AGENDA

University of Connecticut Board of Trustees

Buildings, Grounds and Environment Committee Tuesday, September 9, 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.)

*Individuals who wish to speak during the Public Participation portion of the Tuesday, September 9, meeting

Call to order at 10:00 a.m.

1) Public Participation*

must do so 24 hours in advance of the meeting's start time (i.e., 10:00 a.m. on Monday, September 8) 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) Updates: Review of UConn Water Resources Avery Point Campus Housing • Graduate Hotel – Right of First Refusal > Presenter: Eric Kruger, Vice President of Facility Services and University Planning 3) Minutes from the April 15, 2025, and May 13, 2025, Meetings 1 2 4) 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 > Presenter: Eric Kruger, Vice President of Facility Services and University Planning 5) Cooperation Agreement with Wilhusky Housing LLC concerning development of 3 Site A of off-campus student housing known as The Mark on North Eagleville Road > Presenter: Eric Kruger, Vice President of Facility Services and University Planning 6) On-Call Set-Aside Trade Contractor Program for Projects Valued Under \$100,000 4 **Proposed Program Improvements**

5

> Presenter: Joseph Thompson, Associate Vice President of University Business

Independent Accountant's Report on the UCONN 2000 Infrastructure Program for

Services and Chief Procurement Officer

Fiscal Year ended June 30, 2024

7) Construction Assurance Office Report – September 2025

	IAB
 8) Project Updates, Storrs Based Programs 9) FY25 Summer Housing Project Presenter: Eric Kruger, Vice President of Facility Services and University Planning 	7 8
 10) UConn Health Updates, Facilities Development and Operations Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction 	9

11) Projects Reviewed by BGE and to be presented to the Financial Affairs Committee on 09/16/25:

STORRS BASED PROGRAMS	<u>Phase</u>	<u>Budget</u>	
Academic & Research Facilities – Gant Building Renovations – STEM	Revised Final	\$279,500,000	10
Northwest Residential Area – Thermal Comfort Improvements	Revised Final	\$22,750,000	11
Housing Refresh Program Summer 2026	Final	\$14,000,000	12
Babbidge Library HVAC Equipment Upgrades Phases 1, 2 & 3	Revised Final	\$1,220,000	13
Foster Hall Flood Damage Abatement & Restoration	Final	\$1,365,100	14
UCONN HEALTH			
New PET/CT Scanner Installation	Planning	\$5,675,000	15
CGSB Chemical Storage Area Renovation	Final	\$690,000	16
TM416 MRI Upgrade & Mobile Unit	Final	\$1,880,000	17
Labor & Delivery Infant Protection System Replacement	Final	\$760,000	18
BB013 Animal Research MRI Renovation	Revised Final	\$1,042,000	19
Parking Lots L1 & A5 Repaving	Revised Final	\$1,390,000	20
KB034-036 Research Lab Renovation	Revised Final	\$2,100,000	21
New England Sickle Cell Institute Renovation	Revised Final	\$5,960,000	22
Connecticut Tower – 6 th Floor Infusion Center	Final	\$600,000	23

12) University Senate Representative Report

> Professor Amvrossios Bagtzoglou, University Senate Representative

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

24

14) Quarterly Construction Status Report, Period Ending June 30, 2025 https://updc.media.uconn.edu/wp-content/uploads/sites/1525/2025/07/UConn-Quarterly-Construction-Report 06302025web-1.pdf

- 15) Construction Projects Status Report June 25, 2025 <u>https://bpir.media.uconn.edu/wp-content/uploads/sites/3452/2025/06/Construction-Status-Report-6.25.25.pdf</u>
- 16) Other Business
- 17) Executive Session
- 18) Adjournment

MINUTES

University of Connecticut Board of Trustees

Buildings, Grounds and Environment Committee April 15, 2025 Virtual Meeting

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

UConn Health Board of Directors

Directors Committee Members: Richard Carbray, Jr., Francis Archambault, Jr.

Other Trustees: Mark Boxer, Shari Cantor, Sean Dunn, Joy Hamer, Bryan Pollard,

Thomas Ritter, Daniel Toscano

Other Guests: Jonathan Dach, Governor Lamont's Designee on the Board

University Senate Representatives: Amvrossios Bagtzoglou

University Staff: President Maric, Andrew Agwunobi, Debbie Carone, Anne

D'Alleva, Gail Garber, Nicole Gelston, Jeffrey Geoghegan, Nathan

Fuerst, David Hook, Philip Hunt, George Karsanow, Andrea Keilty, Michael Kirk, David Koehler, Eric Kruger, Nathan LaVallee, Lynn Lesniak, Joann Lombardo, Margaret McCarthy, Stanley Nolan, Angelo Quaresima, Stephanie Reitz, Rachel Rubin, Jennifer Smith, Joseph Thompson, Sean Vasington, Michelle

Williams, Kristin Wirtanen, 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. Executive Session

On a motion by Trustee Gouin, seconded by Director Archambault, the Committee voted unanimously to go into Executive Session at 10:04 a.m. pursuant to Connecticut General Statutes section 1-210(b)(1) and 1-210(b)(5).

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

UConn Health Board of Directors members Archambault and Carbray were in attendance.

The following Trustees were also in attendance: Mark Boxer, Shari Cantor, Sean Dunn, Joy Hamer, Bryan Pollard, Thomas Ritter, and Daniel Toscano.

Governor Lamont's designee, Jonathan Dach, was also in attendance.

The following University staff were in attendance for the entire Executive Session: Maric, Agwunobi, Carone, D'Alleva, Fuerst, Garber, Gelston, Geoghegan, Heinlein, Hunt, Kirk, Kruger, LaVallee, Lombardo, Nolan, Rubin, Smith, Vasington, Williams, and Wrynn.

The Executive Session ended at 12:00 p.m., and the Committee returned to Open Session at 12:03 p.m.

3. Avery Point Residence Hall Discussion

It was the consensus of the Buildings, Grounds and Environment Committee to recommend a planning budget of \$750,000 for an Avery Point Residence Hall to the Financial Affairs Committee for their consideration.

4. Minutes of the Buildings, Grounds and Environment Committee Meeting of September 17, 2024

On a motion by Trustee Gouin, seconded by Director Archambault, the Committee voted unanimously to approve the minutes of the November 12, 2024, Meeting.

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

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

6. Cooperation Agreement with Wilhusky Housing LLC concerning development of Site A of offcampus student housing known as The Mark on North Eagleville Road

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

7. Executive Session

On a motion by Director Archambault, seconded by Trustee Dennis-LaVigne, the Committee voted unanimously to return to Executive Session at 12:20 p.m. pursuant to Connecticut General Statutes section 1-210(b)(1) and 1-210(b)(5).

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

UConn Health Board of Directors members Archambault and Carbray were in attendance.

The following Trustees were also in attendance: Mark Boxer, Shari Cantor, Sean Dunn, Joy Hamer, Bryan Pollard, Thomas Ritter, and Daniel Toscano.

Governor Lamont's designee, Jonathan Dach, was also in attendance.

The following University staff were in attendance for the entire Executive Session: Maric, Agwunobi, Carone, D'Alleva, Fuerst, Garber, Gelston, Geoghegan, Heinlein, Hunt, Kirk, Kruger, LaVallee, Lombardo, Nolan, Rubin, Smith, Vasington, Williams, and Wrynn.

The Executive Session ended at 12:24 p.m., and the Committee returned to Open Session at 12:28 p.m.

8. Construction Assurance Office Report – April 2025

This agenda item was informational.

9. Project Updates, Storrs Based Programs

This agenda item was informational.

- 10. UConn Health Project Updates, Facilities Development and Operations
- 11. Projects Reviewed by BGE and to be presented to Financial Affairs on April 22, 2025, for Storrs Based Programs and UConn Health

This agenda item was informational.

12. University Senate Representative Report

There was no University Senate Representative Report.

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

This agenda item was informational.

14. Quarterly Construction Status Report, Period Ending December 31, 2024

This agenda item was informational.

15. Construction Projects Status Report – February 26, 2025

This agenda item was informational.

16. Other Business

There was no Other Business.

17. Adjournment

On a motion by Trustee Gouin, seconded by Director Carbray, the Committee voted unanimously to adjourn the meeting at 12:29 p.m.

Respectfully submitted,

Debbie I. Carone

Debbie L. Carone

Secretary to the Committee

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MINUTES

University of Connecticut Board of Trustees

Buildings, Grounds and Environment Committee May 13, 2025 Special Virtual Meeting

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

UConn Health Board of Directors

Directors Committee Members: Francis Archambault, Jr.

Other Trustees: Sean Dunn

University Staff: Debbie Carone, Anne D'Alleva, Nicole Gelston, Jeffrey Geoghegan,

David Koehler, Eric Kruger, Lynn Lesniak, Rachel Rubin, Joseph

Thompson, Michelle Williams, Kristin Wirtanen

Vice-Chair Gandara called the meeting to order at 4:06 p.m.

The Vice-Chair noted the Committee's approval authority to take action under emergency circumstances as provided in the *By-Laws of the University of Connecticut*, Article V.C.1 (Committees of the Board of Trustees):

"The standing committee charged with review of matters related to buildings, grounds, and environment may take action on behalf of the Board under emergency circumstances when delaying action until the full Board's next meeting could result in significant risk, expense, or disruption to the University or its operations. Such actions shall be reported to the full Board at its next regular meeting."

1. Public Participation

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

2. Project Budget for Alumni Residence Halls Roof Replacement

On a motion by Director Archambault, seconded by Trustee Bunnell, the Committee voted unanimously to approve this item.

3. Adjournment

On a motion by Trustee Dennis-LaVigne, seconded by Trustee Bunnell the Committee voted unanimously to adjourn the meeting at 4:14 p.m.

Respectfully submitted,

Olehbin G. Carrane

Debbie L. Carone

Secretary to the Committee





September 17, 2025

TO: Members of the Board of Trustees

FROM: Eric A. Kruger, MBA Tic A. Kruger

Vice President, Facility Services & University Planning

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.

<u>Permanent Access and Maintenance Easement on North Eagleville Road</u>: 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.

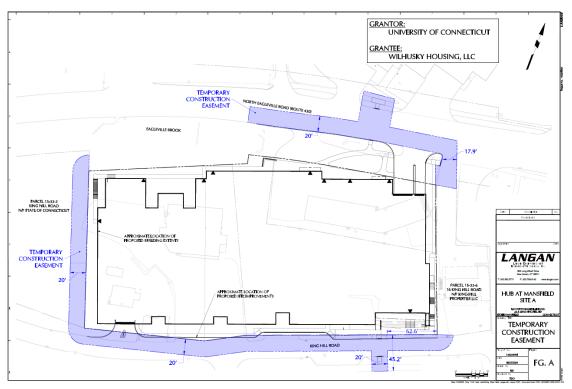
<u>Permanent Maintenance, Access and Drainage Easement</u>: The development needs to construct drainage structures in the North Eagleville Road right-of-way and discharge stormwater from the new building to the existing brook. This easement allows the developer to construct stormwater discharge structures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

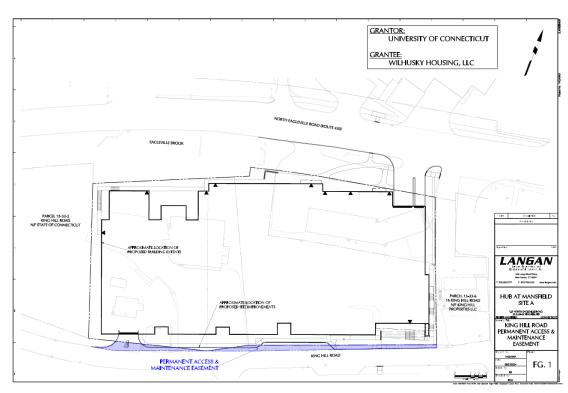
The University will receive a lump sum payment of \$600,000, including a \$60,000 initial payment, for these easements and \$25,000 annually for operating expenses concerning Site A in a separate Cooperation Agreement. A similar fee and Cooperation Agreement was approved for Site B in December 2024.

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

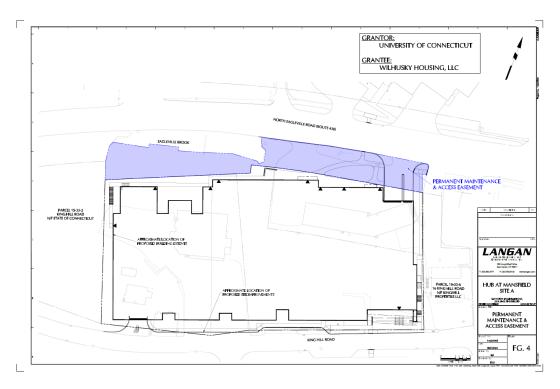
Attachment A: Easement Areas



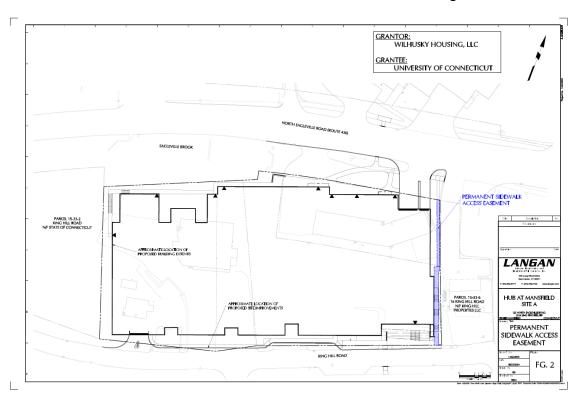
Temporary Construction Easement Area



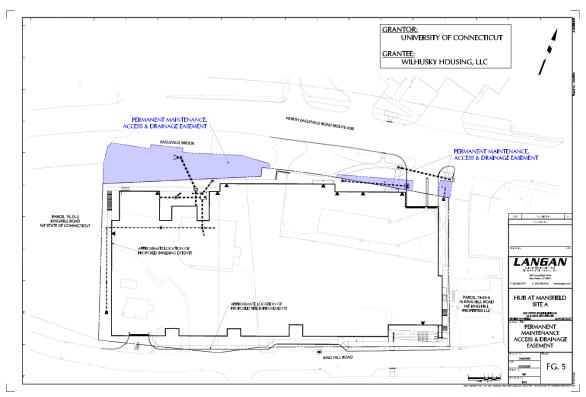
Permanent Access and Maintenance Easement Area on King Hill Road



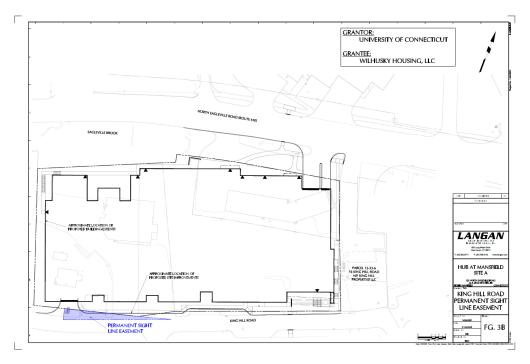
Permanent Maintenance and Access Easement Area on No. Eagleville Road



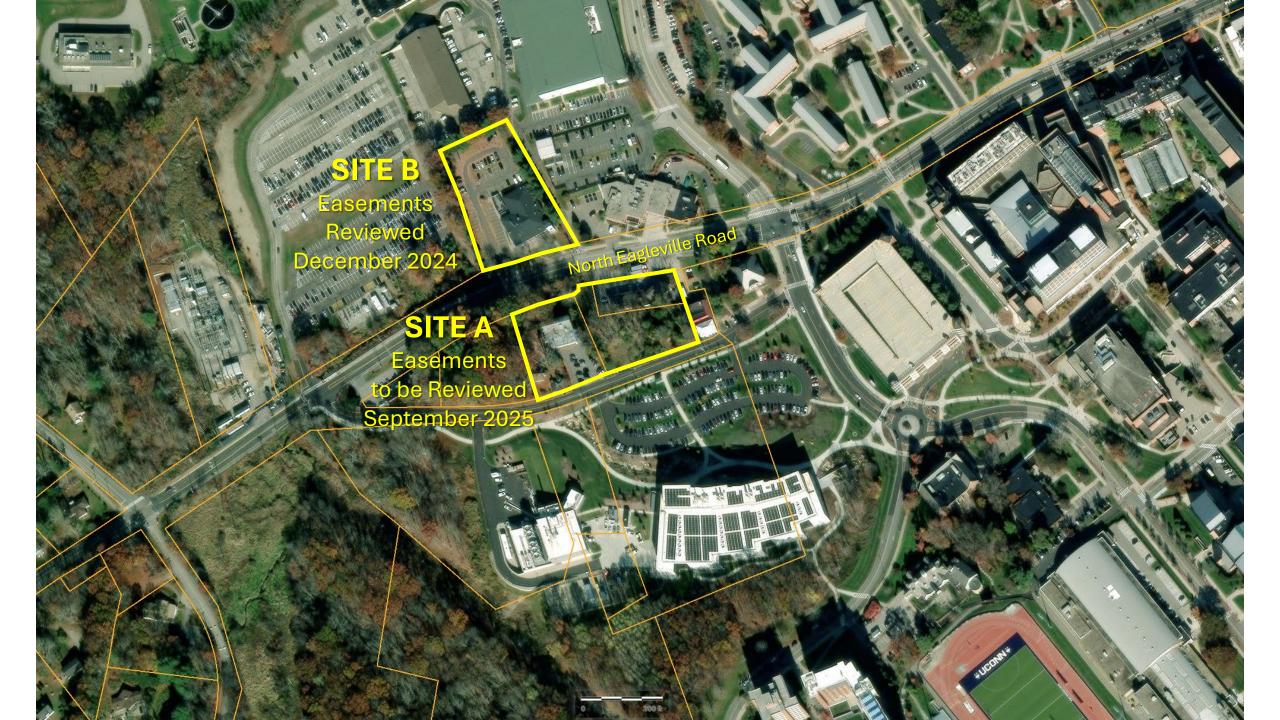
Permanent Sidewalk Access Easement Area



Permanent Drainage Easement Area on No. Eagleville Road



Permanent Sightline Easement on King Hill Road







September 17, 2025

TO: Members of the Board of Trustees

FROM:

Eric A. Kruger
Vice President, Facility Services & University Planning

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."

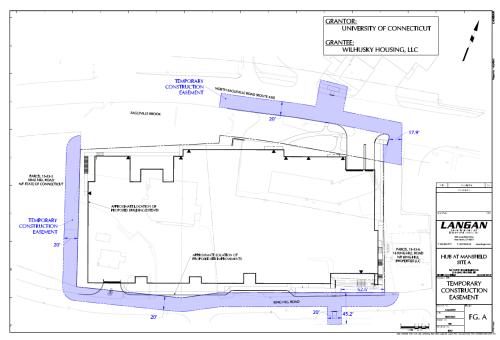
BACKGROUND:

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.

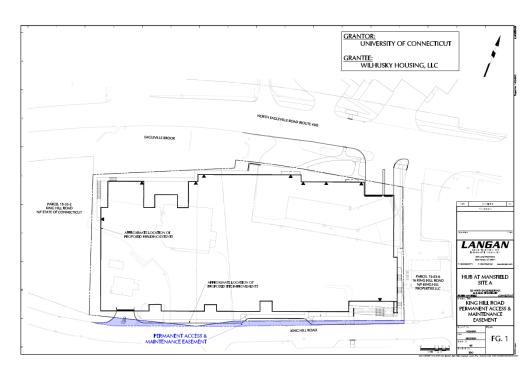
The Cooperation Agreement has the following pertinent terms:

- 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 any roof-deck walls to be at least eight feet high if the Developer installs 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 an annual payment of \$25,000, (subject to adjustment each five years, for any operating expenses to fulfill the terms of the Cooperation Agreement. Of the lump sum, \$60,000.00 shall be due and payable upon execution of the agreement and the University may use the funds for actual out of pocket expenses related to the project. These payments are in addition to the amounts for the Site B Cooperation Agreement.
- The Developer will provide: (1) groundwater monitoring before, during and after any blasting at Sites A and B that is acceptable to the Administration, (2) vibration monitoring of any University building with in 500' of any blasting, (3) notification and copies of any blasting plans to the Town of Mansfield, and (4) invitations to blasting preparation and construction coordination meetings.

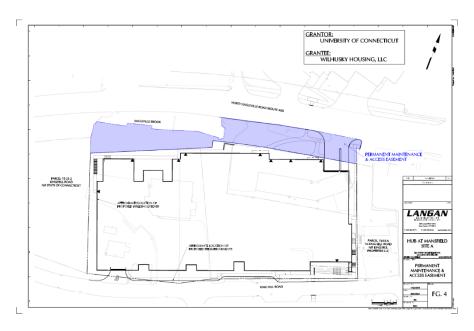
<u>EXHIBIT A</u>
Easement Locations for Cooperation Agreement for Site A



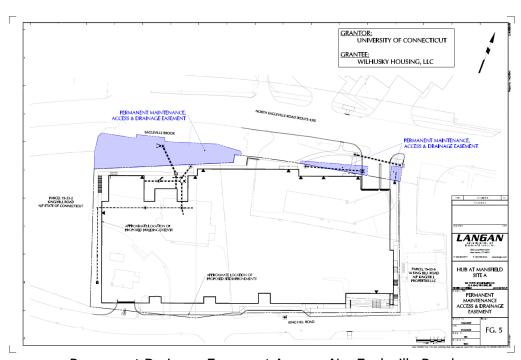
Temporary Construction Easement Area for Site A



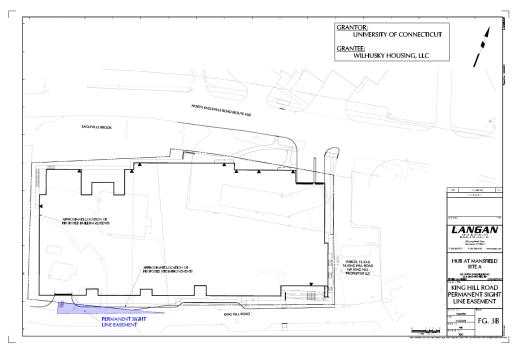
Permanent Access and Maintenance Easement Area on King Hill Road



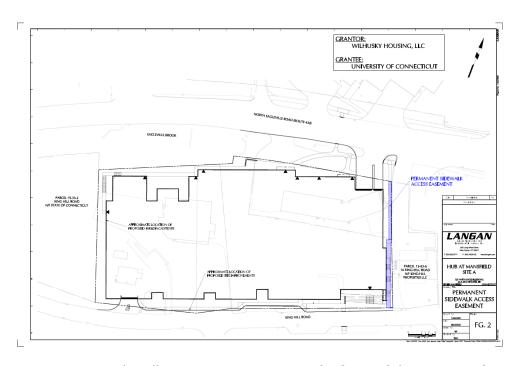
Permanent Access Easement Area on North Eagleville Road



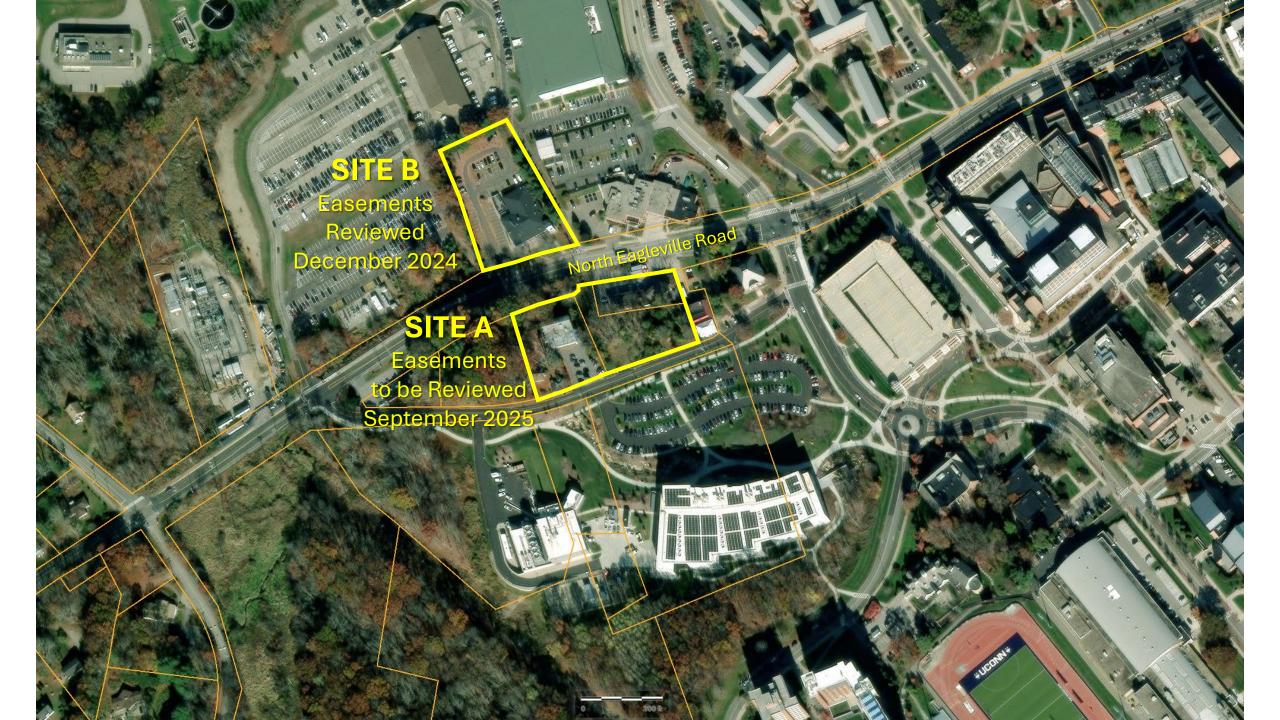
Permanent Drainage Easement Area on No. Eagleville Road



Permanent Sightline Easement on King Hill Road



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



On-Call Set-Aside Trade Contractor Program for Projects Valued Under \$100,000 Proposed Program Improvements

Presented to:
Building Grounds and Environment Committee
September 9, 2025

Prepared By:
Procurement –
Construction and Facilities



Agenda

- High Level Overview of Current Program
- Key Assessment Areas of Current Program
- Proposed Changes for New Program

High Level Overview of Current Program

- Contract Term: January 1, 2021 to December 31, 2025.
- 10 Trade Categories: Asphalt, Electrical, Flooring, General Contractor, Insulation, Masonry, Mechanical, Painting, Roofing, Sitework
- Total vendors: 52
- Total Purchase Orders Issued (1/1/2021 3/31/2025): 450
 Average Purchase Orders Issued Per Year: 106
- Total Program Spend (1/1/2021 3/31/2025): ~\$14.7M
 Average Spend Per Year: ~\$3.48M
 Average Spend Per Purchase Order: ~\$32.7K

Key Assessment Areas of Current Program

- Trade Category Analysis
- Solicitation Participation Comparison (Current vs. Previous Program)
- Utilization Comparison (Current vs. Previous Program)
- Impact on Program of October 2023 Legislative Changes to Bid Thresholds
- Stakeholder Feedback

Proposed Changes For New Program

Proposed changes based on program analysis and feedback obtained

	Current	Proposed
Assignment Options	- Equalization/Rotational - Lump Sum Bid to the pool	- Direct Assignment - Bid to three or more prequalified vendors in the trade category for the project.
Selection of Vendor	Assignments by CPFP	Selection by stakeholder
Supplemental Solicitations	Ad Hoc - Only for categories with not enough vendors	Based on program review at set frequency
Contract Duration	5 years	3 years



September 9, 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 – September 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 August 2025:

We continue to review 56 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. Once a project is financially closed by UConn management, a final assessment of management's performance will be reported to the Buildings, Grounds and Environment Committee.

Audit of UConn 2000 Projects Informational Only

Pursuant to section 10a-109z of the Connecticut General Statutes, CBIZ CPAs completed the independent annual audit of UConn 2000 projects for fiscal year ended June 30, 2024. No significant issues were identified in the report.



Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

University of Connecticut

Year Ended June 30, 2024

UNIVERSITY OF CONNECTICUT

Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

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Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes:

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Appendix A – University of Connecticut (Storrs and Regional Campuses) and JConn Health - FY24 UConn 2000 AUP: Expenditure and Initial Contract Testing Summary	21-23
Appendix B – University of Connecticut (Storrs and Regional Campuses) and JConn Health - FY24 UConn 2000 AUP: Change Order Testing Summary	24-25



500 Boylston Street Boston, MA 02116

P: 617.761.0600 | F: 617.761.0601

Independent Accountants' Report on Applying Agreed-Upon Procedures

To the Board of Trustees and Joint Audit and Compliance Committee University of Connecticut Storrs, Connecticut

We have performed the procedures enumerated below on the UConn 2000 Infrastructure Program as required by Sec. 10a-109z of the Connecticut General Statutes for the fiscal year ended June 30, 2024 to assist the University of Connecticut (the "University"), the University of Connecticut Health Center ("UConn Health"), its Board of Trustees and the Joint Audit and Compliance Committee (collectively, the "Responsible Parties") with meeting the requirements under Connecticut General Statutes Section 10a-109z (the "Subject Matter"). The University's management is responsible for meeting the aforementioned requirements.

The Responsible Parties have agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of the Subject Matter. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated results are described on pages 2 through 20 of this report.

We were engaged by the University to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the Subject Matter. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Responsible Parties and to meet our other ethical responsibilities in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Board of Trustees, the Joint Audit and Compliance Committee, General Assembly of the Connecticut State Legislature and management of the University and UConn Health and is not intended to be and should not be used by anyone other than these specified parties.

CBIZ CPAs P.C.

April 16, 2025 Boston, Massachusetts

UNIVERSITY OF CONNECTICUT

Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

Our procedures and results related to UConn 2000 Infrastructure Program as required by Connecticut General Statutes Section 10a-109z:

Expenditure Testing:

Procedure:

1. Obtain a report of total UConn 2000 general obligation bond expenditures by project from UConn for Fiscal Year June 30, 2024. To ensure completeness, this report will also include non-UConn 2000 funded expenditures for Fiscal Year June 30, 2024 on projects where any amount of UConn 2000 general obligation bond funded expenditures are present.

Result:

1. We obtained a report of total UConn 2000 general obligation bond expenditures by project from the UConn management team for Fiscal Year June 30, 2024. The report included non-UConn 2000 funded expenditures for Fiscal Year June 30, 2024 on projects where any amount of UConn 2000 general obligation bond fund expenditures were present. We observed that when an invoice for work completed in the current fiscal year is received in the subsequent fiscal year, the transaction is included in the subsequent fiscal year report.

Procedure:

2. From the report obtained in Procedure 1, select all projects, including capital equipment groups/projects, with total fiscal year expenditures greater than \$500,000.

Result:

2. From the report we obtained as part of Procedure 1, all projects including capital equipment groups/projects with total fiscal year expenditures greater than \$500,000 were selected for testing. There were 19 construction projects that met this criteria and 6 capital equipment groups/projects. See Appendix A for this listing.

Procedure:

3. For the construction projects selected in Procedure 2, obtain a report of inception-to-date expenditures. Additionally, obtain the Board of Trustees ("BoT") budget approval for each construction project. Compare the total expenditures to the BoT approved budget; if expenditures exceed the BoT budget, this is an exception.

Result:

3. We noted 19 construction projects that were selected in Procedure 2. For each selected construction project, a report of inception-to-date expenditures was obtained and compared to the Board of Trustees approved budget. All projects were within the BoT approved budget.

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Procedure:

4. For projects selected in Procedure 2, aggregate duplicate e-doc numbers per project and select all expenditures greater than \$100,000, including transactions where offsetting credits reduce the aggregated transaction below \$100,000. For projects without any expenditures greater than \$100,000, select the highest dollar value expenditure.

Result:

4. For all projects that were selected in Procedure 2, duplicate e-doc numbers per project were aggregated and all expenditures greater than \$100,000 were selected, including expenditures where offsetting credits reduced the aggregate transaction below \$100,000. For any projects without any expenditures greater than \$100,000, the highest dollar value was selected. There were 174 expenditures that met these parameters.

Procedure:

5. For all expenditures selected in Procedure 4, identify if the expenditure is to an external source supported by a third-party invoice (identified by Kuali Financial System ("KFS") Payment Request ("PREQ")), or an internal/related party source (identified by KFS Internal Billing ("IB") / Distribution of Income and Expense ("DI") / Journal Voucher ("JV") / General Ledger Transfer ("GLT") and Disbursement Vouchers ("DVCA")).

Result:

5. We identified the expenditures as follows: Of the 174 expenditures that met the parameters of Procedure 3, 145 were PREQ, 2 were IB, 21 were DI, 2 were GLT, and 4 were DVCA. We did not identify any expenditures that were coded as JV.

- 6. For all selected expenditures in Procedure 5 made to external sources that are supported by third-party invoices (PREQ):
 - a. Locate the corresponding transaction within the HuskyBuy procurement and payment system.
 - b. Inspect the addressee of the supporting invoice for evidence the invoice is addressed to UConn Health, the University of Connecticut or UConn.
 - c. Inspect the invoice for the Vendor, Invoice Number or Payment Application Number, Invoice Date, and Invoice Amount, and compare the attributes to the HuskyBuy Invoice for agreement. If vendor names do not agree, determine if the difference is due to a merger, acquisition, DBA or other business combination and is therefore valid. For construction Payment Applications, refer to UConn procedures pertaining to the assignment of invoice numbers and date to AIA Applications for Payment. Invoice amounts can disagree up to \$5.00, or by any amount if an intentional short payment occurred.

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- d. Obtain a list from UConn identifying approved authorizers and their authorized designees based on UConn authorization thresholds and payment types.
- e. Inspect the Approvals and/or History tabs within the HuskyBuy Invoice and compare authorizations to the list of authorized approvers obtained in Procedure 6.d and determine the electronic approvals match based on authorization guidelines. Approval may alternatively be located in the "Comments" tab of the Invoice if ad-hoc routing was not obtained.
- f. Mathematically check the amount of the supporting invoice.

Results:

- a. We located the corresponding transaction within the HuskyBuy procurement and payment system for each of the 145 expenditures that were supported by third-party invoices (PREQ) without exception.
- b. We inspected the addressee of the supporting invoice noting that they were addressed to UConn Health, the University of Connecticut or UConn without exception.
- c. We inspected the invoices noting vendor, invoice number or payment application, invoice date and invoice and compared to the HuskyBuy invoice without exception. We identified one item in which UConn overpaid the invoice by \$1,000, which was identified by management during the fiscal year ended June 30, 2024 and corrected in the fiscal year ended June 30, 2024. No exceptions identified.
- d. We obtained a list from UConn identifying approved authorizers and their authorized designees based on the UConn authorization thresholds and payment types.
- e. Using the list obtained in Procedure 6.d, we inspected the approvals and/or history tabs within the HuskyBuy invoice system noting that the approvals agreed to approved authorizers without exception.
- f. We mathematically checked the amount of the supporting invoices without exception.

- 7. For all selected expenditures in Procedure 6 governed by AIA construction contracts that are not procured using Stipulated Sum contracts, identify the related purchase order and obtain copies of all current fiscal year construction payment applications from HuskyBuy, regardless of value. Utilizing the construction payment applications:
 - a. If applicable, obtain documentation to support the actual costs of the Contractors' performance and payment bonds, noting these undergo a final reconciliation at the end of the project. Compare to the amounts billed, noting any variances from the contract terms.
 - b. If applicable, obtain documentation to support the actual costs of insurances charged, and compare to the amounts billed, noting any variances from the contract terms.

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- c. Obtain a job cost report from the contractor which reconciles to its current fiscal year billings.
- d. Examine the job cost report to identify any duplicate charges.

Results:

- a. We identified 91 expenditures from Procedure 6 that were governed by AIA contracts. We obtained documentation that support the actual costs of the contractor's performance and payment bonds. We compared the amounts billed without exception.
- b. We obtained documentation supporting actual costs of insurances charged and compared to the amounts billed noting one exception. There was one project in which the contractor was unable to produce the insurance invoice support for approximately \$6,000. As a result, a subsequent credit for the insurance amount will be applied to the project's next application for payment. No other exceptions identified.
- c. We obtained job cost reports for projects governed by AIA construction contracts in order to reconcile the job cost report to current fiscal year billings. We identified five job cost reports for which the construction manager was unable to reconcile the job cost report to current year fiscal billings by a net of approximately \$1,600. No other exceptions identified.
- d. We examined the job cost reports obtained as part of Procedure 7.c, noting there were no instances of duplicate charges.

- 8. For all selected expenditures in Procedure 5 made to internal/related party sources that are supported by internal documents (IB/DI/JV/GLT and DVCA):
 - Obtain the KFS e-doc.
 - b. Obtain a list from UConn identifying approved authorizers and their authorized designees with corresponding approval thresholds for the type of e-doc.
 - c. For IB/DI/JV/GLT transactions, inspect the Route Log approvals in the KFS e-doc and compare authorizations to the list obtained in Procedure 8.b and determine whether the electronic approvals match based on transaction type and authorized dollar thresholds. Approval may alternatively be located in the "Notes" section of the e-doc if ad-hoc routing was not obtained.
 - i. Compare the support within the KFS e-doc to the entry in KFS and check for agreement, noting this can take a variety of forms, including references to source transactions.

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- d. For DVCA transactions, locate the corresponding transaction within the HuskyBuy procurement and payment system. Inspect the Approvals and/or History tab within the HuskyBuy Invoice and compare authorizations to the list obtained in Procedure 8.b and determine if the electronic approvals match based on transaction type and authorized dollar thresholds. Approval may alternatively be located in the "Comments" tab of the Invoice if adhoc routing was not obtained.
 - i. Compare the support within the HuskyBuy "Attachments" tab to the entry in HuskyBuy and check for agreement, noting this can take a variety of forms.
 - ii. For DVCA transactions that specify reimbursement to UConn Health in the "Entry Description":
 - 1. Obtain the official reimbursement letter and verify the reimbursement has been authorized by the UConn Health Controller or another authorized designee.
 - 2. Obtain the reimbursement summary which lists the individual expenditures being reimbursed and obtain the detailed supporting backup.
 - a. For expenditures to an external third party, select all individual expenditures greater than \$100,000, locate the related invoice within the detailed supporting backup and a) verify addressee of the supporting invoice for evidence the invoice is addressed to UConn Health, the University of Connecticut or UConn, and b) compare the Vendor and Invoice Amount to the amount per the summary, noting certain projects are allocated to multiple funding sources. In instances of multiple funding sources, verify whether there is an allocation included within the detailed supporting backup, and compare the allocated amount submitted for reimbursement to the amount per the summary.
 - b. For expenditures to an internal source, select all individual expenditures greater than \$100,000 and compare the amount per the supporting documentation to the amount per the summary.

Results:

- a. For all selected expenditures, which totaled 29, we obtained the corresponding KFS e-doc.
- b. We obtained a list from UConn identifying approved authorizers and their authorized designees with corresponding approval thresholds for the applicable type of e-doc.
- c. We identified 25 IB/DI/JV/GLT transactions. For each of those transactions, we inspected the Route Log approvals in the KFS e-doc and compared authorizations to the list obtained in 8.b and determined the electronic approvals matched based on the transaction type and authorized dollar thresholds.
 - i. As applicable, we compared the support within the KFS e-doc "attachments" section to the entry in KFS and checked for agreement noting no exceptions.

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- d. For 4 DVCA transactions, we located the corresponding transaction within the HuskyBuy procurement and payment system. We inspected the approvals and/or history tab within the HuskyBuy invoice and compared authorizations to the list obtained in Procedure 8.b. We determined the electronic approvals matched based on the transaction type and authorized dollar thresholds.
 - i. We compared the support within the HuskyBuy "Attachments" noting agreement.
 - ii. We noted 4 DVCA transactions that specified reimbursement to UConn Health in the "Entry Description".
 - 1. For the DVCA transactions, the reimbursement letter was viewed for authorization by the UConn Health Controller or another authorized designee.
 - 2. For each DVCA transaction, the reimbursement summary and detailed supporting backup was obtained.
 - a. For the 27 external transactions over \$100,000, we verified the supporting invoice was addressed to UConn Health, the University of Connecticut, or UConn. We also compared the vendor and invoice amount to the summary without exception. For invoices that had multiple funding sources, we verified if there was an allocation within the detailed supporting backup and compared the allocated amount to the summary without exception.
 - b. We did not note any internal transactions over \$100,000.

- 9. For selected expenditures in Procedure 8 supported by a DI e-doc that specify "management fee" or "payroll allocation" in the Explanation field of the DI e-doc:
 - a. Inspect the backup documents in the "attachments" section to identify the Project ID of the expenditure selected and compare the Project ID to the report obtained in Procedure 1 for agreement.
 - b. Inspect the DI e-doc to identify the Project ID and compare the Project ID to the backup document obtained in Procedure 9.a for agreement, excluding DI e-doc that specify "management fee" or "payroll allocation" for capital equipment as these do not have Project IDs.
 - c. Inspect the DI e-doc to identify the amount shown for the Project ID selected and compare the amount to the "management fee/payroll" amount shown in the backup document obtained in Procedure 9.a for agreement. Mathematically check the amount of the "management fee" or "payroll allocation" selected by multiplying the percentage and period expenses in the backup document obtained in 9.a.

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Results:

- 9. We identified 12 expenditures in Procedure 8 that were supported by a DI e-doc that specify "management fee" or "labor allocation" was included in the explanation field of the DI e-doc.
 - a. We inspected the backup documents in the "attachments" section and identified the Project ID of the expenditure selected and compared the Project ID to the report obtained in Procedure 1 noting agreement.
 - b. We inspected the DI e-doc identifying the Project ID and compared the Project ID to the backup document obtained in Procedure 9.a noting no exceptions. DI e-docs that specified "management fee" or "labor allocation" for capital equipment were excluded.
 - c. We inspected the DI e-doc identifying the amount shown for the Project ID selected and compared the amount to the "management fee/labor allocation" amount shown in the backup document obtained in Procedure 9.a noting agreement. We mathematically checked the amount of the "management fee" or "labor allocation" selected by multiplying the percentage and period expenses in the backup document that was obtained in 9.a noting no exceptions.

Contract Testing:

Procedure:

1. Obtain a report of total UConn 2000 general obligation bond expenditures by project for Fiscal Year June 30, 2024 from UConn. To ensure completeness, this report will also include non-UConn 2000 funded expenditures for Fiscal Year June 30, 2024 on projects where any amount of UConn 2000 general obligation bond funded expenditures are present.

Result:

1. We obtained a report of total UConn 2000 general obligation bond expenditures by project for Fiscal Year June 30, 2024 from the UConn management team. This report included non-UConn 2000 funded expenditures for Fiscal Year June 30, 2024 on projects where any amount of UConn 2000 general obligation bond funded expenditures were present. We observed that when an invoice for procedures completed in the current fiscal year is received in the subsequent fiscal year, the transaction is included in the subsequent fiscal year report.

Procedure:

2. From the report obtained in Procedure 1, select all projects with total fiscal year expenditures greater than \$500,000.

Result:

2. Using the report obtained in Contracts Procedure 1, all projects with total fiscal expenditures greater than \$500,000 were selected. See Appendix A for further detail of the projects selected.

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Procedure:

3. For projects selected in Procedure 2, identify those where a construction contractor has been engaged. Perform Contract Testing Procedures 4 - 9 on construction contracts initiated in the current fiscal year and Contract Change Order Testing Procedures 10 - 19 on all projects identified with construction contracts.

Result:

3. We identified 16 projects where a construction contractor has been engaged. Construction contracts for four of the identified projects were initiated in the current fiscal year which will be tested in Procedures 4 - 9 and Procedures 10 - 19, and twelve contracts which will be tested only in Procedures 10 - 19.

Procedure:

4. For construction contracts initiated in the current fiscal year identified in Procedure 3, obtain the Contract Approval Request Form ("CAR") or Unifier Requisition/Unifier Purchase Order Amendment (collectively, "Electronic Workflow Approval" or "EWA") for the contract.

Result:

4. For three of the projects identified in Procedure 3, we obtained a CAR or EWA noting no exceptions. For one project identified in Procedure 3, the project did not go out to bid and accordingly did not have a CAR. A Sole Source Justification Form was obtained for this project which is not considered an exception.

Procedure:

5. Inspect the CAR or EWA obtained in Procedure 4 for the Vendor, Project Name, and Project ID and compare the attributes to the report obtained in Procedure 1 for agreement. In limited instances, projects may have sub-projects and the Project Name and/or Project ID of the sub-project may differ from the report; these are not exceptions.

Result:

5. For three of the projects, we inspected the CAR or EWA for the Vendor, Project Name and Project ID and compared the attributes to the report obtained in Contracts Procedure 1 for agreement without exception. For one project that did not go out to bid and accordingly did not have a CAR, we inspected a Sole Source Justification Form for the Vendor, Project Name and Project ID and compared the attributes to the report obtained in Procedure 1 for agreement. The Sole Source did not contain the Project Name or Project ID; however, the Vendor and Project description agreed to the report obtained in Procedure 1 without exception.

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Procedure:

6. Obtain a list of approved authorizers or their authorized designees based on project type and contract value and the associated approval dollar thresholds.

Result:

6. We obtained from management a list of approved authorizers or their authorized designees based on project type and contract value and the associated approval dollar thresholds.

Procedure:

7. Inspect the CAR or EWA obtained in Procedure 4 for authorizations and compare to the list of approved authorizers or their authorized designees provided by UConn for agreement based on approval dollar thresholds.

Result:

7. For three of the projects, we inspected the CAR or EWA for authorizations and compared the authorizations to the list of approved authorizers or their authorized designees provided by UConn for agreement based on approval dollar thresholds without exception. As noted in Procedure 4, one item did not contain a CAR but instead contained a Sole Source Justification Form due to the bidding process for the project. Approved authorizers per the Sole Source Justification Form were compared to the list of approved authorizers for agreement without exception.

Procedure:

8. Obtain the executed contract and President's Contract Signing Authority Delegation letter. For projects with construction contracts initiated in the current fiscal year identified in Procedure 3, inspect the executed contract to identify the title of the person who signed the owner's authorization and compare it to the President's Contract Signing Authority Delegation letter for agreement based on approval dollar thresholds. Inspect the executed contract to identify the Contractor signature line has been signed by the Contractor.

Results:

- 8. We obtained the executed contract and President's Contract Signing Authority Delegation letter. For projects selected in Contracts Procedure 3, we performed the following:
 - a. Inspected the executed contract and identified the title of the person who signed the owner's authorization and compared that signature to the President's Contract Signing Authority Delegation letter for agreement based on approval dollar thresholds without exception.
 - b. Inspected the executed contract observing the Contractor signature line had been signed by the Contractor without exception.

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Procedures:

- Inspect the executed contract obtained in Procedure 8 to identify the initial contract amount and compare the amount to the initial HuskyBuy purchase order (or increase if pre-existing purchase order) for agreement.
 - a. If amounts do not match by more than \$5.00, then inspect the CAR/EWA and/or Unifier Unfunded Commits document and/or the Notes section of the HuskyBuy PO e-doc for written comments identifying the amounts which are to be designated as "Allocated", "Obligated" and/or "Future Funding".
 - b. Mathematically add all amounts designated as "Allocated", "Obligated" and/or "Future Funding" to the PO amount and compare the result to the initial contract amount identified in the executed contract for agreement.

Results:

- 9. We inspected the executed contracts, identifying the initial contract amount and compared the amount to the initial HuskyBuy purchase order noting agreement.
 - a. We did not identify any differences in excess of \$5.00.
 - b. We mathematically added all amounts designated as "Allocated", "Obligated" and/or "Future Funding" to the PO amount and compared the result to the initial contract amount identified in the executed contract without exception.

Procedure:

10. For all projects where a construction contractor has been identified in Procedure 3, obtain a Change Order ("CO") Analysis report from UConn, if applicable.

Result:

10. For the projects selected in Contracts Procedure 3, we obtained a CO Analysis report from UConn for the projects.

- 11. Inspect the CO Analysis to identify the total amount of the contract. Compare the amount identified to the PO total in the Purchase Order screen in KFS as of the date of the analysis. If the identified amount from the CO Analysis exceeds the total from the Purchase Order screen in KFS, proceed to Procedures 11.a and 11.b.
 - a. If amounts do not match by more than \$5.00, then inspect the CAR/EWA and/or Unifier Unfunded Commits Document and/or the Notes section of the HuskyBuy PO e-doc for written comments identifying the amounts which are to be designated as "Allocated", "Obligated" and/or "Future Funding".

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b. Mathematically add all amounts designated as "Allocated", "Obligated" and/or "Future Funding" and add the total to the PO amount and compare the results to the total on the CO Analysis for agreement.

Result:

11. For the projects selected in Procedure 10, we inspected the CO Analysis and identified the total amount of the contract. We then compared the amount identified in the CO Analysis to the PO total in the Purchase Order screen in KFS as of the date of the analysis. No items were identified in which the CO analysis exceeded the total from the Purchase Order screen in KFS, as such, Procedures 11.a and 11.b were not required.

Procedure:

12. From the CO Analysis, select all change orders greater than \$100,000 (including credit change orders) where the Purchase Order Revision within HuskyBuy was fully approved in the fiscal year under review. For projects without any change orders greater than \$100,000, select the largest value change order (including credit change orders) fully approved within HuskyBuy in the fiscal year under review.

Result:

12. From the CO Analysis, we selected all change orders greater than \$100,000 where the Purchase Order Revision within HuskyBuy was fully approved in the fiscal year under review. For projects without any change orders greater than \$100,000, we selected the highest dollar value change order that was fully approved within HuskyBuy for the fiscal year ended June 30, 2024 resulting in 38 change orders. No exceptions noted. See Appendix B for listing of change orders selected.

Procedure:

13. For change orders selected in Procedure 12, obtain the EWA and executed change order documents from KFS, HuskyBuy and/or Unifier.

Result:

13. For change orders selected in Procedure 12, we obtained the EWA and executed change order documents from KFS, HuskyBuy and/or Unifier without exception.

Procedure:

14. Inspect the executed change order to identify the Vendor, Project Name, Project ID and Amount and compare the attributes to the EWA for agreement within \$5.00. In limited instances, projects may have sub-projects and the Project Name and/or Project ID of the sub-project may differ from the EWA and CO Analysis; these are not exceptions.

Result:

14. We inspected the executed change orders to identify the Vendor, Project Name, Project ID and Amount and compared the attributes to the EWA for agreement noting no exceptions.

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For Procedures 15 through 19, if the selected change order is comprised of Unifier bundled Potential Change Order (PCO) and/or Construction Change Directive (CCD) transactions, obtain at least 75% coverage of the total change order value and include all individual PCO and/or CCD transactions greater than \$50,000; otherwise obtain 100% coverage of the total change order value.

Procedure:

15. Inspect the executed change order documentation to identify the prime contractor markups on allowable cost components used for changes in the work and compare the overhead and profit percentages to the executed contract for agreement.

Result:

15. We inspected the executed change order documentation and identified the prime contractor markups used for insurance, bonds, and overhead and profit (if applicable), and compared the percentages to the executed contract for agreement. No exceptions identified.

Procedure:

16. Inspect the executed change order documentation to identify the subcontractor markups on allowable cost components used for changes in the work and compare the overhead and profit percentages to the executed contract for agreement.

Result:

16. We inspected the executed change order documentation to identify the subcontractor markups for insurance, bonds, and overhead and profit (if applicable) and compared the percentages to the executed contract for agreement. We identified one exception whereby two amounts were transposed resulting in a difference of \$46. The University has communicated the exception to the applicable contractor for credit. No other exceptions identified.

Procedure:

17. Inspect the executed change order documentation to identify the labor rates utilized within the change order and compare to the approved rates.

Result:

17. We inspected the executed change order documentation and identified the labor rates utilized within the change order and compared to the approved rates noting one exception resulting in a difference of approximately \$140. The University has communicated the exception to the applicable contractor for credit. No other exceptions identified.

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Procedure:

18. Inspect the EWA for authorizations and compare them to the list of approved authorizers or their authorized designees provided by UConn and determine authorizations agree based on approval dollar thresholds.

Result:

18. We inspected the EWA for authorizations and compared them to the list of approved authorizers or their authorized designees provided by UConn and determined authorizations agreed based on approval dollar thresholds without exception.

Procedure:

19. Mathematically check the amount of the change orders.

Result:

19. We mathematically checked the amount of the change orders for accuracy and identified one mathematical exception of \$186. The University has communicated the exception to the applicable contractor for credit. No other exceptions identified.

Contract Testing – UConn Health:

Procedure:

1. Obtain the UConn Health DM/Equipment reimbursements in Expenditure Testing – UConn Procedure 8.d.ii., identify those projects having reimbursements of \$500,000 or more. These are the in-scope projects.

Result:

1. We obtained the UConn Health DM/Equipment reimbursements in Expenditure Testing – UConn Procedure 8.d.ii. Five projects with reimbursements of \$500,000 or more were identified. See Appendix A for further detail of the projects identified.

Authorized Budget Evaluation

Procedure:

2. Obtain the UConn Heath Reimbursement Detail report to identify the Construction Contract Number(s), UConn 2000 Fund Code(s) and Organization Code(s) associated with each in-scope project.

Result:

2. We obtained the UConn Health Reimbursement Detail report and identified the Construction Contract Number(s), UConn 2000 Fund Code(s) and Organization Code(s) for each in-scope project.

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Procedure:

3. Obtain the Board of Trustees Capital Projects Budget List ("BoT Budget Report") for each inscope project.

Result:

3. We obtained the Board of Trustees Capital Projects Budget List for each in-scope project.

Procedures:

- 4. Obtain the Ellucian Grant Inception to Date report(s) (ITD Report) for each in-scope project. Note that a project may have a single "Project-Level" ITD Report or several "Fund Code Level" ITD reports that aggregate to the Project Level values. In addition, a project may have an ITD report with a non-UConn 2000 Fund Code.
 - a. Identify the total project budget by aggregating the "Adjusted Budget" figure on all related ITD Reports for the project. If the total project budget exceeds the Budget figure listed in the BoT Budget Report, this is an exception.
 - b. Identify the total project spend by aggregating the "Activity" figure on all related ITD Reports for the project. If the total project spend exceeds the total project budget, this is an exception.
 - c. For projects with multiple Fund Code Level ITD Reports, identify the reports with UConn 2000 Fund codes (as listed in the Reimbursement Detail report obtained in Procedure 2). If the fund-level spend exceeds the fund-level budget for any UConn 2000 fund code, this is an exception.

Results:

- 4. We obtained the Ellucian Grant Inception to Date report for each in-scope project.
 - a. We identified the total project budget for all in-scope projects by aggregating "Adjusted Budget" figure on all related ITD reports. All project budgets were within the Budget figure listed in the BoT Budget Report.
 - b. We identified the total project spend by aggregating the "Activity" figure on all related ITD Reports for the in-scope projects. Total project spend for each of the in-scope projects was within the total project budget.
 - c. One project had multiple Fund Code Level ITD reports. For the one project, we identified the reports with UConn 2000 Fund codes, noting that fund activity was within the UConn 2000 fund code.

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Purchase Order ("PO") & Purchase Requisition ("PR") Approvals Evaluation

Procedure:

5. For each Fund code associated with an in-scope project, including any non-UConn 2000 funds identified in Procedure 4, obtain the Signature Authorization – Fund/Org Lookup (Signature Authorization) Reports.

Result:

5. We obtained the Signature Authorization – Fund/Org Lookup (Signature Authorization) Reports for all in-scope projects for both UConn 2000 and non-UConn 2000 funds noting no exceptions.

Procedures:

- 6. For each Construction Contract associated with an in-scope project, obtain the related documents listed below:
 - a. The executed Contract or Agreement
 - b. The Signature Authorization Fund/Org Lookup (Signature Authorization Reports) for each UConn 2000 and non-UConn 2000 Fund code
 - c. The HuskyBuy Campus Planning Purchase Requisition Workflow (PR Workflow), which applies to projects associated with Organization Code 61033
 - d. The HuskyBuy Purchase Order Workflow (PO Workflow), which lists authorized PO approvers and dollar thresholds
 - e. The Change Order Analysis

Results:

- 6. For each Construction Contract associated with in-scope projects, the related documents were obtained:
 - a. The executed Contract or Agreement
 - b. The Signature Authorization Fund/Org Lookup for each UConn 2000 and non-UConn 2000 Fund
 - c. The HuskyBuy Campus Planning PR Workflow for projects associated with Organization Code 61033
 - d. The HuskyBuy PO Workflow
 - e. The Change Order Analysis

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Procedures:

- 7. For each Purchase Order relating to each Construction Contract, obtain the related PO documents from HuskyBuy (HB):
 - a. The PO Revision List
 - b. The PO Summary, which is the current version of the PO
 - c. The PO for each version of the PO listed on the PO Revision List (including "original")
 - d. The PO History for the current version of the PO
 - e. The Purchase Requisition (PR) History for each PR

Results:

- 7. We obtained the following related PO documents from HuskyBuy for each Purchase Order relating to each Construction Contract.
 - a. The PO Revision List
 - b. The PO Summary
 - c. The PO for each version of the PO listed on the PO Revision List
 - d. The PO History for the current version of the PO
 - e. The PR History for each PR

Procedure:

8. Inspect the Original PO and Identify the PO Value. Inspect the PO History and identify the Step of "Purchasing" and Action of "PO Approved". Compare the approver in this step to the person authorized to sign for the PO Value in the PO Workflow document obtained in Procedure 6.d. If the approver isn't listed in the PO Workflow, obtain the Job title for the approver at the time of signing and compare it to the job titles in the PO Workflow for agreement without exception.

Result:

8. We inspected the Original PO and identified the PO Value. We inspected the PO History and identified the Step of "Purchasing" and Action of "PO Approved". We compared the approver identified in the PO to the PO Workflow document obtained in Procedure 6.d. No exceptions identified.

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Procedure:

9. Inspect the original PO and each PO revision and identify the associated Requisition Number (PR#) for each. Inspect the PR History for each PR# to identify the associated Fund and Organization Codes, and the person who approved the "Department Approval" Step(s). Compare the Departmental approver to the approvers listed in the Signature Authorization Reports and/or the PR Workflow obtained in Procedures 6.b and 6.c for agreement. If the PR approver isn't listed in the Signature Authorization Reports and/or the PR Workflow, obtain the Job title for the approver at the time of signing and compare to the job titles in the Signature Authorization Reports and/or the PR Workflow for agreement.

Result:

9. We inspected the original PO and each PO revision and identified the associated PR#. We inspected the PR History for each PR# to identify the associated Fund and Organization Codes, and the person who approved the "Department Approval" Step. We compared the Departmental Approver to the Signature Authorization Reports and/or PR Workflow obtained in Procedures 6.b and 6.c. No exceptions identified.

Procedure:

10. Inspect the HuskyBuy PO Summary obtained in Procedure 7.b to identify the supplier/contractor and Project Number (and/or Project Name) and compare these values to the original executed contract for agreement.

Result:

10. We inspected the HuskyBuy PO Summary obtained in Procedure 7.b and identified the supplier/contractor and Project Number (and/or Project Name) and compared these values to the original executed contract for agreement. We identified that two projects contained a different project number in the HuskyBuy PO Summary obtained in Procedure 7.b compared to the Executed Contract. No other exceptions identified.

Procedure:

11. Inspect the PO Summary to identify the final PO value and compare it to the Contract value for agreement.

Result:

11. We inspected the PO Summary and identified the final PO value and compared it to the Contract value for agreement without exception.

Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

Procedure:

12. From the Change Order Analysis obtained in Procedure 6.e, select all change orders greater than \$100,000 (including credit change orders) where the Purchase Order Revision within HuskyBuy was fully approved in the fiscal year under review. For projects without any change orders greater than \$100,000, select the largest value change order (including credit change orders) fully approved within HuskyBuy in the fiscal year under review.

Result:

12. From the CO Analysis obtained in Procedure 6.e, we selected all change orders greater than \$100,000 (including credit change orders) where the Purchase Order Revision within HuskyBuy was fully approved in the fiscal year under review. For projects without any change orders greater than \$100,000, we selected the largest value change order (including credit change orders) fully approved within HuskyBuy in the fiscal year under review. The aforementioned criteria resulted in 5 change orders. See Appendix B for listing of change orders selected.

Procedure:

13. Obtain the Change Order documentation for each Change Order selected in Procedure 12.

Result:

13. We obtained the Change Order documentation for each Change Order selected in Procedure 12.

Procedure:

14. Obtain the UConn Health Contract Signature Authorization list and compare it to the signatures on the Change Order documentation for agreement.

Result:

14. We obtained the UConn Health Contract Signature Authorization list and compared it to the signatures on the Change Order documentation for agreement. No exceptions identified.

Procedure:

15. Inspect the Change Order documentation to identify the contractor/supplier and dollar values and compare these attributes to the PO Revisions from Procedure 7.c for agreement.

Result:

15. We inspected the Change Order documentation and identified the contractor/supplier and dollar values. We compared these attributes to the PO Revisions from Procedure 7.c for agreement. No exceptions identified.

Agreed-Upon Procedures: UConn 2000 Infrastructure Program as Required by Sec. 10a-109z of the Connecticut General Statutes

Procedure:

16. Inspect the Change Order documentation to identify the contractor/subcontractor markups on allowable cost components used for changes in the work and compare the overhead and profit percentages to the executed contract for agreement.

Result:

16. We inspected the Change Order documentation and identified the contractor/subcontractor markups on allowable cost components used for changes in the work. We compared the overhead and profit percentages to the executed contract. One exception was identified due to an incorrect percentage markup being utilized totaling \$297. No other exceptions identified.

Procedure:

17. Inspect the Change Order documentation and verify mathematical calculations.

Result:

17. We inspected the Change Order documentation and verified the mathematical calculations. No exceptions identified.

Appendix A

FY24 UConn 2000 AUP: University of Connecticut (Storrs and Regional Campuses) and UConn Health - Expenditure and Contract Testing Summary

Summary of FY24 UConn 2000 AUP Testing - UConn and UConn Health		
Expenditure Testing Summary - UConn (Storrs and Regionals) and UConn Health Reimbursements	,	
Total UConn 2000 FY24 Expenditures and Reimbursements UConn 2000 Expenditures and Reimbursements in AUP Defined Population	\$ \$	115,803,097 110,592,003
UConn 2000 Expenditures Excluded from AUP Defined Population ¹ Expenditures and Reimbursements Tested - UConn 2000	\$ \$	5,211,094 96,719,437
Expenditures and Reimbursements Tested - All Fund Sources ²	\$	197,309,493
Percent Tested of the Total UConn 2000 FY24 Expenditures and Reimbursements Percent Tested of the UConn 2000 AUP Defined Population		84% 87%
Number of Expenditure and Reimbursement Transactions Tested - UConn 2000 Funded Number of Expenditure and Reimbursement Transactions Tested - All Fund Sources		160 174
Expenditure Testing Summary - UConn Procedure 8.d.ii.2 on UConn Health Reimbursements		
Total UConn Health Reimbursements in UConn 2000 FY24 Expenditures and Reimbursements Reimbursements Tested Per Procedure 8.d.ii.2. Percent of UConn Health Reimbursements Tested of the Total Reimbursements Number of UConn Health Reimbursements Tested in UConn AUP Procedure 8.d.ii.2.	\$ \$	8,153,889 6,229,652 76% 27
Contract and Change Order Testing Summary - UConn (Storrs and Regionals)		
Number of UConn 2000 Initial Contracts Tested - UConn Value of UConn 2000 Initial Contracts Tested - UConn Total FY24 UConn 2000 Change Orders Executed - UConn Value of Change Orders Tested Percent of Change Orders Tested of the Total Change Orders Executed Number of Change Orders Tested	\$ \$ \$	4 15,981,629 13,032,180 11,969,428 92% 38
Contract and Change Order Testing Summary - UConn Health		
Number of UConn 2000 Initial Contracts Tested - UConn Health Value of UConn 2000 Initial Contracts Tested - UConn Health Total FY24 UConn 2000 Change Orders Executed - UConn Health Value of Change Orders Tested Percent of Change Orders Tested of the Total Change Orders Executed Number of Change Orders Tested	\$ \$ \$	5 13,271,097 473,073 297,986 63% 5

¹Value represents aggregated costs on projects with less than \$500,000 of current fiscal year expenditures. Population for AUP expenditure testing is defined in UConn Expenditure Testing Procedures 1-2.

² Per UConn AUP Expenditure Testing Procedure 4, all transactions on in-scope projects are tested, regardless of fund source. For FY24, this included \$71.5M of Operating funded transactions and \$29.1M of Student Fee Revenue Bond funded transactions.

Appendix A - Continued

FY24 UConn 2000 AUP: UConn (Storrs and Regional Campuses)

UConn 2000 Construction Projects (Storrs and Regional Campuses) With Over \$500K In Expenditures

		UConn 2000	UConn 2000
Project		Expenditures Per	Expenditures Tested
Number	Project Name	Project	Per Project
201523	UConn 2000 Code Remed - Stamford Downtown Relocation	\$ 2,901,317	\$ 2,373,738
300025	Northwest Science Quad Supplemental Utility Plant	3,340,525	2,892,143
300050	Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	6,127,538	4,900,829
300136	University Second Electrical Feed	1,676,093	1,085,318
300151	Boiler Plant Equipment Replacement and Utility Tunnel Connection	3,672,073	2,992,916
300169	N. Eagleville Road and Discovery Drive Intersection Improvements	1,593,899	1,483,782
300173	I-Lot Improvements	743,259	519,491
300200	Res Life Facilities - South Campus Residence Halls Improvements	22,477,210	21,264,460
300209	Field House - Old Recreation Center Renovation	888,639	888,639
300234	Res Life Facilities - Mansfield Apartments Redevelopment	3,631,902	3,442,817
300235	Gilbert Road Site Preparation	1,233,484	904,255
300241	South Campus Infrastructure	28,082,672	26,211,024
300247	B4 Steam Vault Replacement	1,226,189	913,695
300253	Avery Point Seawall Restoration (FO500157)	2,428,418	2,348,000
300260	Academic & Research Facilities - School of Nursing Building	1,517,924	1,083,270
300264	C2E2 to IPB Phase 1 Office & Lab Renovation (TL2547)	797,699	285,163
901653	Fenton River Well Field & Road Repair	1,301,470	1,092,587
901802	Academic & Research Facilities - STEM Research Center Science 1	6,877,316	6,256,782
901803	Academic & Research Facilities - Gant Building Renovations - STEM	2,638,677	1,586,169
		\$ 93,156,304	\$ 82,525,078

Construction		
Contract Testing		
Selections		
Tested in Prior Year		
Tested in Prior Year		
Tested in Prior Year		
Tested in FY24		
Tested in Prior Year		
Tested in FY24		
Tested in Prior Year		
Tested in Prior Year		
N/A - In Design Phase		
Tested in Prior Year ³		
Tested in Prior Year		
Tested in Prior Year		
Tested in Prior Year		
Tested in FY24		
N/A - In Design Phase		
N/A - T&M Only		
Tested in FY24		
Tested in Prior Year		
Tested in Prior Year		

³ Res Life Facilities - Mansfield Apartments Redevelopment has a construction contract for demolition of the existing structures only. Any future construction contracts for replacement structures will be tested in the fiscal year they are executed.

UConn 2000 Capital Equipment (Storrs and Regional Campuses) With Over \$500K In Expenditures

	UConn 2000	UConn 2000
	Expenditures per	Expenditures Tested
Project Name	Initiative	Per Initiative
Cyber Security Upgrades	\$ 1,719,165	\$ 1,694,976
Public Safety Capital Equipment	1,693,084	959,069
Kuali Cloud Implementation	1,055,957	461,188
ITS Capital Equipment	1,937,048	1,305,943
Wired Access Layer (ITS) - Ongoing Cabling Refresh	1,884,841	1,093,197
Wired Access Layer (ITS) - Phase 4	991,715	526,097
	\$ 9,281,810	\$ 6,040,470

Note: Equipment Not
Subject to AUP
Contract Testing

Appendix A - Continued

FY24 UConn 2000 AUP: UConn Health

UConn 2000 UConn Health Deferred Maintenance Construction Projects With Over \$500K In Reimbursements

Project		UConn Reimburser			nn 2000 ments Tested
Number	Project Name	Proje	ect	Per	Project
21-019	Health Information Management Workplace Improvements	\$	626,656	\$	374,346
22-013	Main Building Lab Renovations - 2nd Floor		1,366,312		1,263,509
22-601.01	Building E & Building K Roof Replacement		949,321		833,258
22-601.02	Building D & Building N Roof Replacement		1,937,195		1,795,335
22-601.03	16 Munson Road Parking Lot Paving		1,239,697		1,093,976
		\$	6,119,181	\$	5,360,424

Construction Contract Testing Selections
Tested in FY24
1

UConn 2000 UConn Health Deferred Maintenance and Equipment Reimbursement Summary

Named Line	Reimk	UConn 2000 oursements to onn Health	Tested	Reimbursements Per Procedure 8.d.ii.2.
UCH Deferred Maintenance	\$	7,548,460	\$	5,695,258
UCH Capital Equipment		605,429		534,394
	\$	8,153,889	\$	6,229,652

Note: Equipment Not Subject to AUP Contract Testing

⁴ The reimbursements selected for testing are defined within UConn Expenditure Testing Procedure 8.d.ii.2., while the construction contracts selected for testing are defined within UConn Health Contract Testing Procedure 1. This resulted in additional testing on reimbursements, as certain individual transactions were over the Expenditure Testing threshold, but under the Contract Testing threshold when aggregated by project.

Appendix B

FY24 UConn 2000 AUP: UConn (Storrs and Regional Campuses)

Project Name	Contractor Name	Original Contract Value	Change Order Number	Change Order Value
JConn 2000 Code Remed - Stamford Downtown Relocation	Daniel Oconnells Sons, Inc. (Phase 2)	\$ 13,486,794	17	\$ 330,600
Northwest Science Quad Supplemental Utility Plant	Bond Brothers, Inc.	51,377,284	17	113.999
Northwest Science Quad Supplemental Utility Plant	Bond Brothers, Inc.	51,377,284	18	118,356
Northwest Science Quad Supplemental Utility Plant	Bond Brothers, Inc.	51,377,284	20	102,965
Northwest Science Quad Supplemental Utility Plant	Bond Brothers, Inc.	51,377,284	23	383,480
Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	Dimeo Construction Company	35,124,612	42	139,285
Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	Dimeo Construction Company	35,124,612	44	176,832
Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	Dimeo Construction Company	35,124,612	51	125,844
Northwest Quad - Science 1 - Site Improvements & Tunnel Phase II	Dimeo Construction Company	35,124,612	53	(135,698
Boiler Plant Equipment Replacement and Utility Tunnel Connection	Bond Brothers, Inc.	29,873,543	21	101,654
Boiler Plant Equipment Replacement and Utility Tunnel Connection	Bond Brothers, Inc.	29,873,543	23	699.551
-Lot Improvements	Turner Construction Company	5,654,406	35	79,779
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	6	383,677
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	7	1,298,820
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	8	789,729
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	9	543,533
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	10	173,117
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	11	396,300
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	12	511,611
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	13	891,086
Res Life Facilities - South Campus Residence Halls Improvements	KBE Building Corporation	171,392,198	14	529,406
Res Life Facilities - Mansfield Apartments Redevelopment	Neuber Environmental Service Inc.	2,248,000	2	94,726
Gilbert Road Site Preparation	Sarazin General Contractors, Inc.	6,091,000	8	1,486,750
South Campus Infrastructure	O&G Industries (Pre Con)	396,187	1	291,176
South Campus Infrastructure	O&G Industries	72,878,684	6	293,274
South Campus Infrastructure	O&G Industries	72,878,684	7	468,518
South Campus Infrastructure	O&G Industries	72,878,684	9	195,949
South Campus Infrastructure	O&G Industries	72,878,684	11	256,306
South Campus Infrastructure	O&G Industries	72,878,684	12	107,340
34 Steam Vault Replacement	The Whiting-Turner Contracting Co.	3,631,761	7	134,614
34 Steam Vault Replacement	The Whiting-Turner Contracting Co.	3,631,761	8	109,484
Fenton River Well Field & Road Repair	Richard's Corporation	1,226,779	1	2,100
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	41	175,446
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	43	215,862
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	45	151,777
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	47	111,101
Academic & Research Facilities - STEM Research Center Science 1	Dimeo Construction Company	134,475,210	54	104,431
Academic & Research Facilities - Gant Building Renovations - STEM	The Whiting-Turner Contracting Co. (Phase 1)	54,232,023	96	16,648

Number of Change Orders Tested - UConn

38

Appendix B - Continued

UConn Health Construction Projects: Change Orders Tested In Accordance With Agreed Upon Procedures				
Project Name Contractor Name Original Change Order Change Order Project Name Contract Value Number Value				
Health Information Management Workplace Improvements	Sarazin General Contractors	\$ 509,400	1	\$ 15,810
Main Building Lab Renovations - 2nd Floor	PAC Group, LLC	8,383,297	4	249,611
Main Building Lab Renovations - 2nd Floor	PAC Group, LLC	8,383,297	5	124,925
16 Munson Road Parking Lot Paving	Asphalt Repair Solutions	1,320,000	2	140,228
16 Munson Road Parking Lot Paving	Asphalt Repair Solutions	1,320,000	4	(232,588)

ATTACHMENT 7

Buildings, Grounds, and Environment Committee

Facility Services and University Planning

September 9, 2025 Complete Report



Agenda

Resolutions for September BOT Meeting

- Gant Building Renovation-Phase 3B
- NW Res Halls- Thermal Comfort Improvements-Phase 2
- Housing Refresh Program- FY 2026
- Homer Babbidge Library HVAC Equipment Upgrades Phases 1, 2 & 3
- Foster Hall Flood Damage Abatement & Restoration
- Wilhusky Site A Easements/Cooperation Agreement

Resolutions for October BOT Meeting

UConn Stamford Nursing Simulation Lab

Previously Approved BOT Projects

- Projects in Construction
- Projects in Design

Real Estate Activities

All projects align with at least one of the University's Strategic Initiatives

Promoting the Student Success Journey
Excellence in Research, Innovation, and Engagement
Seven World-Class Campuses, One Flagship University
Husky Pride & Resilience
Wellness of People and Planet
A Stronger and More Inclusive University

Note: All projects have a degree of risk, primarily due 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:







Typically, projects in construction may have a risk to schedule and/or budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.



Resolutions for September 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
- Phase 3 (Gant North Wing) scope has been altered to increase instructional space and make floors 3 and 4 flexible shell space.
- Estimated additional future fit-out costs for Floors 3 and 4 are estimated at \$10M for a research end user (not yet identified).

Justification: Asset Preservation, Student Success

Budget: \$278.5M, Pending Revised Final September BOT approval, based on bid for Phase 3B work \$191.5M, Approved Revised Final for Ph 1, 2 & 3A (enabling work)

Funding Source: University Funds, UConn 2000 Bond Funds

Schedule: Construction Phase 3: May 2025 - Fall 2027

<u>Key Issues & Risks</u>: Phase 3 cost escalation/tariff impacts, long lead times for mechanical and electrical equipment.



View of Renovated North Wing from North Eagleville Rd



Northwest Residential Area- Thermal Comfort Improvements



Scope: Provide air conditioning to the six dormitory buildings in the Northwest Housing Complex.

- Phase 1: Terry Hall & Rogers Hall.
- Phase 2: Hanks Hall & Goodyear Hall.
- Phase 2 Alternates: Russell Hall & Batterson Hall

<u>Budget</u>: \$22.75M- Pending September BOT Approval, based on internal estimates, includes full design and construction for Ph. 1 & 2

\$6.75M - Approved Final-Phase 1

Funding Source: University Funds

Schedule:

- Final Design Complete December 2024
- Construction May 2025 August 2025- Phase 1 (2 Buildings)
- Construction May 2026 August 2026- Phase 2 (2, 3 or 4 Buildings depending on contractor availability)

Key Issues & Risks: Availability of mechanical equipment and workforce size





Housing Refresh Program Summer 2026

Scope: 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, North Campus, East Campus, Husky Village, Hilltop Halls, and Wilson Hall. The program includes the following work:

•	Asbestos Abatement	\$2.6M
•	Bathroom Renovations	\$6.1M
•	Envelope Investments	\$1.1M
•	Fire Safety Upgrades	\$1.1M
•	Flooring/Painting	\$1.6M
•	Mechanical Infrastructure Investments	\$1.0M
•	Wellness Space Renovation	\$0.5M

Justification: Asset Preservation

<u>Budget</u>: \$14.0M- Pending September BOT Approval, based on internal estimates

Funding Source: University Funds

Schedule: Construction to start in May 2026

Key Issues & Risks: Contracts and tight schedule.











Homer Babbidge Library HVAC Equipment Upgrades Phases 1, 2 & 3



<u>Scope</u>: This project involves upgrading outdated steam pressure reducing valve (PRV) stations in the Babbidge Library mechanical rooms. These stations reduce steam pressure from 65 psi to as low as 5 psi to support the building's humidification and heating systems. The project also includes replacing controls and sensors—such as duct temperature, CO₂, and humidity sensors—for eight SAC/RAC units.

Justification: Asset Preservation

<u>Budget</u>: \$1.22M- Pending September BOT Approval, based on internal estimate

\$820,000- Approved Final- Phase 1 & 2

Funding Source: University Funds

Schedule:

- Phase 1 construction complete Summer 2025.
- Phase 2 construction to be completed Fall 2025.
- Phase 3 will be completed in Summer 2026

Key Issues & Risks: None at this time







Foster Hall Flood Damage Abatement & Restoration



<u>Scope</u>: Environmental abatement and restoration of property and building systems to address flood damage in six apartments in Foster Hall, part of the Charter Oak Apartments Complex.

Justification: Asset Preservation/Remediation

Budget: \$1,365,100- Pending September BOT Approval, based on estimates

Funding Sources: University Funds-IMF

Schedule: Remediation/Restoration-Summer/Fall 2025

Key Issues & Risks: Schedule







Resolutions for October BOT Meeting



UConn Stamford- Nursing Simulation Lab



<u>Scope</u>: The existing aquaculture laboratory will be repurposed into a fully equipped nursing simulation lab. This conversion will support the growing needs of the Nursing program while enabling the University to vacate leased space.

Justification: Cost Savings, Student Success

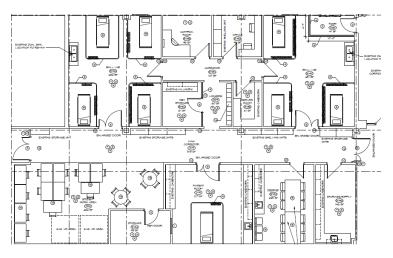
<u>Budget</u>: \$TBD- Pending October BOT Approval, awaiting bid \$140,000 Approved PRC- Design

Funding Sources: University Funds and UConn 2000 Bond Funds

Schedule:

- Design Complete, in bidding
- Construction- Fall 2025- Summer 2026

Key Issues & Risks: Working in an occupied building during academic year



New Nursing Simulation Lab Floor Plan



Previously Approved Projects in Construction



School of Nursing New Building

Scope:

- Construction of a new School of Nursing building on a site adjacent to Phillips Communications Science Building and the Human Development Center in South Campus
- 91,000 sf building with five stories, including shell space for future expansion

Budget: \$100.0M BOT Approved Final

Funding Sources: State GO Bond & UConn 2000 Bond Funds, Gift Funds

Schedule:

- Construction March 2025 to January 2027.
- Sitework and foundations will be installed in Spring and Summer 2025, followed by the steel framing in Fall 2025.
- An accelerated schedule, allowing work on weekends, has been selected to deliver key instructional spaces for Spring 2027.

Key Issues & Risks:

- Aggressive schedule and complex construction sequencing
- Long lead time mechanical and electrical equipment
- Difficult/tight site and swing space availability



New School of Nursing Building (View looking Northwest)



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-Revised Final

Funding Sources: University Funds, UConn 2000 Bond Funds, Gift Funds

Schedule:

- Phase 1 (Wolff Zackin Natatorium)-construction complete

 Fall 2025.
- Phase 2 (Balance of Field House) construction scheduled between June 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
- Install a sustainable geothermal heat exchange system connected to the existing South Campus Chiller Plant and to the newly opened Connecticut Hall.

Budget: \$89.5M, Approved Revised Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- 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.



Completed utility installation and restored Gilbert Road near Connecticut Hall



South Campus Chiller Plant Addition



Boiler Plant Equipment Replacement and Utility Tunnel Connection



<u>Scope</u>: Scope of work includes extension of the tunnel and utilities from the Central Utility Plant (CUP) to the SUP, and installation of two new dual-fuel boilers at the CUP and one new boiler at the SUP.

Justification: Safety/Code Compliance

Budget: \$46.5M Approved Revised Final

Funding Source: UConn 2000 Bond Funds

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.
- Substantial scope was completed during May 2025 steam shutdown. Rework and improvement of systems will continue into Fall 2025.

<u>Key Issues & Risks</u>: Work to ensure safety and operational continuity needed and is ongoing.



New Boiler installed in the Central Utility Plant



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, Approved Final

Funding Source: UConn 2000 Bond Funds

Schedule: Construction: March 2025 - Spring 2026

Key Issues & Risks:

- 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



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 were done during the summer of 2025 due to long lead times for equipment procurement.

Budget: \$11.1M, Approved Revised Final

Funding Source: University Funds and UConn 2000 Bond Funds

Schedule:

- 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:

None at this time





Whitney Road Steam Improvements



<u>Scope</u>: Approximately 500 feet of failed steam and condensate lines, identified as leaking and beyond repair in Fall 2023, will be replaced along with one service vault. The lines run from the vicinity of Monteith (north) to new steam infrastructure near Arjona, completed in 2024.

Budget: \$8.5M Approved Final

Funding Source: UConn 2000 Bond Funds

Schedule:

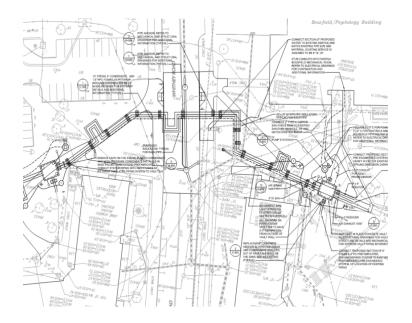
Planning: Complete

Design: Completed October 2024

Construction: March to October 2025

Key Issues & Risks:

• Sequencing, subsurface conditions, critical schedule (must be connected for heating season), 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, Approved Final, spending is capped at \$6.0M

Funding Source: UConn 2000 Bond Funds

Schedule:

- Relocation portion of the work is complete (Phase 1).
- Exterior restoration (Phase 2) commenced in Spring 2024 and will be complete by Summer 2025.
- Roofing and siding material availability has delayed completion of the work.

Key Issues & Risks: SHPO's expectations concerning the overall project



4 Gilbert Road - House Relocation



UConn Tennis Facility

<u>Scope</u>: Construct a Title IX-compliant support building with public restrooms, a team locker room, and flexible space for staff use. Scope includes utility upgrades (telecom, water, sewer, gas, electric), transformer replacement, and site improvements such as paved parking with accessible space, sidewalks, and crosswalks for universal access and safety.

Budget: \$3.45M Approved Final

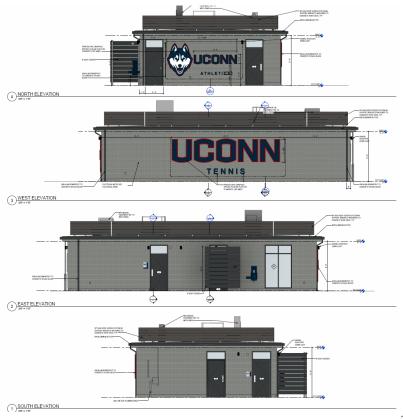
Funding Sources: Gift Funds, UConn 2000 Bond Funds

Schedule:

Construction: Fall 2024 – Spring 2026

Key Issues & Risks:

- Tight budget, low contingency
- Late programmatic and design changes led to delayed building delivery





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: \$2.85M, Approved Revised Final

Funding Source: UConn 2000 Bond Funds

Schedule:

Remediation is complete, final landscape restoration and maintenance Spring 2025-Fall 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

<u>Scope</u>: 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: \$1.24M Approved Final

Funding Sources: Gift Funds, University Funds

Schedule: Construction May-December 2025

Key Issues & Risks:

- Construction logistics & long lead items
- · Sculpture delivery & coordination
- Plant establishment & maintenance costs



View into Garden





SHaW Suite at Avery Point Campus



<u>Scope</u>: Expansion of Student Health and Wellness (SHaW) services to Avery Point campus. Will include consultation rooms, private and confidential reception, waiting area and restroom to accommodate mental health case management, nurse navigation and wellness programming services.

Budget: \$850,000- Approved Final

Funding Source: University Funds

Schedule: Currently in Design, Construction Fall 2025

Key Issues & Risks: Lead times for equipment purchases



Existing Conditions



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

Funding Source: University Funds

Schedule: Construction Spring 2025-Fall 2025

Key Issues & Risks: Long-lead Dining Service Equipment







Albert N. Jorgensen & Harriet S. Jorgensen Theatre and Performing Arts Building Envelope and Site Repairs



<u>Scope</u>: This project will include envelope and various site improvements to the building. The repair to aging buildings and infrastructure extends building asset life.

Justification: Asset Preservation

Budget: \$1,064,595 – Approved Final

Funding Source: Student Fee- IMF

Schedule: Construction to be scheduled for Spring 2026

Key Issues & Risks: None







Alumni Residence Halls Roof Replacement



<u>Scope</u>: 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. An increase request to cover the costs for additional project management, design consultants, and inflationary increases.

Budget: \$2.45M – Approved Revised Final

Funding Sources: University Funds & UConn 2000 Bond Funds

Schedule:

- Design complete and bids received.
- Construction to be scheduled for Summer 2025

Key Issues & Risks: Schedule and cost



Dining Hall Ventilation Upgrades



Scope: Dining hall ventilation upgrades to support energy conservation measures for 5 locations (Northwest, Towers, North, Rome, and Shippee). This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. The upgrades to aging software for buildings and infrastructure extends the building asset life.

Budget: \$892,700 - Approved Final

Funding Source: University Funds

Schedule: The next dining hall is in design will be Shippee

to be completed by Fall 2025

Key Issues & Risks: Schedule based on dining services



Electric Vehicle Charging Infrastructure and Service Upgrades



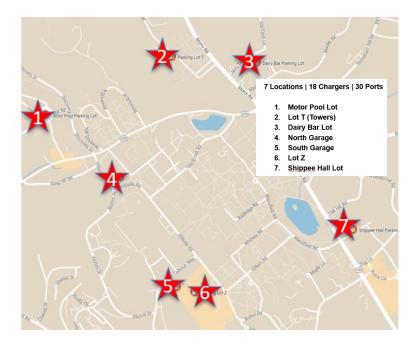
<u>Scope</u>: The project will install new EV charging equipment and upgrade infrastructure associated in 7 new locations at the Storrs Campus. This accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030.

Budget: \$957,200 - Approved Final

Funding Source: University Funds

<u>Schedule</u>: Design complete and bids received. Five of seven locations complete, construction completion scheduled for Fall 2025

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.

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

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

Funding Source: University Funds

Schedule:

- Putnam Delays due to utility easement agreements. Construction delayed due to easements and completion date scheduled for Spring 2026.
- IPB –Design and permitting still in process. Eversource completing the Grid Study related to the interconnection but changes to equipment.
 Construction schedule start is anticipated Spring 2026.

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.

Budget: \$10.0M- Approved Final

Funding Source: State Go Bond Funds

<u>Schedule</u>: Design complete and bids received. On schedule, construction (lighting, branding elements and videoboard system upgrade) complete and the seating replacement is underway with a completion date of October 2025.

Key Issues & Risks: Lead time for materials/labor







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.

Budget: \$595,000 – Approved Revised Final

Funding Source: University Funds

Schedule:

- Design complete and bids received.
- Construction to be scheduled for Summer 2025

Key Issues & Risks: None at this time



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.

<u>Budget</u>: \$975,000 – Approved Revised Final

<u>Funding Source</u>: University Funds

Schedule:

- Design completion Fall 2024
- Bids received and construction scheduled for Summer 2025

Key Issues & Risks: Equipment lead time schedule







Homer Babbidge Library Stairs & Doors Upgrade



<u>Scope</u>: This project includes the demolition of the existing 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.

Budget: \$1,004,300 - Approved Revised Final

Funding Source: University Funds

Schedule:

- Design complete and bids received.
- Phase 1 Complete. Storefronts and doors replaced and operational
- Phase 2 Demolition of the escalator and construction of stairs to be completed at end of summer of 2025

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

Budget: \$12.0M - Approved Final

Funding Source: University Funds

Schedule: Construction commenced Summer 2025

Key Issues & Risks: Contracts and tight schedule









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.

Budget: \$835,500 - Approved Final

Funding Source: University Funds

<u>Schedule</u>: Project has been placed on a two-year hold. OEM supports the schedule change with minimal cost impact to UConn.

<u>Key Issues & Risks</u>: Funding of Project, Carbon Neutrality KPI Goal, Technology Changes, Final Design of fuel generator/fuel storage, Hold extended beyond two years.







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.

Budget: \$20.0M - Approved Revised Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- Phase 1 Design completed in Winter 2024
- Phase 2 Design completed in Spring 2024
- Phase 1 Bids Received Fall 2024 within budget
- Phase 1 and Phase 2 Construction Target Completion Winter 2025

Key Issues & Risks: Aggressive 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 project will be completed in two phases over the next two fiscal years. The repair to aging buildings and infrastructure extends building asset life.

Budget: \$1,965,000 - Approved Final

Funding Source: University Funds & UConn 2000 Bond Funds

Schedule:

- Design complete and bidding in Fall 2025
- Construction to be scheduled for Summer 2026

Key Issues & Risks: None



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.

Budget: \$759,000 – Approved Revised Final

<u>Funding Source</u>: University Funds

Schedule:

- Design complete and bids received.
- Construction to be scheduled for Summer 2025
- Completion date of Fall 2025

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.

Budget: \$9.5M- Approved Revised Final

Funding Source: University Funds

Schedule:

- Design Completed in Summer 2024
- Bids received, Target Project Completion Winter 2025

<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.

Budget: \$580,000- Approved Final

Funding Source: University Funds

Schedule:

- Design complete and bids received.
- Construction in process and completion Fall 2025

Key Issues & Risks: None at this time



Alumni Center Wood Shake Roof Replacement



<u>Scope</u>: This project involves removing the existing wood shake roof and replacing it with faux slate shingles. The repair to aging buildings and infrastructure extends building asset life.

Justification: Asset Preservation

Budget: \$782,000 – Approved Revised Final

Funding Source: University Funds

Schedule: Construction to be scheduled for Fall 2025

Key Issues & Risks: Schedule and cost



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



Scope:

Restoration of the historic granite-masonry Gilded-Age manor at the Avery Point Campus includes:

- Repointing mortar joints and repairing/replacing/rebuilding granite masonry units
- New membrane roofing, selective slate roof tile replacement, copper roof and copper gutter/downspout repairs
- Window repairs including new flashing, sealants, and wood blocking
- HazMat abatement

Justification: Asset Preservation

Budget: \$1.645M- Approved Revised Final

Funding Source: University Funds

Schedule:

- Phases 1 and 2 have been completed
- Phase 3 Construction ongoing, scheduled for completion Fall 2025

<u>Key Issues & Risks:</u> After abatement now-concealed structural elements will be inspected to determine if replacement is necessary.



Andover Infrastructure and Software Upgrade



<u>Scope</u>: Multi-phase project to upgrade BMS software and devices at all Storrs facilities. The system manages HVAC, lighting, power, fire, and security functions. Upgrades will improve system performance and extend the lifespan of building infrastructure.

Justification: Asset Preservation

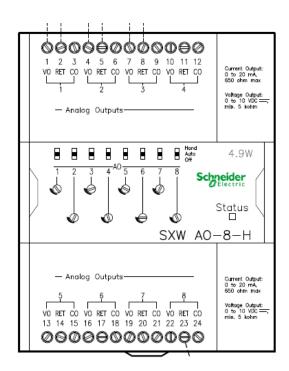
Budget: \$4,855,439 - Approved Revised Final- based on bids received- Phases I-VI

Funding Source: Student Fee-IMF

Schedule:

- Phase 1 through 5 are complete
- Phase 6 Construction started and scheduled for completion July 2026

Key Issues & Risks: Hardware Component Availability



Previously Approved Projects in Design



Gampel Pavilion Renovation

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

Justification: Revenue Generating

Budget: \$36.0M- Approved Final-Phase 1

Phase 1: sports facility specialist, initial project programming, wi-fi equipment replacements, and install building structure for new seating.

Funding Sources: UConn 2000 Bond Funds

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 building, schedule constraints







University Second Electrical Feed



<u>Scope</u>: 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.

Justification: Cost Avoidance

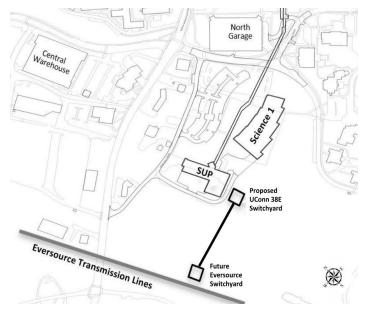
Budget: \$18.0M Approved Revised Final, Phase 1

Funding Source: UConn 2000 Bond Funds

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. Phase 2, the balance of the work, is in design.
- 60% Design Documents are complete and have been estimated.
- Construction Schedule: TBD based upon updated lead times for equipment and completion of bid documents.
- The interconnection agreement with Eversource is being finalized.

<u>Key Issues & Risks</u>: Environmental permitting, long lead times on equipment and cost escalation due to large volume of transmission upgrades nationwide, Eversource's completion of its enabling projects. Limited redundancy in electrical service for operations until project is complete in 2030.



UConn 38E Switchyard and Eversource Transmission Line Connection

Note: Eversource switchyard and connection to 38E by Eversource



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.

Budget: \$10.0M - Approved Final

Funding Source: UConn 2000 Bond Funds

Schedule:

Target Construction Late Fall 2025 – Winter 2027

Key Issues & Risks:

Vibration/noise/dust working in an occupied research facility



PBB Vivarium



Stamford Garage – Mill River Remediation

Scope:

 Remediation of environmentally-impacted soils and sediments at the Mill River adjacent to the west of UConn's parking lot

Budget: \$0.45M, PRC Approved Planning, construction funding TBD

Funding Source: UConn 2000 Bond Funds

Schedule:

- Initial Ecology Report and testing completed and submitted in September 2020. DEEP requested additional study.
- Access agreements from adjacent property owners completed and second round of testing of river completed Fall 2022
- Updated reports and testing results submitted to DEEP. DEEP still reluctant to finalize a remediation level. Additional risk assessment testing was done and submitted to DEEP in Spring 2024. Expecting comments/questions from EPA and DEEP soon.
- 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



Coventry Boathouse

<u>Scope</u>: Relocate program at Patriots Park to a new boathouse facility at 44 Lake Street for the women's rowing team as part of Title IX requirements.

Justification: Compliance, Student Success

Budget: \$2.65M Approved Final

Funding Source: UConn 2000 Bond Funds, University Funds

Schedule:

- Design: March-September 2025
- CEPA: May-September 2025
- Bidding: October 2025
- Construction: January-December 2026

Key Issues & Risks:

- CEPA process & SHPO review
- Dock permitting with DEEP
- Pros/cons of renovation versus new construction





Avery Point Housing Development



<u>Scope:</u> Turnkey development for construction of a 250-bed suitestyle residence hall with a 125-seat dining facility. The project will also relocate an existing baseball practice field from the development site to a nearby location on Shennecossett Road.

<u>Justification</u>: Revenue Generating, Student Success

Budget: \$750,000, Approved Planning

Funding Source: University Funds

Schedule:

- Planning & Predevelopment Agreement April-September 2025
- CEPA TBD, 4-8 months (concurrent with Design)
- Design & Development Agreement TBD, 8-10 months
- Construction TBD, 20-24 months

Key Issues & Risks:

Review of draft feasibility report (in progress). Alignment with Strategic Plan for AP and other regional campuses.



Location of Potential Residence Hall & Dining Facility



Motor Pool Fuel Tank Replacement



Scope:

- Remove and replace two (2) 10,000-gallon underground storage tanks (diesel and gasoline)
- Located at the Motor Pool, Storrs Campus
- Replace associated fueling equipment (pumps, controls, piping, etc.)
- Work to be completed in compliance with current UST regulations

Justification: Regulatory Compliance

Budget: \$525,000 Approved Design

Funding Source: UConn 2000 Bond Funds

Schedule:

Design: Summer-Fall 2025

Construction: Winter 2026-Summer 2026

Key Issues & Risks: DEEP Permitting



Existing Conditions at Dispensing Facility



Avery Point Parking Lots A & B Upgrades



Scope:

- Includes Student Parking Lots A and B.
- Full repaying of all lots
- Lighting infrastructure replacement
- Ensures code compliance and improved visibility.

Budget: \$1.0M - Approved Final

Funding Source: University Funds

Schedule:

- Design phase scheduled for the Fall 2025
- Construction to be scheduled for Summer 2026

Key Issues & Risks: None at this time





UNIVERSITY PLANNING

Energy Services Performance Contract Phase 2



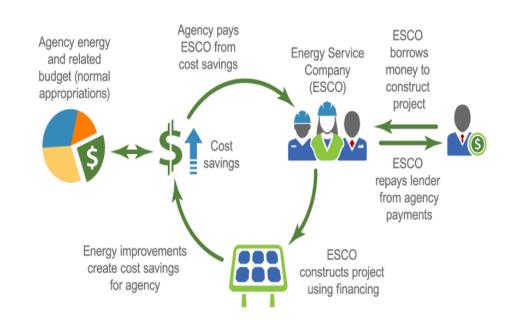
Scope: This project includes Energy Conservation Measures (steam/condensate line replacement, Retro-Commission 24 buildings (3M sq ft), LED Lighting Conversion 44 buildings (2.1M sq ft), Solar Canopies on various parking lots (1.6M sq ft). This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030.

Budget: \$500,000 - Approved Planning

Funding Source: Operating/REC Funds

Schedule: Supplemental RFQ issued and bidding Fall 2025.

Key Issues & Risks: ECM costs and contract





George C. White Building Roof & Drainage System



Scope:

- Full-building design completed as one comprehensive project
- Roof replacement divided into three construction phases
- Phases 1 & 2: Construction complete
- Phase 3: Construction start schedule TBD

Budget: \$985,800 – Approved Final

Funding Source: University Funds

Schedule:

- Phase 3 Repackage Design Docs Complete
- Phase 3 Bidding TBD
- Phase 3 Construction anticipated TBD (Needs Future Funding)

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





Real Estate Activities



Real Estate Activities

UConn Stamford - 1201 Washington Blvd: 104 beds (40 units) occupied for the 2025-26 academic year. Additional units planned for occupancy in Summer 2026, for a total of 94 units entering the 2026-27 academic year.

UConn Waterbury: Exploring possible master lease agreement for approximately 104 beds in existing adjacent student housing, potentially beginning Fall of 2026.

The Graduate at Storrs: ROFR received for potential purchase by UConn. Response due by September 22, 2025, otherwise determining any changes to terms of existing ground lease.

Mansfield Apartments Redevelopment: RFEI tentative and pending latest updates from strategic planning and SEM planning process.

The Oaks: Assessing option to reserve additional units in Downtown Storrs by September 30, 2025.

Rental Houses: Exploring potential sales of three single family residences in Storrs Mansfield.



ATTACHMENT 8

FY25 Residential Refresh Program – Buckley Hall

- Abatement and removal of hazardous materials in flooring and ceiling in 157 student rooms.
- Replace flooring with upgraded floor coverings in 157 student rooms and all hallways.
- Re-paint ceilings and walls in 157 student rooms.

Budget: \$2,000,000

Schedule: Phase 1 construction completed August 2024

Phase 2 construction completed August 2025

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









1



FY25 Residential Refresh Program – Beecher/Vinton Hall

- Abatement and removal of hazardous materials in 60 student rooms.
- Replace flooring with upgraded floor coverings in all student rooms, hallways, and bathrooms.
- Re-paint ceilings and walls in all student rooms and hallways.
- Installed 120 new closets.

Budget: \$900,000

Schedule: Construction completed August 2025

<u>Key Issues & Risks</u>: Tight schedule, smaller improvements to the space could impact overall renovation, i.e. replacement of shades, window cleaning, furniture replacement, door planning and adjustments.



BEFORE

AFTER



FY25 North Wellness Space Improvement

- Reclaimed and installed new asphalt pads for North Multipurpose and basketball locations.
- · Improved drainage in multiple areas of site.
- Site improvements including, landscape upgrades, new fencing and new basketball hoops.
- Restoration and conversion of handball walls for future Mural program.
- New lighting installation and LED upgrades.

Budget: \$510,000

Schedule: Schedule completion - Fall 2025

<u>Key Issues & Risks</u>: Outdoor work was weather dependent. Involvement of multiple University Trade Shops and Contractors.

BEFORE













FY25 Charter Oak Roof Replacement

- Roof replacement and repairs on Thompson and Foster Halls.
- Decking, sofit, and flashing repairs and replacements on both buildings.

Budget: \$1,000,000

Schedule: Schedule completion - Fall 2025.

<u>Key Issues & Risks</u>: Siding, window, and doors in need of replacement. Working around summer conferences and August Move-In.





BEFORE



DURING

4

FY25 Charter Oak Apartment Improvements

Foster and Thompson Hall were the proposed locations for refresh

- Replaced existing flooring throughout 36 apartment in both buildings.
- Added an accent wall in each of the 36 apartments.
- Painted all walls in 36 apartments and all 6 stairwells in both buildings.

Budget: \$675,000

Schedule: Completed August 2025.

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



BEFORE









FY25 Additional Projects

Substantially Completed Projects:

- Shippee hall Mail Lockers \$250,000
- CT Hall Mail Lockers \$389,208
- Hilltop Apartments Mail Lockers \$200,000
- Rosebrooks Sprinkler Replacement \$811,730
- Life Safety improvements \$203,471
- Shippee Pequot Roof \$99,600

In Progress Projects

- Thermal Improvements \$230,000
- Dishwasher/Stove Replacement \$900,000
- Whitney Hall 1st Floor Renovations \$175,000
- Mechanical Infrastructure Investments \$303,087
- Husky Village E Building Envelope and Mechanical Improvements \$1,000,000



ATTACHMENT 9

Buildings, Grounds & Environment Committee

UConn Health Campus Planning Design & Construction

September 09, 2025



Agenda

Capital Project Metrics

Projects that will be Presented to the BOD & BOT

Summary Project Status List

Highlighted Project Updates: Revenue Generation

<u>Appendix</u>

- Recently Completed / Withdrawn Projects
- Additional Project Updates
- Potential Future Projects

Campus Planning Design & Construction

UCONN HEALTH

Capital Project Metrics

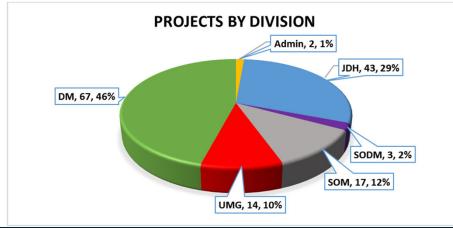
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Admin	DM	JDH	SODM	SOM	UMG	Total
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0	8	8	0	4	1	21
0	4	1	0	1	1	7
0	17	12	0	2	6	37
1	13	13	1	4	0	32
1	10	7	2	3	1	24
2	64	41	3	16	10	146
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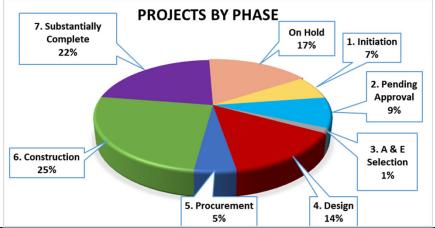
Project Data

Project Total Last Report: 151

Projects Added: 4 Projects Closed: 9

Data date: August 12, 2025





BOD / BOT Budget Resolutions

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

- New PET / CT Scanner Installation (*Planning \$5,675,000*)
- CGSB Chemical Storage Area Renovation (Final \$690,000)
- Connecticut Tower 6th Floor Infusion Center (Final \$600,000)
- TM416 MRI Upgrade & Mobile Unit (Final \$1,880,000)
- Labor & Delivery Infant Protection System Replacement (Final \$760,000)
- BB013 Research MRI Renovation (Revised Final \$1,042,000)
- Parking Lots L1 & A5 Repavement (Revised Final \$1,390,000)
- KB034 -036 Research Lab Renovation (Revised Final \$2,100,000)
- New England Sickle Cell Institute Renovation (Revised Final \$5,960,000)

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows:

Least Risk

Some Risk

Most Risk

New PET / CT Scanner Installation

Scope: This project will renovate portions of the Radiology department for a ne PET / CT imaging unit in accordance with the UConn Health Radiology Master Plan project will replace.

Schedule: Design: September 2025 – April 2026.

Bidding / Contract: May / June 2026

Construction duration: TBD

Budget: *\$5,675,000 (Planning).* Budget is based on conceptual estimates and may change as the design is completed and actual equipment cost and construction bids received.

Issues/Concerns: None at this time.



Funding Source: UConn Health Capital

CGSB Chemical Storage Area Renovation

Scope: This project will renovate the existing chemical storage area in the Cell & Genome Science Building to bring it up to current regulations.

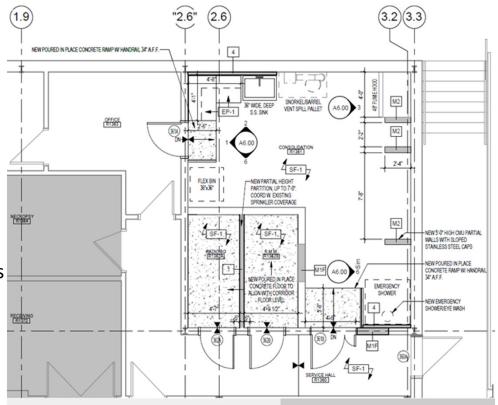
Schedule: Design complete and bids received.

Contract: September 2025

Construction: Oct 25 – Jan 26

Budget: \$690,000 (Final). Budget is based on actual bids received. Previous budgets based on consultant estimates were under \$500k.

Issues/Concerns: None at this time.



Funding Source: FY23 & FY24 GO DM

23-601.17

Connecticut Tower – 6th Floor Infusion Center



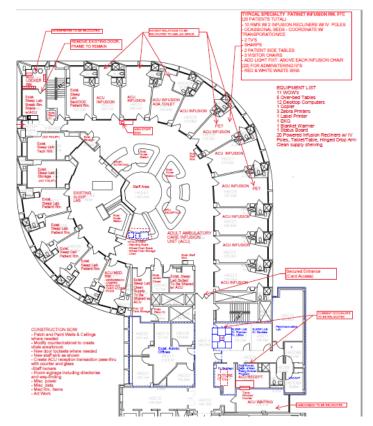
Scope: The Ambulatory Infusion Center and Cancer Infusion Center share space on the 4th floor of the Outpatient Pavilion. This project will renovate underutilized space on the 6th floor of the Connecticut Tower to allow for the relocation and expansion of the Ambulatory Infusion Center from 14 to 20 infusion chairs and allow the existing Cancer Center to double their infusion services.

Schedule: Design complete: October 25

Construction: Nov – Dec25

Budget: \$600,000 (Final). Budget is based on estimates and may change based on vendor quotes received.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

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 – Sept 25 Bidding / Contract: Oct / Nov 25

Construction duration: Dec 25 – March 26

Budget: \$1,880,000 (Final). Budget is based on consultant estimates and may change based upon actual bids received.

Issues/Concerns: None at this time.



Funding Source: UConn Health 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: Design work complete. Minimal electrical and IT cabling work is required to support the Infant Protection system installation. New system installation on schedule for completion the end of 2025.

Budget: \$760,000 (Final). Budget based on consultant estimates.

Issues/Concerns: None at this time.



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



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 and bidding complete. Awaiting board approval of Revised Final budget prior to finalizing contract.

Contract: September 2025

Construction: October 2025 - March 2026

Budget: \$1,042,000 (Revised Final). The current estimated cost to complete the project exceeds the previously approved Final budget by \$422,000. The Revised Final Budget is based on actual bids received. The previous Final budget of \$620,000 was based on consultant estimates.

Issues/Concerns: Carrying 10% Contingency which may not be enough given recent experience with unforeseen conditions on renovation projects.



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: Lot A5 is complete. The completion of Lot L1 will potentially be delayed until September 2025.

Budget: \$1,390,000 (Revised Final) The current estimated cost to complete the project exceeds the previously approved Final budget of \$1,190,000 by \$200,000. The additional funds are required to address the replacement of unsuitable soils.

Issues/Concerns: The replacement of unforeseen unsuitable soil in Lot L1 has impacted the budget and delayed the completion of the project.





Funding Source: FY23 GO DM

22-601.08

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: \$2,100,000 (Revised Final). The current estimated cost to complete the project exceeds the previously approved Revised Final budget of \$1,975,000 by \$125,000. The additional funds are required to address unforeseen conditions exposed during demolition.

Issues/Concerns: Post bid design changes and unforeseen existing conditions have impacted the project schedule and budget.

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

24-011

Campus Planning Design & Construction

UCONN HEALTH

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 operational.

Budget: \$5,960,000 (Revised Final). The additional \$160,000 over the previous approved Revised Final budget of \$5,800,000 is required to finalize the contractor delay claim and close out the project.

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

Summary Project Status: Planning & Design

Board Projects – Planning phase

New PET / CT Scanner Installation

CT Tower Infrastructure Upgrade

Board Projects - Design phase

TM416 MRI Upgrade & Mobile Unit

CT-7 Inpatient & Research Renovations

Surgery Center Operating #6 Renovation

Cryo Electron Microscope Installation

Labor & Delivery Infant Protection System Replacement

16 Munson Rd Emergency Lighting & Egress Upgrades

Connecticut Tower - 6th Floor Infusion Center

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows: Least Risk Some Risk Most Risk





Summary Project Status: Bidding & Construction



BB013 Research MRI Renovation

CGSB Chemical Storage Area Renovation

Board Projects – Construction phase

Main Liquid Oxygen Tank Replacement

Underground Fuel Tank C1 Removal & Replacement

Hybrid OR#2 Fit-Out

Emergency Department Low Acuity Expansion

Board Projects - Construction phase - continued

Torrington Clinical Practice Relocation

Parking Lots L1 & A5 Repavement

KB034 -036 Research Lab Renovation

Central Sterile Washer & Sterilizer Replacement

Outpatient Pavilion 3rd Floor Backfill

Buildings E & K Roof Replacement

Building F & Building M Roof Replacement

IT Critical Equipment Redundancy Room

ASB Data Center Generator and Power Improvements

Interventional Radiology Equipment Replacement & Renovation

LINAC Unit Replacement

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows:

| Some Risk | Most Risk |

Summary Project Status: Complete & Withdrawn

Board Projects – Recently Completed

- Garage 1, 2 & 3 Electric Vehicle Charger Installation
- Fluoroscopy Equipment Replacement & Renovation
- Outpatient Pavilion MTM & Blood Draw Relocation
- CGSB Data Center Cooling Upgrades
- CG045-047 Anatomic Pathology & Autopsy Renovation
- New England Sickle Cell Institute Renovation
- Southington Clinic Expansion
- Psychiatry Seclusion Suite & Nurse Station Security Renovation

Board Projects – Withdrawn / On Hold

- SODM 24/7 Student Random Access Lab Renovation
- Main Bldg. Lab (L) Area Renovations 1st Flr
- UT-7 Pharmacy Fit-Out

Highlighted Project Updates

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: Construction underway. Project schedule tracking to November 2025 completion .

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

Issues/Concerns: Coordination with unforeseen existing conditions has delayed project completion.



Funding Source: UCH 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 7 bay low acuity patient treatment area to help address overcrowding.

Schedule: Contractor mobilizing. Project on schedule for a mid November completion.

Budget: \$1,350,000 (Final). Budget is based on actual bids received. Project is tracking under budget.

Issues/Concerns: None at this time



Funding Source: UCH Capital

Torrington Clinical Practice Relocation

Scope: This project will relocate and expand the Torrington clinical practice to include X-ray and Specialty clinics by leasing and fitting out approximately 11,835 sf of space.

Schedule: Contractor mobilizing. Project on schedule for a January 2026 completion.

Budget: \$4,800,000 (Final) Budget is based on actual bids received.

Issues/Concerns: To stay within budget the Blood Draw program was eliminated from the scope of work.



Funding Source: UCH Capital

Interventional Radiology Equipment Replacement

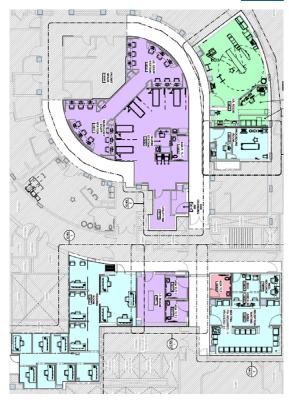
& Renovation

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: Contractor mobilizing. Phase 1- IR Equipment completion on schedule for February 2026. Phase 2 complete May 2026 & Phase 3 complete September 2026.

Budget: \$8,700,000 (Final). Budget is based on actual bids received and includes Phase 1, 2 & 3 work.

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



Funding Source: UCH Capital, FY23 GO DM

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 is complete and the new fluoroscopy unit is up and running.

Budget: \$1,020,000 (Revised Final). Project is being closed out and tracking to budget.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

Outpatient Pavilion MTM & Blood Draw Relocation



Scope: This is an OP-3 Backfill enabling project. 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: Project is complete and the Blood Draw and MTM programs are up and running.

Budget: \$1,925,000 (Final). Project is being closed out and is tracking under budget.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

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: Construction is complete and clinical go live is on schedule for August 18, 2025.

Budget: \$1,900,000 (Final) Project is being closed out and is tracking to budget.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

Appendix

Recently Completed / Withdrawn Projects

Additional Project Updates

Upcoming Projects

Recently Completed / Withdrawn Projects

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 charger installations are complete and activated in all garages.

Budget: \$620,000 (Revised Final). Reimbursement packages are being prepared for CT DEEP and Eversource.

Issues/Concerns: Sporadic issues with chargers going offline due to connectivity problems are still being resolved.



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

21-066

UCONN HEALTH

CGSB Data Center Cooling System Upgrades



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

Schedule: Construction is complete. During commissioning, code issues related to the existing circuiting and controls were revealed and are being addressed. Completion expected by July 2025.

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

Issues/Concerns: Correction of field conditions has delayed the completion of the project.



Funding Source: UConn 2000 Phase 3 DM

23-601.07



CG045-047 Anatomic Pathology & Autopsy Renovation



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

Schedule: Project is complete and the Pathology / Autopsy area is up and running.

Budget: \$1,175,000 (Final). Project is expected to closeout under budget.

Issues/Concerns: None, project complete.



Funding Source: UCH Capital

Psychiatry Seclusion Suite & Nurse Station Security Renovation

Scope: This project will renovate portions of the existing In-patient Psychiatry unit located in the Connecticut Tower to create a Seclusion suite for potentially violent patients and install security barriers at the existing Nurses Station to protect staff.

Schedule: The project is complete in including the day 2 work of replacing the reheat coil.

Budget: \$1,470,000 (Revised Final). Project is expected to close out under budget.

Issues/Concerns: None, project complete.



Funding Source: UCH Capital

SODM 24/7 Student Random Access Lab

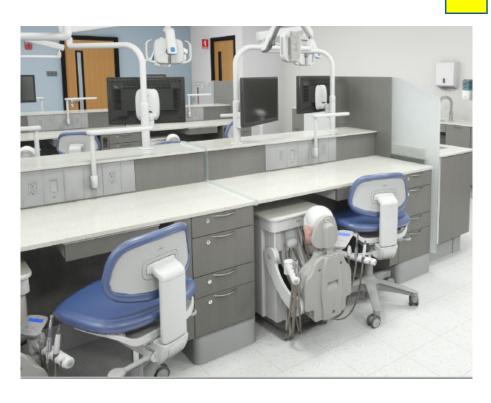
Renovation

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

Schedule: This project has been put On Hold based upon the Capital Project Prioritization and Evaluation process.

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

Issues/Concerns: Project costs will be higher if a decision is made to move forward in the future.



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: This project has been put On Hold based upon the Capital Project Prioritization and Evaluation process.

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

Issues/Concerns: Project costs will be higher if a decision is made to move forward in the future.

approx 12,000 sf wet la

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

24-035

Campus Planning Design & Construction

UCONN HEALTH

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 has been put on hold as the area is evaluated for revenue generating opportunities.

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

Issues/Concerns: Project budget will need to be updated if decision is made to move forward.

PHARMACY 8,720 SF

Pigure 7: Option 1 Departmental Diagram

Funding Source: UCH Capital, FY23 GO DM



Additional Project Updates

CT Tower Infrastructure Upgrade

Scope: This project will replace the 55+ year old head-end HVAC units as well as other mechanical and plumbing infrastructure located in the penthouse of the Connecticut Tower. This upgrade will allow the continued use of floors 1 thru 7 of the Connecticut Tower as Inpatient/ Clinical units.

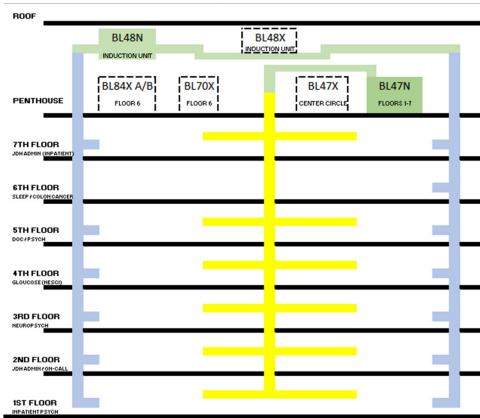
Schedule: An RFQ/RFP process to hire the Design Team and Construction Manager will take place over the Summer of 2025.

Design: TBD

Construction duration: TBD

Budget: \$34,300,000 (Planning). Budget is based on conceptual estimates and may change as the project is developed.

Issues/Concerns: None at this time.



Funding Source: FY23 & FY24 GO DM

24-601.11

CT-7 Inpatient & Research Renovations

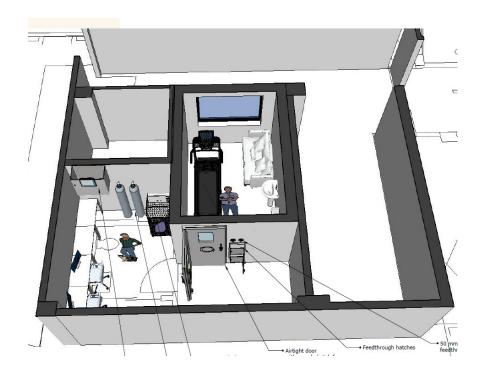


Scope: This project will construct an enlarged Clean Supply room required for the CT-7 Inpatient unit and renovate space to accommodate a new metabolic chamber for research studies related to obesity, diabetes and other chronic disorders effecting the body's metabolism.

Schedule: Contract negotiations with Chamber Vendor. Design starts when vendor contract complete: June - Oct 2025. Bid/Contract: Nov/Dec 25

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

Issues/Concerns: Design work cannot start until the Chamber vendor contract is signed.



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

23-007

Campus Planning Design & Construction

UCONN HEALTH

Surgery Center Operating Room #6 Renovations



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

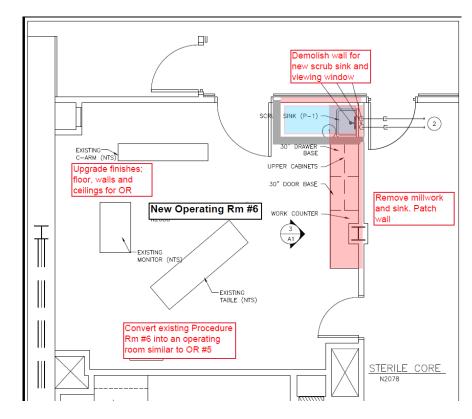
Schedule: Design: May 25 – Jan 26

Bidding/Contract: Feb/Mar 26

Construction: TBD

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

Issues/Concerns: None at this time



Funding Source: UCH Capital

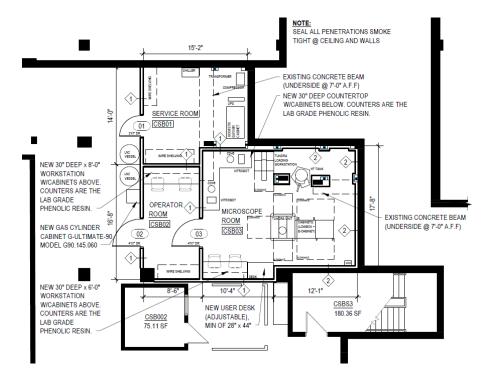
Cryo Electron Microscope Installation

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

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.

FOURTH FLOOR

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Funding Source: UConn 2000 Phase 3 DM

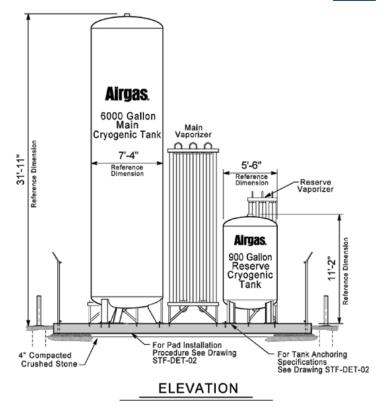
Main Liquid Oxygen Tank Replacement

Scope: This project will replace the main liquid oxygen tank system that serves the John Dempsey Hospital and associated clinics.

Schedule: Contract signed. Contractor mobilizing. Construction duration: August – November 2025

Budget: \$925,000 (Final). Budget is based on actual bids received. Based on previous consultants estimates the project budget was under \$500,000.

Issues/Concerns: None at this time.



Funding Source: FY23 GO DM

24-601.07

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: The existing fuel oil tank has been per CT DEEP requirements and the temporary tank installed. Project is on schedule for an August 2025 completion.

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

24-601.03

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 has 2 phases. Phase 1 Endoscopy Scope Washer Relocation and Phase 2 Central Sterile Equipment Replacement. Phase 1 is complete. The completion date for Phase 2 has been pushed back to October 2025.

Budget: \$7,605,000 (Revised Final). The project is currently tracking within budget.

Issues/Concerns: Unforeseen code remediation and failing infrastructure issues continue to impact the project schedule and budget.



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

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: Construction on the last phase is on schedule for a September 2025 completion. Most of the Women's Health programs on OP8 have relocated to OP3.

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: None at this time.



Funding Source: UCH Capital

Buildings E & K Roof Replacement

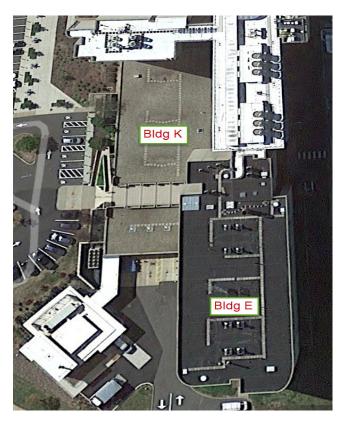
Scope: The project will replace the roofs on the Academic Research Building (E) and the Transgenic Animal Facility (K) that have been leaking and are in poor shape.

Schedule: Replacement of Building E roof is complete. The contract for the Building K roof and entry plaza walkway is being processed.

Construction start: September 25 – February 2026

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: None at this time.



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

22-601.01

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 F: Construction Complete.

Building M: Contract is being processed.

Construction duration: Sept – Nov 2025

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

received.

Issues/Concerns: None at this time.





Funding Source: FY23 GO DM

22-601.05

Campus Planning Design & Construction

UCONN HEALTH

IT Critical Equipment Redundancy Room



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

Schedule: Construction: June 25 - Jan 26

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

23-601.06



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: Construction duration: June 25 – July 26

Design work for the removal of the existing generator underground storage tank is underway.

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.

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

23-601.04

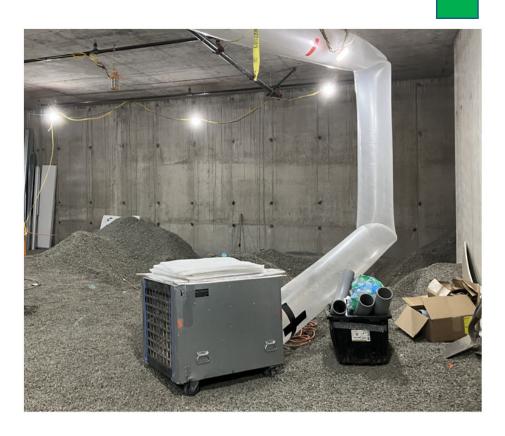
LINAC Unit Replacement

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

Schedule: Contractor has mobilized and has started installation of the underslab utilities. Project is on schedule for an October 2025 completion.

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

Potential Future Projects

Potential Future Projects – Clinical

Clinical & Medical Equipment Projects over \$500k	
TEMPORARY COMPOUNDING TRAILER	\$ TBD
CANCER CENTER EXPANSION	\$ TBD
WEST HARTFORD CLINIC RELOCATION	\$ TBD
FLUOROSCOPY UNIT #2 REPLACEMENT	\$ TBD
NUCLEAR MEDICINE CAMERA REPLACEMENT	\$ TBD
NEW INFUSION /COMPOUNDING CENTER	\$ TBD

Potential Funding Source: UCH Capital

Potential Future Projects – Research

Research Projects over \$500k	
NEW RESEARCH TOWER	\$ TBD
L7121 & L6120 LAB RENOVATION	\$ TBD
MASS SPECTROMETER CORE LAB	\$ TBD

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

UCONN HEALTH

Potential Future Projects – Deferred Maintenance

Deferred Maintenance Projects over \$500k	
MAIN COOLING TOWER CELL REPAIRS & PUMP REPLACEMENT	\$ TBD
UNDERGROUND TANK D1 REMOVAL & REPLACEMENT	\$ TBD
MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT	\$ TBD
MAIN ENTRANCE LOT M1 & H1 IMPROVEMENTS	\$ TBD
ACADEMIC BUILDING LOW VOLTAGE ROOM UPGRADE	\$ TBD
MUSCULOSKELETAL INSTITUTE FINISH UPGRADE	\$ TBD
LAB MEDICINE RENOVATIONS	\$ TBD
MAA BUILDING FOAM FIRE SUPPRESSION SYSTEM REPLACEMENT	\$ TBD

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

Campus Planning Design & Construction



ATTACHMENT 10





September 17, 2025

TO: Members of the Board of Trustees

FROM: Reka Wrynn

Interim Vice President for Finance

RE: Project Budget for Academic & Research Facilities – Gant Building Renovations –

STEM (Revised Final: \$278,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$278,500,000, as detailed in the attached project budget, for the Academic & Research Facilities – Gant Building Renovations – STEM project, for construction of Phase 3B. This reflects an increase of \$87,000,000 to the previously approved Revised Final Budget of \$191,500,000. 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 \$274,500,000 in UCONN 2000 bond funds and \$4,000,000 of University funds for the Academic & Research Facilities – Gant Building Renovations – STEM project."

BACKGROUND:

The 310,000 gross square foot (285,000 gsf existing & 25,000 gsf new) Gant Science Complex is undergoing a comprehensive renovation and expansion to meet the evolving needs of the University. This critical investment addresses both asset preservation and programmatic growth, ensuring the facility remains a long-term, high-performing resource that supports the University's academic mission. The project is a direct response to growing student enrollment in STEM disciplines and aligns with institutional goals to enhance student success through improved learning environments and academic infrastructure.

The renovated complex will feature modern classrooms, lecture halls, teaching and research laboratories, faculty offices, and support and amenity spaces which will foster student engagement, collaboration, and achievement.

Exterior site and plaza areas are being upgraded to create a more inviting, inclusive, and accessible campus destination. The building envelope (facade and roof) is being reconstructed to provide a more attractive waterproof skin with better energy performance. A signature space, the Light Court, was added as an amenity to support collaboration and informal learning opportunities.

The Gant renovation project has been strategically phased to maintain continuous operations in the building during construction. Planning began in Spring 2015. Design services were procured and initiated in Summer 2015. Phases 1 & 2 (the renovation of the South and West wings and the addition of the Light Court) have been constructed and are efficiently serving the campus community. Phase 3 construction started in June of 2025 and is to be occupied in December of 2027. Phase 3 has been divided into two phases to accelerate the schedule, Phase 3A (demolition and abatement, site work, and the procurement of equipment with long lead times) and Phase 3B (the remainder of the North Wing renovation and expansion). Phase 3A has been released and is in construction. Phase 3B has been bid.

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

This project budget request includes the construction for Phase 1, Phase 2, Phase 3A and Phase 3B. The project budget request does not include fit out of floors 3 & 4 of the Gant North wing, which will be research ready shell space at the completion of Phase 3.

The Revised Final Project Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

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

BUDGETED EXPENDITURES	APPROVED PLANNING 11/13/2013	APPROVED REVISED PLANNING 9/30/2015	APPROVED DESIGN 8/10/2016	APPROVED FINAL ¹ 2/22/2017	APPROVED REVISED FINAL ² 6/26/2019	APPROVED REVISED FINAL ³ 2/26/2025	PROPOSED REVISED FINAL ⁴ 9/17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL	\$ - 500,000 100,000 20,000 100,000 180,000	\$ - 4,065,000 100,000 20,000 100,000 120,000	\$ 8,050,000 4,200,000 100,000 20,000 100,000 550,000	\$ 60,000,000 9,000,000 650,000 2,000,000 600,000 2,500,000 - 150,000 750,000	\$ 128,000,000 15,000,000 1,200,000 4,500,000 2,400,000 5,000,000 1,500,000	\$ 145,250,000 17,300,000 1,200,000 4,500,000 2,775,000 5,000,000 1,860,000	\$ 226,500,000 18,250,000 1,650,000 5,600,000 9,700,000 1,750,000 1,860,000 1,860,000
INSURANCE AND LEGAL MISCELLANEOUS OTHER SOFT COSTS SUBTOTAL	5,000 - - \$ 905,000	10,000 25,000 - \$ 4,500,000	15,000 25,000 - \$ 13,500,000	100,000 750,000 - \$ 76,500,000	100,000 200,000 - \$ 158,700,000	110,000 255,000 - \$ 179,150,000	175,000 65,000 - \$ 266,550,000
PROJECT CONTINGENCY TOTAL BUDGETED EXPENDITURES	95,000 \$ 1,000,000	500,000 \$ 5,000,000	1,500,000 \$ 15,000,000	8,500,000 \$ 85,000,000	11,300,000 \$ 170,000,000	12,350,000 \$ 191,500,000	11,950,000 \$ 278,500,000
SOURCE(S) OF FUNDING* UCONN 2000 BOND FUNDS UNIVERSITY FUNDS	\$ 1,000,000	\$ 5,000,000	\$ 12,000,000 3,000,000	\$ 81,000,000 4,000,000	\$ 166,000,000 4,000,000	\$ 187,500,000 4,000,000	\$ 274,500,000 4,000,000
TOTAL BUDGETED FUNDING	\$ 1,000,000	\$ 5,000,000	\$ 15,000,000	\$ 85,000,000	\$ 170,000,000	\$ 191,500,000	\$ 278,500,000

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

BOT 9.17.25 901803

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

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

⁴ Budget includes construction of Phases 1, 2, and construction of Phase 3- with shell space remaining on floors 3 and 4.

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

ACADEMIC & RESEARCH FACILITIES – GANT BUILDING RENOVATIONS – STEM

Project Budget (REVISED FINAL) September 17, 2025



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





TO: Members of the Board of Trustees

FROM: Reka Wrynn

Interim Vice President for Finance

RE: Project Budget for Northwest Residential Area – Thermal Comfort

Improvements (Revised Final: \$22,750,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$22,750,000 as detailed in the attached project budget for the Northwest Residential Area – Thermal Comfort Improvements project. This reflects an increase of \$16,000,000 to the previously approved Final Budget of \$6,750,000 for Phase 2 of 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 \$22,750,000 in University Funds for the Northwest Residential Area – Thermal Comfort Improvements project."

BACKGROUND:

The Northwest Residential Area is located on the north side of campus adjacent to North Eagleville Road. The Northwest Area houses over 1,200 students and is considered a traditional-style residence community. The intent of this project is to add cooling systems to all residential floors in the buildings to improve the thermal comfort in student rooms to promote the student success journey.

Currently, fewer than 40% of the residence halls on the Storrs campus are air conditioned. By upgrading these facilities, the project not only improves year-round livability but also enables more effective use of the buildings during the summer months—supporting university programs and revenue-generating opportunities such as summer housing, conferences, and events.

The project will convert the buildings to a dual-temperature system with automatic heating and cooling switchover. While the ground floors of these buildings already have some cooling infrastructure in place, and underground chilled water lines are already available, full air conditioning will be added to upper residential floors.

Phase I of the project, which includes Rogers Hall and Terry Hall, is on track for construction completion by the end of 2025. Phase II proposes the addition of air conditioning systems in the remaining 4 dorm buildings in the Northwest Residential Area. Phase II construction may occur over multiple summer periods based on contractor availability.

The Revised Final Budget is attached for your information.

Attachment



TYPE BUDGET: REVISED FINAL

PROJECT NAME: NORTHWEST RESIDENTIAL AREA - THERMAL COMFORT

IMPROVEMENTS

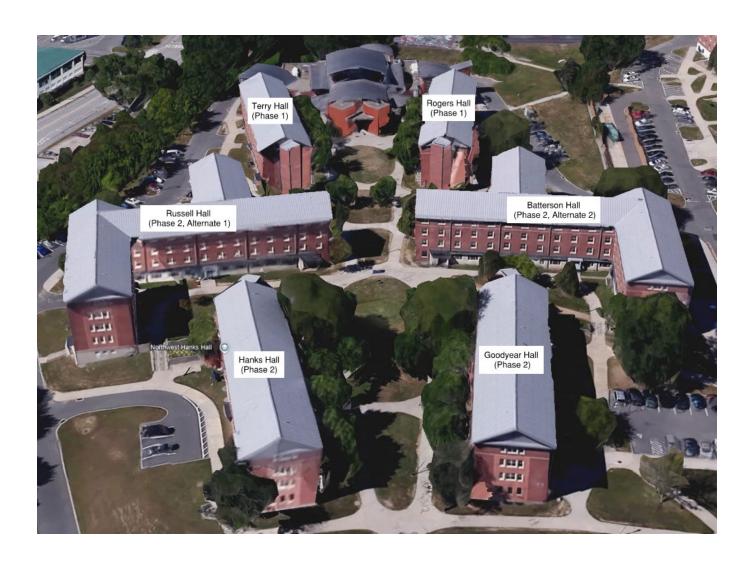
	APPROVED	APPROVED	APPROVED	PROPOSED
BUDGETED EVDENDITUDES	PLANNING	DESIGN	FINAL	REVISED FINAL
BUDGETED EXPENDITURES	8/13/2024 DDC	10/30/2024	12/11/2024	9/17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER A/E SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	PRC \$ - 250,000 - - - - - - - -	\$ - 700,000 - - - - - - 10,000 10,000	\$ 5,350,000 800,000 - - - - - - 10,000 10,000	\$ 19,250,000 912,500 - - - - 700,000 - - - - 20,000 20,000
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 250,000	\$ 720,000	\$ 6,170,000	\$ 20,902,500
PROJECT CONTINGENCY	30,000	80,000	580,000	1,847,500
TOTAL BUDGETED EXPENDITURES	\$ 280,000	\$ 800,000	\$ 6,750,000	\$ 22,750,000
SOURCE(S) OF FUNDING*				
UNIVERSITY FUNDS	\$ 280,000	\$ 800,000	\$ 6,750,000	\$ 22,750,000
TOTAL BUDGETED FUNDING	\$ 280,000	\$ 800,000	\$ 6,750,000	\$ 22,750,000

^{*} 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 9.17.25

300280

NORTHWEST RESIDENTIAL AREA – THERMAL COMFORT IMPROVEMENTS Project Budget (REVISED FINAL) SEPTEMBER 17, 2025







TO: Members of the Board of Trustees

FROM: Reka Wrynn

Vice President for Finance

RE: Project Budget for Housing Refresh Program Summer 2026

(Final: \$14,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$14,000,000 as detailed in the attached project budget for the Housing Refresh Program Summer 2026. 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 \$14,000,000 in University Funds for the Housing Refresh Program Summer 2026 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:

Facilities Operations and Residential Life collaborated to develop a Five-Year Program for renewal and refurbishment of existing campus housing to extend the assets life cycle and improve the student experience per our Envisioning 2034 Strategic Plan. Since the inaugural 2024 Summer Intermission, the teams performed \$20 million of refurbishment and renewal to multiple student housing and wellness space areas. This work included abatement to remove legacy construction materials, new flooring, painting, upgraded controllable LED lighting, new furniture and fixtures, upgraded Environmental Systems for thermal comfort, new low water usage bathroom fixtures, ADA Compliant sidewalks and ramps, door security hardware, and new energy efficient low water usage washers and dryers.

This Proposed Final Budget includes design, construction, and contingency for the Third Year of the Five-Year Housing Refresh Program. The program includes the following work:

•	Asbestos Abatement	\$2,600,000
•	Bathroom Renovations	\$6,100,000
•	Envelope Investments	\$1,100,000
•	Fire Safety Upgrades	\$1,100,000
•	Flooring/Painting	\$1,600,000
•	Mechanical Infrastructure Investments	\$1,000,000
•	Wellness Space Renovation	\$500,000

This project aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

The Final Budget is attached for your information.

Attachment



TYPE BUDGET: FINAL

PROJECT NAME: HOUSING REFRESH PROGRAM SUMMER 2026

BUDGETED EXPENDITURES	PROPOSED FINAL 9/17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER A/E SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS OTHER SOFT COSTS	\$ 10,000,000 200,000 - - 100,000 - - 2,500,000 - 500,000
SUBTOTAL	\$ 13,300,000
PROJECT CONTINGENCY	700,000
TOTAL BUDGETED EXPENDITURES	\$ 14,000,000
SOURCE(S) OF FUNDING*	
UNIVERSITY FUNDS	\$ 14,000,000
TOTAL BUDGETED FUNDING	\$ 14,000,000

^{*} 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 9.17.25 FO503123

HOUSING REFRESH PROGRAM SUMMER 2026 Project Budget (FINAL) SEPTEMBER 17, 2025











TO: Members of the Board of Trustees

FROM: Reka Wrynn

Vice President for Finance

RE: Project Budget for Babbidge Library HVAC Equipment Upgrades Phase 1, 2 & 3

(Revised Final: \$1,220,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of \$1,220,000 as detailed in the attached project budget for Babbidge Library HVAC Equipment Upgrades Phase 1, 2 & 3. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$1,220,000 in University Funds for the Babbidge Library HVAC Equipment Upgrades Phase 1, 2 & 3 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 supports asset preservation through the upgrade of aging and obsolete 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. Phase 1 was completed in Fiscal Year 24; Phase 2 completed in Fiscal Year 25; Phase 3 will be completed during Fiscal Year 26.

The Revised Final Project Budget is attached for your information.

Attachment

TYPE BUDGET: FINAL

PROJECT NAME: BABBIDGE LIBRARY HVAC EQUIPMENT UPGRADE PHASE 1, 2 & 3

BUDGETED EXPENDITURES		PPROVED FINAL /5/2024	R	PROVED EVISED FINAL 26/2025	I	ROPOSED REVISED FINAL /17/2025
		(PRC)				
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	\$ n	290,909 - - - - - - - - - -	\$	745,455 - - - - - - - - -	\$	1,109,091 - - - - - - - - - -
SUBTOTAL	\$	290,909	\$	745,455	\$	1,109,091
PROJECT CONTINGENCY		29,091		74,545		110,909
TOTAL BUDGETED EXPENDITURES	\$	320,000	\$	820,000	\$	1,220,000
SOURCE(S) OF FUNDING * UNIVERSITY FUNDS	\$	320,000	\$	820,000	\$	1,220,000
TOTAL BUDGETED FUNDING	\$	320,000	\$	820,000	\$	1,220,000

^{*} 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.

BABBIDGE LIBRARY HVAC EQUIPMENT UPGRADE PHASE 1, 2 & 3 Project Budget (REVISED FINAL) SEPTEMBER 17, 2025









TO: Members of the Board of Trustees

FROM: Reka Wrynn

Interim Vice President for Finance

RE: Project Budget for Foster Hall Flood Damage Abatement & Restoration

(Final: \$1,365,100)

RECOMMENDATION:

That the Board of Trustees note the approval of the Final Budget of \$1,365,100 as detailed in the attached project budget for the Foster Hall Flood Damage Abatement & Restoration project for procuring services and contracts, and completing Construction, in accordance with Procurement's Policy and Procedure for Emergency Projects. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees acknowledge the approval of the use of \$1,365,100 in University Funds and the use of emergency procedures to procure services, contracts, and construct repairs for the Foster Hall Flood Damage Abatement & Restoration project."

BACKGROUND:

In June, a flood occurred on the 1st, 2nd and 3rd floors of Charles S. Foster Hall, part of the Charter Oak Apartments complex. Restoration was required for 24 student spaces in six apartments.

This project includes emergency operational response, environmental abatement, and restoration of property and building systems to address flood damage. This initial budget is based on an estimate.

This project aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Student Success Journey.

The Final Budget is attached for your information.

Attachment

Budds Building, First Floor STORRS, CT 06269-1135 PHONE 860.486.2434 reka.wrynn@uconn.edu

TYPE BUDGET: FINAL

PROJECT NAME: FOSTER HALL FLOOD DAMAGE ABATEMENT &

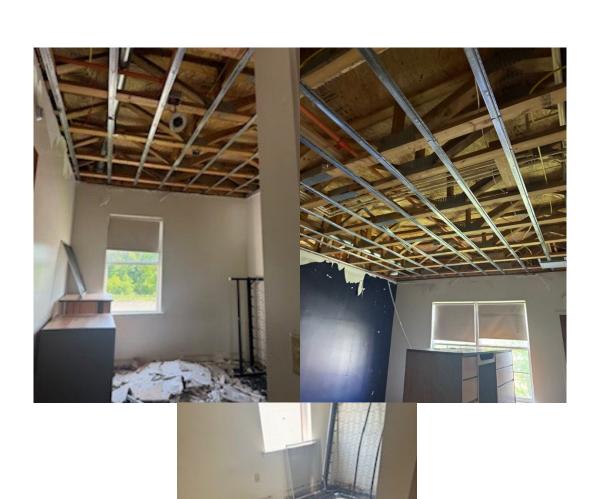
RESTORATION

BUDGETED EXPENDITURES	PROPOSED FINAL 9/17/2025		
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER A/E SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS OTHER SOFT COSTS	\$	1,091,000 - - - - - - 150,000 - -	
SUBTOTAL	\$	1,241,000	
PROJECT CONTINGENCY		124,100	
TOTAL BUDGETED EXPENDITURES	\$	1,365,100	
SOURCE(S) OF FUNDING*			
UNIVERSITY FUNDS	\$	1,365,100	
TOTAL BUDGETED FUNDING	\$	1,365,100	

^{*} 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 9.17.25 FO503125

FOSTER HALL FLOOD DAMAGE ABATEMENT & RESTORATION Project Budget (FINAL) SEPTEMBER 17, 2025



Student Rooms



TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA

Executive Vice President for Health Affairs and CEO of UConn Health

Jeffrey P. Geoghegan, CPA

Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health New PET/CT Scanner Installation

(Planning: \$5,675,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$5,675,000 for the UConn Health New PET/CT Scanner Installation project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$5,675,000 from UConn Health Capital for the UConn Health New PET/CT Scanner Installation project."

BACKGROUND:

Currently PET/CT services at UConn Health are provided on a limited basis through the utilization of a mobile trailer parked outside the UConn Health Procedure Center. The limited availability of the PET/CT scanner impacts the revenue generation potential of these services. In addition, transporting patients requiring a PET/CT through the facility and outside into the mobile unit is a potential safety issue. This project aligns with UConn's 2024-2034 Strategic Plan because it will promote and improve the Wellness of People and Planet by providing expanded patient access to PET/CT services at UConn Health.

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 September 8, 2025.

Attachments

TYPE BUDGET: PLANNING

PROJECT NAME: UCONN HEALTH - NEW PET/CT SCANNER INSTALLATION

BUDGETED EXPENDITURES	PROPOSED PLANNING 9/17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$ 1,735,000 201,000 19,000 3,132,000 - 4,000 - 10,000 - 9,000
SUBTOTAL	\$ 5,110,000
PROJECT CONTINGENCY	565,000
TOTAL BUDGETED EXPENDITURES	\$ 5,675,000
SOURCE(S) OF FUNDING*	
UCH CAPITAL	\$ 5,675,000
TOTAL BUDGETED FUNDING	\$ 5,675,000

^{*} 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 9.17.25

UCONN HEALTH/IMPROVEMENTS UConn Health New PET / CT Scanner Installation Project Budget (PLANNING) September 17, 2025



Conceptual PET / CT Scanner



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 CGSB Chemical Storage Area Renovation

(Final: \$690,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$690,000 for the UConn Health CGSB Chemical Storage Area Renovation project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$690,000 from General Obligation DM Bond funds for the UConn Health CGSB Chemical Storage Area Renovation project and; approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids received have been evaluated for conformance with the project scope and budget."

BACKGROUND:

This project will maintain Farmington as part of our Seven World-Class Campuses, One Flagship; by renovating the existing outdated chemical storage and processing area in the Cell & Genome Science Building to meet current safety and compliance regulations.

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 September 8, 2025.

Attachments

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - CGSB CHEMICAL STORAGE AREA

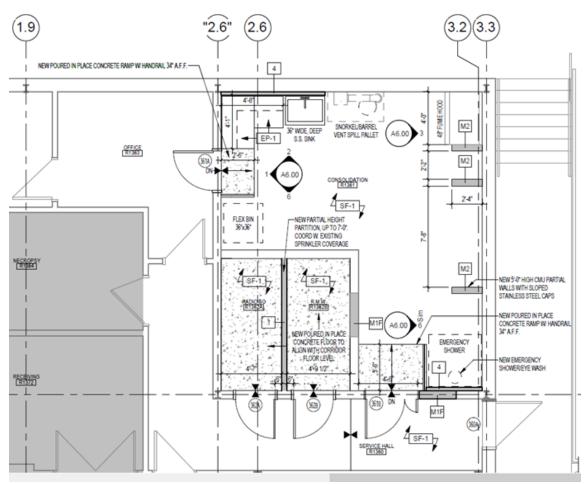
RENOVATION

BUDGETED EXPENDITURES	OPOSED FINAL 17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$ 518,000 56,000 25,000 20,000 - - - - - - 5,000
SUBTOTAL	\$ 624,000
PROJECT CONTINGENCY	66,000
TOTAL BUDGETED EXPENDITURES	\$ 690,000
SOURCE(S) OF FUNDING*	
FY23 GO BOND FUNDS	\$ 690,000
TOTAL BUDGETED FUNDING	\$ 690,000

^{*} 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 9.17.25 23-601.17

UCONN HEALTH/IMPROVEMENTS UConn Health CGSB Chemical Storage Area Renovation Project Budget (FINAL) September 17, 2025



Chemical Storage Area Floor Plan



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

(Final: \$1,880,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$1,880,000 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 \$1,880,000 from UConn Health Capital for the UConn Health TM416 MRI Upgrade and Mobile Unit project."

BACKGROUND:

The existing MRI unit that serves the John Dempsey Hospital is near end of life and recently has experienced more downtime than usual. The MRI downtime is a major patient safety issue as well as loss of potential revenue. 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 to extend the system life and improve imaging capabilities and workflow. To eliminate the MRI downtime during the upgrade a temporary MRI trailer will be required.

The Final Budget is attached for your consideration. The Final Budget is based on consultant estimates and may change based on actual bids received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on September 8, 2025.

Attachments

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - TM416 MRI UPGRADE AND MOBILE UNIT

BUDGETED EXPENDITURES	APPROVED PLANNING 4/23/2025	APROVED DESIGN 6/25/2025	PROPOSED FINAL 9/17/2025	
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 - - -	\$ 375,000 41,000 5,000 994,000 - 3,000 - - - -	\$ 475,000 125,000 10,000 1,018,000 - 3,000 - - 3,000	
SUBTOTAL	\$ 1,418,000	\$ 1,418,000	\$ 1,634,000	
PROJECT CONTINGENCY	142,000	142,000	246,000	
TOTAL BUDGETED EXPENDITURES	\$ 1,560,000	\$ 1,560,000	\$ 1,880,000	
SOURCE(S) OF FUNDING*				
UCONN HEALTH CAPITAL FUNDS	\$ 1,560,000	\$ 1,560,000	\$ 1,880,000	
TOTAL BUDGETED FUNDING	\$ 1,560,000	\$ 1,560,000	\$ 1,880,000	

^{*} 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 TM416 MRI Upgrade and Mobile Unit Project Budget (FINAL) September 17, 2025



MRI Trailer Diagram



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 Labor & Delivery Infant Protection System

Replacement (Final: \$760,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$760,000 for the UConn Health Labor & Delivery Infant Protection System Replacement project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$760,000 from UCONN 2000 Phase III Deferred Maintenance and General Obligation DM Bond funds for the UConn Health Labor & Delivery Infant Protection System Replacement project and; approve the request for a waiver of the three-stage budget approval process, to allow bidding to occur as soon as project design work is completed."

BACKGROUND:

UConn Health is required, per federal and state regulations, to provide an infant protection system within the Labor & Delivery department to protect infants from abduction, elopement and discharges to the wrong family. The original infant protection system installed on the unit is being "sunsetted" and will no longer be supported by the vendor in the near future. This project will improve the Wellness of People and Planet by replacing the current system with an updated and compliant infant protection system.

The Final Budget is attached for your consideration. The Final Budget is based on consultant estimates and may change based on actual bids received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on September 8, 2025.

Attachments

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - LABOR & DELIVERY INFANT PROTECTION SYSTEM

REPLACEMENT

BUDGETED EXPENDITURES	APPROVED PLANNING 2/28/2024		PROPOSED FINAL 9/17/2025		
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$	300,000 50,000 300,000 - - - - - - 10,000	\$	275,000 40,000 375,000 - - - - - - -	
SUBTOTAL	\$	660,000	\$	690,000	
PROJECT CONTINGENCY		100,000		70,000	
TOTAL BUDGETED EXPENDITURES	\$	760,000	\$	760,000	
SOURCE(S) OF FUNDING*					
UCONN 2000 PHASE III DM FY23 GO EQUIPMENT BOND FUNDS	\$	760,000	<u></u> \$	400,000 360,000	
TOTAL BUDGETED FUNDING	\$	760,000	\$	760,000	

^{*} 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 Labor & Delivery Infant Protection System Replacement Project Budget (FINAL) September 17, 2025



TYPICAL PROTECTION SYSTEM TAG FOR AN INFANT



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

(Revised Final: \$1,042,000)

RECOMMENDATION:

That the Board of Trustees approve the revised Final Budget in the amount of \$1,042,000 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 \$1,042,000 from UConn Health School of Medicine Operating Funds for the UConn Health BB013 Animal Research MRI Renovation Project."

BACKGROUND:

This project aligns with UConn's 2024-2034 Strategic Plan because it will contribute to Excellence in Research, Innovation, and Engagement by renovating laboratory space for a new research MRI specifically designed for small animals such as mice and rats. The actual MRI equipment which was part of an offer agreement with a major doctor/researcher, has already been purchased and is not included in the project budget.

The current estimated cost to complete the project exceeds the previously approved budget by \$422,000. The overage is attributed to required scope that was identified as the design was developed but was not accounted for in the initial early consultant estimates.

The Revised Final Budget is attached for your consideration. The Revised Final Budget is based on actual bids received. This Revised Final Budget was approved by the UConn Health Board of Directors at their meeting on September 8, 2025.

TYPE BUDGET: REVISED FINAL

PROJECT NAME: UCONN HEALTH - BB013 ANIMAL RESEARCH MRI RENOVATION

BUDGETED EXPENDITURES	APPROVED PLANNING 9/25/2024	APPROVED DESIGN 4/23/2025	APPROVED FINAL 6/25/2025	PROPOSED REVISED FINAL 9/17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS	\$ 350,000 80,000	\$ 410,000 85,000	\$ 410,000 85,000	\$ 789,000 98,000 -
FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION	2,033,000	40,000	40,000	48,000 -
OTHER AE SERVICES (including Project Management) ART	7,000	7,000	7,000	6,500
RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	- - - -	- - - -	- - -	5,000 - - -
SUBTOTAL	\$ 2,470,000	\$ 542,000	\$ 542,000	\$ 946,500
PROJECT CONTINGENCY	100,000	78,000	78,000	95,500
TOTAL BUDGETED EXPENDITURES	\$ 2,570,000	\$ 620,000	\$ 620,000	\$ 1,042,000
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	\$ - 500,000 120,000	\$ - 1,042,000
TOTAL BUDGETED FUNDING	\$ 2,570,000	\$ 620,000	\$ 620,000	\$ 1,042,000

^{*} 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 9.17.25 24-023

UCONN HEALTH/IMPROVEMENTS UConn Health BB013 Animal Research MRI Renovation Project Budget (REVISED FINAL) September 17, 2025



Example Research MRI Unit





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

(Revised Final: \$1,390,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$1,390,000 for the UConn Health Parking Lots L1 & A5 Repaying project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$1,390,000 from General Obligation DM Bond Funds for the UConn Health Parking Lots L1 & A5 Repaying 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 current estimated cost to complete the project exceeds the previously approved budget by \$200,000. The projected overage is attributed to costs to address the replacement of unsuitable soil that was encountered during the pavement reconstruction.

The Revised Final Budget is attached for your consideration. This Revised Final Budget was approved by the UConn Health Board of Directors at their meeting on September 8, 2025.

TYPE BUDGET: REVISED FINAL

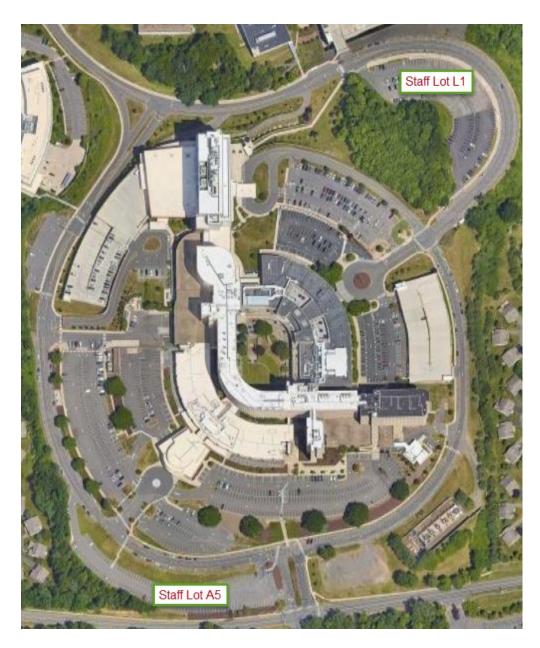
PROJECT NAME: UCONN HEALTH - PARKING LOTS L1 & A5 REPAVING

BUDGETED EXPENDITURES	APPROVED DESIGN 6/26/2024		APPROVED FINAL 4/23/2025		PROPOSED REVISED FINAL 9/17/2025		
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION	\$	675,000 160,000 - - -	\$	895,000 120,000 - - -	\$	1,120,000 118,000 - - -	
OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS		12,000 - - - - 2,000		12,000 - - - - 2,000		8,000 - - - - 50,000	
SUBTOTAL	\$	849,000	\$	1,029,000	\$	1,296,000	
PROJECT CONTINGENCY		171,000		161,000		94,000	
TOTAL BUDGETED EXPENDITURES	\$	1,020,000	\$	1,190,000	\$	1,390,000	
SOURCE(S) OF FUNDING*							
FY23 STATE GO BOND FUNDS	\$	1,020,000	\$	1,190,000	\$	1,390,000	
TOTAL BUDGETED FUNDING	\$	1,020,000	\$	1,190,000	\$	1,390,000	

^{*} 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 9-17-25 22-601.08

UCONN HEALTH/IMPROVEMENTS UConn Health Parking Lots L1 and A5 Repaving Project Budget (REVISED FINAL) September 17, 2025



AERIAL VIEW OF PARKING LOTS



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 KB034-036 Research Lab Renovation

(Revised Final: \$2,100,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$2,100,000 as detailed in the attached project budget for the UConn Health KB034-036 Research Lab Renovation Project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$2,100,000 from UConn Health School of Medicine Operating Funds and UCONN 2000 Phase III Deferred Maintenance, for the UConn Health KB034-036 Research Lab Renovation Project."

BACKGROUND:

This project will promote Excellence in Research, Innovation and Engagement by renovating 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 for the new head of the Department of Surgery.

The current estimated cost to complete the project exceeds the previously approved budget by \$125,000. The projected overage is attributed to costs to address the unforeseen conditions exposed during the progress of construction.

The Revised Final Budget is attached for your consideration. This Revised Final Budget was approved by the UConn Health Board of Directors at their meeting on September 8, 2025.

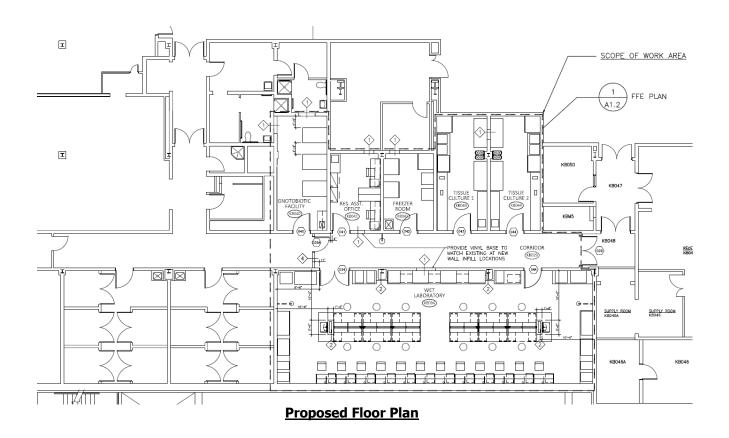
TYPE BUDGET: REVISED FINAL

PROJECT NAME: UCONN HEALTH - KB034-036 RESEARCH LAB RENOVATION

BUDGETED EXPENDITURES		PROVED FINAL 28/2024	REV	PPROVED ISED FINAL /26/2024	REV	ROPOSED ISED FINAL /17/2025	
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$	450,000 65,000 35,000 100,000 - 10,000 - - - -	\$	1,530,000 65,000 160,000 25,000 - 10,000 - 2,000 3,000	\$	1,542,000 98,000 160,000 87,000 - 10,000 - 4,000 4,000	
SUBTOTAL	\$	660,000	\$	1,795,000	\$	1,905,000	
PROJECT CONTINGENCY		100,000		180,000		195,000	
TOTAL BUDGETED EXPENDITURES	\$	760,000	\$	1,975,000	\$	2,100,000	
SOURCE(S) OF FUNDING*							
UCONN HEALTH SCHOOL OF MEDICINE OPERATING FUN UCONN 2000 PHASE III DM	[760,000		800,000 1,175,000		800,000 1,300,000	
TOTAL BUDGETED FUNDING	\$	760,000	\$	1,975,000	\$	2,100,000	

^{*} 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 KB034-036 Research Lab Renovation Project Budget (REVISED FINAL) September 17, 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 New England Sickle Cell Institute Renovation

(Revised Final: \$5,960,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$5,960,000 for the UConn Health New England Sickle Cell Institute Renovation Project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$5,960,000 from UConn Health Capital and UCONN 2000 Phase III DM funds for the UConn Health New England Sickle Cell Institute Renovation Project."

BACKGROUND:

The New England Sickle Cell Institute (NESCI) and Connecticut Blood Disorders (CBD) clinics were located on an under-utilized inpatient floor within the recently constructed University Tower. In response to the COVID pandemic, these clinics were downsized and relocated to allow for the expansion of inpatient services. This project will promote and improve the Wellness of People and Planet by renovating the 4th floor of the Connecticut Tower to accommodate the relocation of the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

The current estimated cost to complete the project exceeds the previously approved budget by \$160,000. The projected overage is attributed to the final negotiated delay claim by the General Contractor.

The Revised Final Budget is attached for your consideration. This Revised Final budget was approved by the UConn Health Board of Directors at their meeting on September 8, 2025.

TYPE BUDGET: REVISED FINAL

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

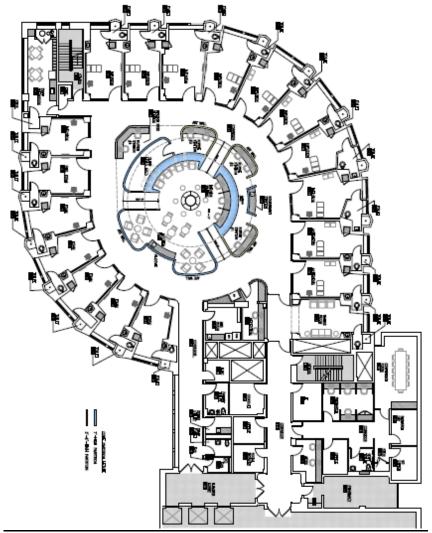
BUDGETED EXPENDITURES	APPROVED PLANNING 6/29/2022	APPROVED DESIGN 6/28/2023	APPROVED FINAL 9/27/2023	APPROVED REVISED FINAL 9/25/2024	REV	PPROVED ISED FINAL /11/2024	REV	ROPOSED ISED FINAL /17/2025
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$2,235,000 128,000 150,000 199,000 - - 15,000 - - -	\$3,645,000 342,000 150,000 200,000 - - 45,000 5,000 30,000 - 5,000	\$ 3,645,000 342,000 150,000 200,000 - - 45,000 5,000 30,000 - 5,000	\$ 3,926,000 355,000 260,000 406,000 - - 45,000 5,000 15,000 - 7,000	\$	4,610,000 355,000 362,000 305,000 - - 45,000 5,000 13,000 - 10,000	\$	4,850,000 355,000 405,000 245,000 - - 25,000 1,000 10,000 - 15,000
SUBTOTAL	\$2,727,000	\$4,422,000	\$ 4,422,000	\$ 5,019,000	\$	5,705,000	\$	5,906,000
PROJECT CONTINGENCY	273,000	443,000	443,000	251,000		95,000		54,000
TOTAL BUDGETED EXPENDITURES	\$3,000,000	\$4,865,000	\$ 4,865,000	\$ 5,270,000	\$	5,800,000	\$	5,960,000
SOURCE(S) OF FUNDING*								
UCONN HEALTH CAPITAL FUNDS UCONN 2000 BOND FUNDS	\$3,000,000	\$3,270,000 1,595,000	\$ 3,270,000 1,595,000	\$ 3,270,000 2,000,000	\$	3,270,000 2,530,000	\$	3,270,000 2,690,000
TOTAL BUDGETED FUNDING	\$3,000,000	\$4,865,000	\$ 4,865,000	\$ 5,270,000	\$	5,800,000	\$	5,960,000

^{*} 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 9.17.25 21-063

UCONN HEALTH/IMPROVEMENTS

UConn Health New England Sickle Cell Institute Renovation Project Budget (REVISED FINAL) September 17, 2025



Conceptual Floor Plan



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 Connecticut Tower – 6th Floor Infusion

Center (Final: \$600,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$600,000 for the UConn Health Connecticut Tower – 6th Floor Infusion Center project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$600,000 from UConn Health Capital for the UConn Health Connecticut Tower – 6th Floor Infusion Center project and; approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after quotes received have been evaluated for conformance with the project scope and budget."

BACKGROUND:

Outpatient Infusion services for the Cancer Center and Ambulatory Infusion Center are provided in shared space on the 4th floor of the Outpatient Pavilion. Both programs are at capacity and cannot meet current demands for infusion services. This project will relocate the Ambulatory Infusion Center to underutilized space on the 6th floor of the Connecticut Tower; allowing for the growth of both the Ambulatory and Cancer Infusion services. This project aligns with UConn's 2024-2034 Strategic Plan because it will promote and improve the Wellness of People and Planet by providing expanded patient access to outpatient infusion services at the Ambulatory Infusion Center and Cancer Infusion Center.

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 September 8, 2025.

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - CONNECTICUT TOWER - 6TH FLOOR

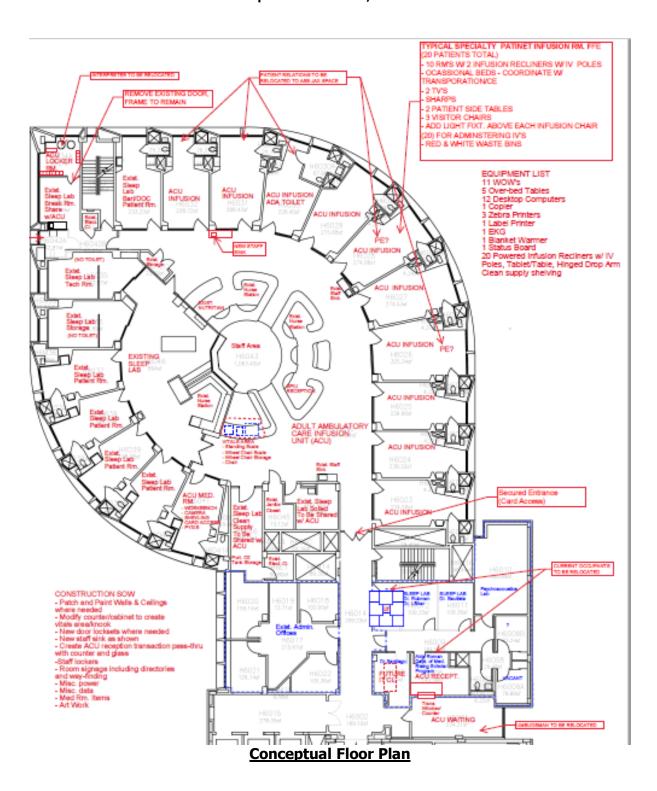
INFUSION CENTER

BUDGETED EXPENDITURES	OPOSED FINAL 17/2025	
CONSTRUCTION DESIGN SERVICES TELECOMMUNICATIONS FURNITURE, FIXTURES AND EQUIPMENT CONSTRUCTION ADMINISTRATION OTHER AE SERVICES (including Project Management) ART RELOCATION ENVIRONMENTAL INSURANCE AND LEGAL MISCELLANEOUS	\$ 100,000 20,000 40,000 330,000 - - 20,000 - - - 5,000	
SUBTOTAL	\$ 515,000	
PROJECT CONTINGENCY	 85,000	
TOTAL BUDGETED EXPENDITURES	\$ 600,000	
SOURCE(S) OF FUNDING*		
UCONN HEALTH CAPITAL	\$ 600,000	
TOTAL BUDGETED FUNDING	\$ 600,000	

^{*} 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 9.17.25 25-020

UCONN HEALTH/IMPROVEMENTS UConn Health Connecticut Tower – 6th Floor Infusion Center Project Budget (FINAL) September 17, 2025





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

Period: 05/16/2025 - 08/15/2025

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