Project Budget (Planning) April 23, 2025



MRI Trailer Diagram



April 23, 2025

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 (Design: \$1,350,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$1,350,000 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 \$1,350,000 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 Design Budget is attached for your consideration. The Design Budget is based on consultant estimates and may change based upon actual bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on March 10, 2025.

Attachments

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HEALTH EMERGENCY DEPARTMENT LOW ACUITY

EXPANSION

BUDGETED EXPENDITURES	APPROVED PLANNING 9/25/2024	PROPOSED DESIGN 4/23/2025		
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$ 400,000 99,000 30,000 520,000 - - - - - - 1,000	\$ 475,000 99,000 30,000 520,000 - - - - - - 1,000		
SUBTOTAL	\$ 1,050,000	\$ 1,125,000		
PROJECT CONTINGENCY	210,000	225,000		
TOTAL BUDGETED EXPENDITURES	\$ 1,260,000	\$ 1,350,000		
SOURCE(S) OF FUNDING*				
UCONN HEALTH CAPITAL FUNDS	\$ 1,260,000	\$ 1,350,000		
TOTAL BUDGETED FUNDING	\$ 1,260,000	\$ 1,350,000		

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

UCONN HEALTH/IMPROVEMENTS UConn Health Emergency Department Low Acuity Expansion Project Budget (Design) April 23, 2025



Low Acuity Treatment Area Example Concept



April 23, 2025

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 (Design: \$620,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$620,000 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 \$620,000 from UConn Health Research IDC Capital and School of Medicine Operating Funds for the UConn Health BB013 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 current estimated cost to complete the project is \$1,950,000 less than the previously approved Planning Budget. The projected reduction in the budget is attributed to the removal of the MRI equipment purchase from the project scope.

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 was approved by the UConn Health Board of Directors at their meeting on March 10, 2025.

Attachments

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HEALTH BB013 ANIMAL RESEARCH MRI RENOVATION

BUDGETED EXPENDITURES	PI	PPROVED ANNING (25/2024	PROPOSED DESIGN 4/23/2025		
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS	\$	350,000 80,000 -	\$	410,000 85,000	
FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART		2,033,000 - 7,000 -		40,000 - 7,000 -	
RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS		- - -		- - -	
SUBTOTAL	\$	2,470,000	\$	542,000	
PROJECT CONTINGENCY		100,000		78,000	
TOTAL BUDGETED EXPENDITURES	\$	2,570,000	\$	620,000	
SOURCE(S) OF FUNDING*					
FY 23 STATE GO BOND FUNDS (EQUIPMENT) UCONN HEALTH RESEARCH IDC CAPITAL UCONN HEALTH SCHOOL OF MEDICINE OPERATING FUNDS	\$	1,000,000 1,070,000 500,000	\$	- 500,000 120,000	
TOTAL BUDGETED FUNDING	\$	2,570,000	\$	620,000	

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

UCONN HEALTH/IMPROVEMENTS UConn Health BB013 Animal Research MRI Renovation Project Budget (Design) April 23, 2025



Example Research MRI Unit



April 23, 2025

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA

Chief Executive Officer and Executive Vice President for Health Affairs

Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health Parking Lots L1 & A5 Repaying

(Final: \$1,190,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$1,190,000 for the UConn Health Parking Lots L1 & A5 Repaying project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$1,190,000 from General Obligation DM Bond Funds for the UConn Health Parking Lots L1 & A5 Repaving project."

BACKGROUND:

In order to maintain Farmington as part of our Seven World-Class Campuses, One Flagship University; this project will replace the parking lot pavement and upgrade storm drainage systems at staff parking lots L1 and A5 over the Summer/Fall of 2025.

The Final Budget is attached for your consideration. The Final Budget is based on actual bids received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on March 10, 2025.

Attachments

TYPE BUDGET: FINAL

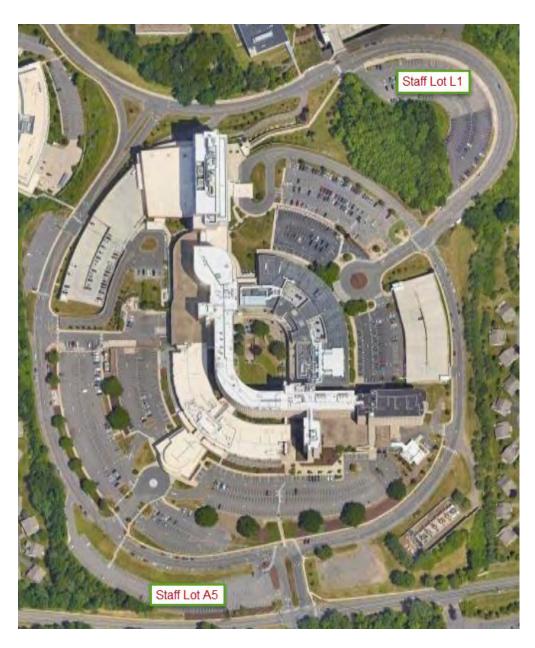
PROJECT NAME: UCONN HEALTH PARKING LOTS L1 & A5 REPAVING

BUDGETED EXPENDITURES	APPROVED DESIGN 6/26/2024		PROPOSED FINAL 4/23/2025		
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$	675,000 160,000 - - 12,000 - - - 2,000	\$	895,000 120,000 - - - 12,000 - - - - 2,000	
SUBTOTAL	\$	849,000	\$	1,029,000	
PROJECT CONTINGENCY		171,000		161,000	
TOTAL BUDGETED EXPENDITURES	\$	1,020,000	\$	1,190,000	
SOURCE(S) OF FUNDING*					
FY 23 STATE GO BOND FUNDS	\$	1,020,000	\$	1,190,000	
TOTAL BUDGETED FUNDING		1,020,000	\$	1,190,000	

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

BOT 4-23-25 22-601.08

UCONN HEALTH/IMPROVEMENTS UConn Health Parking Lots L1 and A5 Repaving Project Budget (Final) April 23, 2025



AERIAL VIEW OF PARKING LOTS



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

Period: 01/16/2025 - 03/15/2025

During the period between January 16, 2025 and March 15, 2025 no individual project's construction change order value equaled or exceeded 3% of the project cost.