

AGENDA

UNIVERSITY OF CONNECTICUT BOARD OF TRUSTEES BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE

UConn Avery Point Campus
1084 Shennecossett Road, Branford House, Gallery Conference Room
Groton, Connecticut

Tuesday, September 15, 2026, at 1:00 p.m.
Special Meeting

Public Streaming Link (live captioning, upon request): <https://techsupport.uconn.edu/bot>

*(A recording of the meeting will be posted on the Board website
<https://boardoftrustees.uconn.edu/> within seven days of the meeting.)*

Call to order at **1:00 p.m.**

1) Public Participation (limited to agenda items)*

* Individuals who wish to speak during the Public Participation portion of the Tuesday, September 15, meeting, limited to agenda items, must do so in person and sign up no later than **1:00 p.m.** on Monday, September 14 by emailing BoardCommittees@uconn.edu. Speaking requests must include a name, topic, and affiliation with the University (i.e., student, employee, member of the public). Per the University By-Laws, the Board may limit the entirety of public comment to a maximum of 30 minutes. The sign-up list may be closed if, due to the number of people seeking to speak, the 30-minute allotment will be exceeded. As an alternative, individuals may submit written comments to the Board via BoardCommittees@uconn.edu, and all comments will be shared with the Board.

TAB

2) Welcome Remarks

3) Discussion Topics:

- Update on UConn Water Resources
- Residential Hall Inventory 1
- Hartford Housing Update
- DM Prioritization Rubric 2
- Post Meeting Tour of Avery Point 3

➤ Presenters: Sean Vasington, Executive Director, University Planning, Design & Construction
Nathan Fuerst, Vice President for Student Life and Enrollment

4) Minutes from the June 9, 2026, Meeting 4

5) Project Updates, Storrs Based Programs 5

➤ Presenter: Sean Vasington, Executive Director, University Planning, Design & Construction

6) UConn Health Updates, Facilities Development and Operations 6

➤ Presenter: Tom Vaccarelli, UCH Vice President, Facilities Development & Operation

7) Projects Reviewed by BGE and to be presented to the Financial Affairs Committee on 09/23/26:

<u>STORRS BASED PROGRAMS</u>	<u>Phase</u>	<u>Budget</u>	<u>Tab</u>
Whetten First Floor Renovation	Final	\$1,000,000	7
Housing Refresh Program Summer 2027	Final	\$20,000,000	8
University Second Electrical Feed	Revised Final	\$45,000,000	9
School of Nursing Building	Revised Final	\$113,750,000	10
Gampel Pavilion Renovation	Final	\$120,700,000	11
Steam Line Section Replacement – Hillside Road	Final	\$1,600,000	12
Boiler Plant Equipment Replacement and Utility Tunnel Connection	Revised Final	\$47,900,000	13
Alumni Center Wood Shake Roof Replacement	Revised Final	\$812,000	14

UConn Health (UCH)

UCH Academic Research Building Heat Pipe Replacement	Design	\$7,400,000	15
UCH New PET/CT Scanner Installation	Design	\$5,675,000	16
UCH CT-6 Infusion Center Phase 2 Renovations	Final	\$800,000	17
UCH Nuclear Medicine Camera Replacement	Final	\$720,000	18
UCH CT-7 Inpatient & Research Renovations	Final	\$2,566,000	19
UCH Main Lobby Entrance Renovation	Final	\$2,100,000	20

8) University Senate Representative Report

- Professor Amvrossios Bagtzoglou, University Senate Representative

9) Discussion of Future Meeting Location(s)

10) UConn 2000 Infrastructure Improvement Program-Tenth Biennial Report (July 1, 2024 - June 30, 2026) 21

11) Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects) 22

12) Quarterly Construction Status Report, Period Ending June 30, 2026

https://updc.media.uconn.edu/wp-content/uploads/sites/1525/2026/07/UConn-Quarterly-Construction-Report_06302026_web.pdf

13) Construction Projects Status Report – June 17, 2026

<https://production.wordpress.uconn.edu/bpir/wp-content/uploads/sites/3452/private/2026/06/Construction-Status-Report-6.17.26.pdf>

14) Executive Session (as needed)

15) Adjournment

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

ATTACHMENT 1



Housing Inventory

Storrs, Hartford, Stamford

DRAFT September 15, 2026

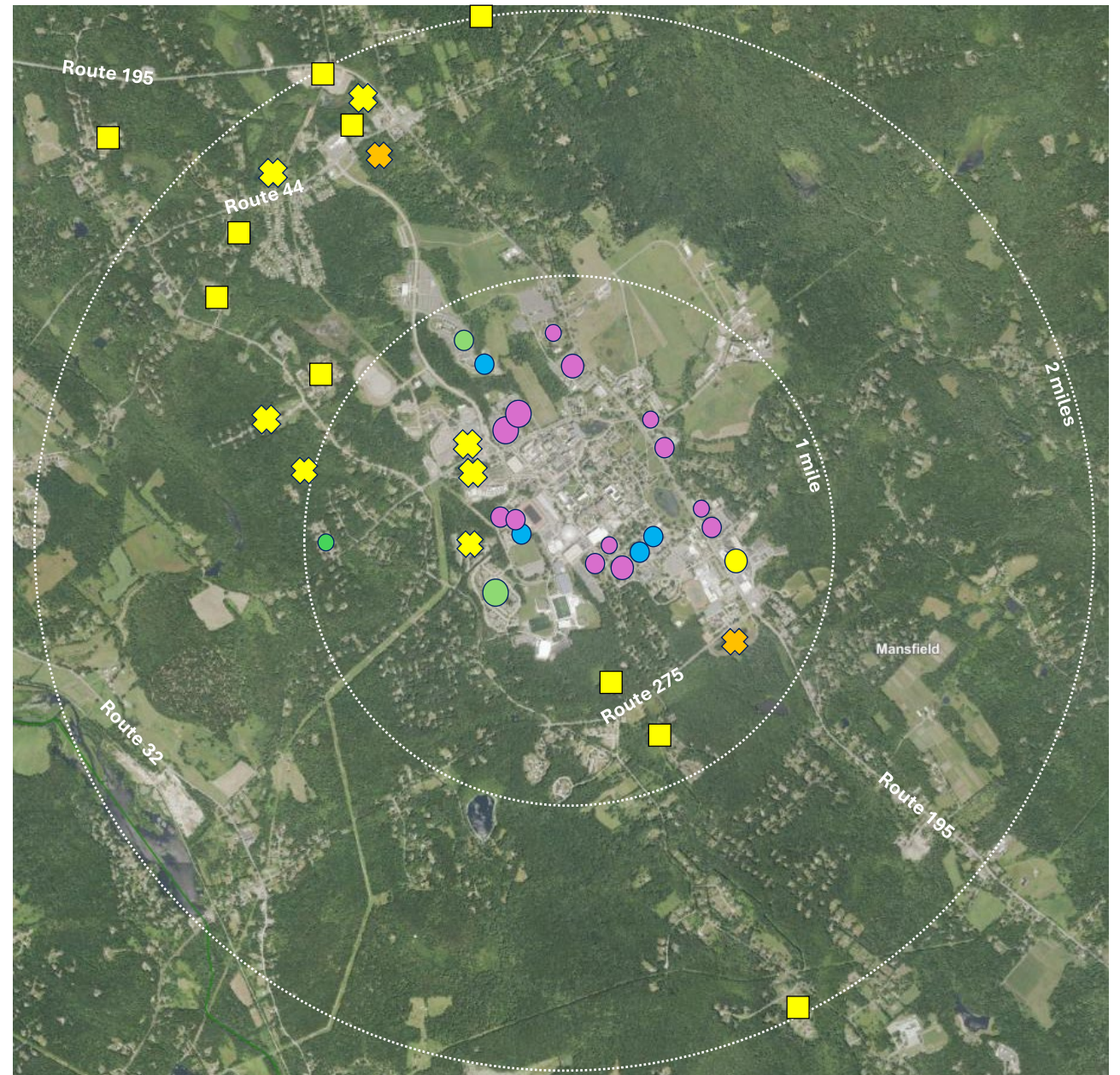
STORRS CAMPUS

- 98 Residential Buildings Across 12 Complexes, plus Dining Facilities
- 1 Leased Facility in Downtown Storrs
- Locations Surround the Campus Core, Highest Concentration of Beds to the North
- 13,886 Beds Total (2025-26)
- Housing Offered:
 - Traditional Housing (60%)
 - Suites (19.5%)
 - Apartments (14%)
 - Leased Apartments (6%)
 - Graduate Apartments (<1%)
- Limited Air Conditioning
- 8 Rates: \$8,288 - \$16,898 / year (2026-27)



TYPES OF HOUSING UNITS

- Traditional Housing
- Suites
- Apartments
- Apartments (Grad)
- Leased Apartments
- Rental Apartments - Private
- ✦ Planned Development Site - Private
- ✦ Potential Development Site - UConn

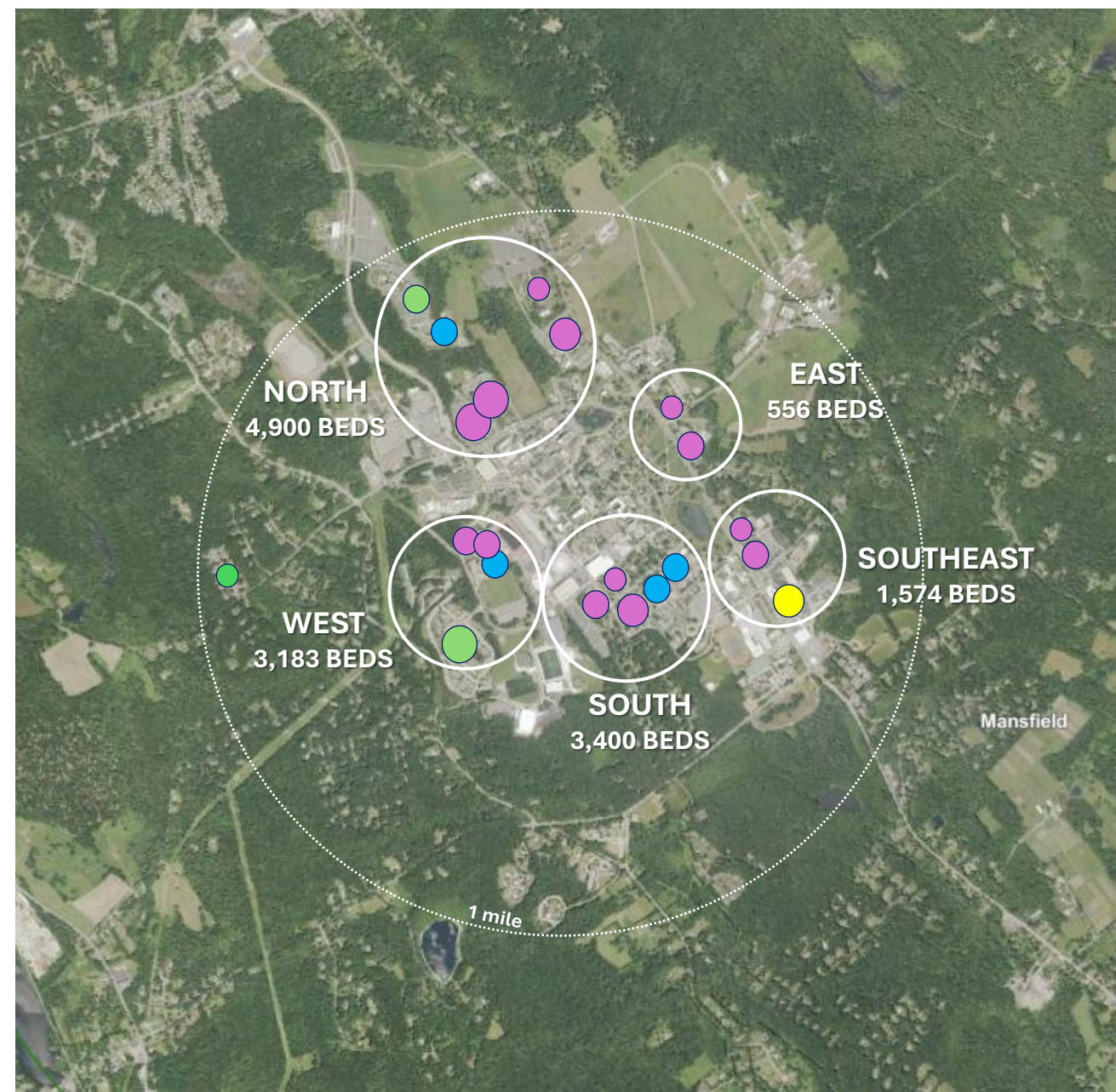


TOTAL BED COUNTS

- 1,000 +
- 750-999
- 501-749
- Up to 500

TYPES OF ON-CAMPUS HOUSING

●	Traditional Housing	8,314 beds
●	Suites	2,696 beds
●	Apartments	1,899 beds
●	Apartments (Grad)	118 beds
●	Leased Apartments	832 beds



ATTACHMENT 2



Use of FCA Data & Criticality Ratings to Assess DM Needs

DM Criticality Matrix & Five-Year Project Planning

Centralizing Data of Deferred Maintenance Needs

DRAFT September 15, 2026

Deferred Maintenance Rubric

Risk-Based Capital Planning and Project Prioritization Framework

This rubric establishes a standardized methodology for evaluating and prioritizing deferred maintenance projects across the university portfolio. The intent is to ensure that capital renewal decisions are:

- Defensible
- Consistent
- Transparent
- Risk-based
- Aligned with institutional mission and operations

The rubric will serve as a tool in the overall assessment of DM prioritization and will accompany existing processes of human intervention using institutional knowledge for prioritization and planning.

The rubric provides governance for approval of projects that supports a more strategic and logic-based decision-making process on the use of available project funds.

Weighted Scoring Structure

Building Criticality (30%)

Building criticality remains a leading factor in the rubric, aligning preventive and deferred maintenance funding to the buildings most critical to the university's mission and goals.

Area Criticality (20%)

Pre-defined "areas" of a building, comprised of building systems and components, were rated based on the importance of that area to the functions conducted in the building.

Facility Condition Severity (25%)

FCA scoring provides insight into the age and condition of equipment and components, indicating where assets sit in their life cycle and the potential for future failures.

Work Order Costs (25%)

Corrective and reactive work order spending highlights where recurring failures are driving cost, providing a real-world indicator of maintenance burden and asset performance.

Additional Factors

There are added factors of 15% and 10%, respectively, for any non-emergent safety issues and any revenue generating buildings, with a condition not to exceed the maximum criticality score of 5.00.

Compiling the Data

Using established FCA records and data available through the CMMS (AiM), we can collect and retain this data to create overall criticality records for each building component.

This data can be used for comparative purposes to evaluate the most critically defined areas of DM need against those items scheduled on the existing 5-Year plan.

Additionally, this data can be used to determine the most critically rated areas between different buildings (i.e. HVAC systems, electrical infrastructure, interior finishes, etc.)

Building	Building Name	Functionality	Square Footage	Academic Capacity	Housing Capacity	Area	Building Criticality	Area Criticality	Facility Condition Severity (25%)	Cost / SDF-T Ranking (25%)	Safety	Revenue Generating	Criticality Rating
0318	BRONVELL BUILDING (ARTHUR B.)	ACADEMIC	37706.49	258	0	ELECTRICAL	4	4	3.99	400	N	N	4.25
0318	BRONVELL BUILDING (ARTHUR B.)	ACADEMIC	37706.49	258	0	ENVELOPE	4	4	3.38	348	N	N	3.85
0318	BRONVELL BUILDING (ARTHUR B.)	ACADEMIC	37706.49	258	0	HVAC	4	4	2.58	339	N	N	3.90
0318	BRONVELL BUILDING (ARTHUR B.)	ACADEMIC	37706.49	258	0	INTERIOR	4	3	2.94	101	N	N	3.29
0318	BRONVELL BUILDING (ARTHUR B.)	ACADEMIC	37706.49	258	0	PLUMBING	4	2	2.51	215	N	N	2.98
0318	BRONVELL BUILDING (ARTHUR B.)	ACADEMIC	37706.49	258	0	FOUNDATION	4	3	3	3	N	N	3.05
0324	WHETTEN GRADUATE CENTER	ACADEMIC	40114.13	0	0	ELECTRICAL	2	4	3.98	263	N	N	3.15
0324	WHETTEN GRADUATE CENTER	ACADEMIC	40114.13	0	0	ENVELOPE	2	4	3.12	345	N	N	3.18
0324	WHETTEN GRADUATE CENTER	ACADEMIC	40114.13	0	0	HVAC	2	4	3.32	348	N	N	3.45
0324	WHETTEN GRADUATE CENTER	ACADEMIC	40114.13	0	0	INTERIOR	2	3	2.15	107	N	N	2.49
0324	WHETTEN GRADUATE CENTER	ACADEMIC	40114.13	0	0	PLUMBING	2	2	2.82	156	N	N	2.46
0324	WHETTEN GRADUATE CENTER	ACADEMIC	40114.13	0	0	FOUNDATION	2	3	2	2	N	N	2.20
0325	WATSON HALL, ALUM QUAD 1	RESIDENTIAL	50230.77	0	242	ELECTRICAL	3	4	3	256	N	Y	3.52
0325	WATSON HALL, ALUM QUAD 1	RESIDENTIAL	50230.77	0	242	ENVELOPE	3	4	3.38	368	N	Y	3.90
0325	WATSON HALL, ALUM QUAD 1	RESIDENTIAL	50230.77	0	242	HVAC	3	4	2	262	N	Y	3.52
0325	WATSON HALL, ALUM QUAD 1	RESIDENTIAL	50230.77	0	242	INTERIOR	3	3	2.73	118	N	Y	3.23
0325	WATSON HALL, ALUM QUAD 1	RESIDENTIAL	50230.77	0	242	PLUMBING	3	5	3	241	N	Y	3.74
0325	WATSON HALL, ALUM QUAD 1	RESIDENTIAL	50230.77	0	242	FOUNDATION	3	3	3	3	N	Y	3.03
0326	BELDEN HALL, ALUM QUAD 2	RESIDENTIAL	50684.14	0	241	ELECTRICAL	3	4	3	249	N	Y	3.52
0326	BELDEN HALL, ALUM QUAD 2	RESIDENTIAL	50684.14	0	241	ENVELOPE	3	4	3.38	431	N	Y	4.17
0326	BELDEN HALL, ALUM QUAD 2	RESIDENTIAL	50684.14	0	241	HVAC	3	4	2	177	N	Y	3.25
0326	BELDEN HALL, ALUM QUAD 2	RESIDENTIAL	50684.14	0	241	INTERIOR	3	3	2.73	151	N	Y	3.23
0326	BELDEN HALL, ALUM QUAD 2	RESIDENTIAL	50684.14	0	241	PLUMBING	3	5	3	324	N	Y	4.02
0326	BELDEN HALL, ALUM QUAD 2	RESIDENTIAL	50684.14	0	241	FOUNDATION	3	3	3	3	N	Y	3.03
0327	EDDY HALL, ALUM QUAD 3	RESIDENTIAL	50241.95	0	240	ELECTRICAL	3	4	3	247	N	Y	3.52
0327	EDDY HALL, ALUM QUAD 3	RESIDENTIAL	50241.95	0	240	ENVELOPE	3	4	3.38	351	N	Y	3.90
0327	EDDY HALL, ALUM QUAD 3	RESIDENTIAL	50241.95	0	240	HVAC	3	4	2	170	N	Y	3.25
0327	EDDY HALL, ALUM QUAD 3	RESIDENTIAL	50241.95	0	240	INTERIOR	3	3	2.73	124	N	Y	3.23
0327	EDDY HALL, ALUM QUAD 3	RESIDENTIAL	50241.95	0	240	PLUMBING	3	5	3	287	N	Y	4.02
0327	EDDY HALL, ALUM QUAD 3	RESIDENTIAL	50241.95	0	240	FOUNDATION	3	3	3	3	N	Y	3.03
0328	BROCK HALL, ALUM QUAD 4	RESIDENTIAL	51594.32	0	239	ELECTRICAL	3	4	3	286	N	Y	3.52
0328	BROCK HALL, ALUM QUAD 4	RESIDENTIAL	51594.32	0	239	ENVELOPE	3	4	3.38	350	N	Y	3.90
0328	BROCK HALL, ALUM QUAD 4	RESIDENTIAL	51594.32	0	239	HVAC	3	4	2	188	N	Y	3.25
0328	BROCK HALL, ALUM QUAD 4	RESIDENTIAL	51594.32	0	239	INTERIOR	3	3	2.73	104	N	Y	3.23
0328	BROCK HALL, ALUM QUAD 4	RESIDENTIAL	51594.32	0	239	PLUMBING	3	5	3	319	N	Y	4.02
0328	BROCK HALL, ALUM QUAD 4	RESIDENTIAL	51594.32	0	239	FOUNDATION	3	3	3	3	N	Y	3.03
0330	PHILLIPS, DC BLD	ACADEMIC	26478.16	0	0	ELECTRICAL	4	4	3	246	N	N	3.50
0330	PHILLIPS, DC BLD	ACADEMIC	26478.16	0	0	ENVELOPE	4	4	2.5	286	N	N	3.38
0330	PHILLIPS, DC BLD	ACADEMIC	26478.16	0	0	HVAC	4	4	3.79	358	N	N	4.20
0330	PHILLIPS, DC BLD	ACADEMIC	26478.16	0	0	INTERIOR	4	3	3.77	377	N	N	3.99
0330	PHILLIPS, DC BLD	ACADEMIC	26478.16	0	0	PLUMBING	4	2	3.38	222	N	N	3.20
0330	PHILLIPS, DC BLD	ACADEMIC	26478.16	0	0	FOUNDATION	4	3	3	3	N	N	3.05
0341	HUMAN DEVELOPMENT CENTER	ACADEMIC	31090.76	161	0	ELECTRICAL	4	4	3	284	N	N	3.50
0341	HUMAN DEVELOPMENT CENTER	ACADEMIC	31090.76	161	0	ENVELOPE	4	4	2.75	409	N	N	3.89
0341	HUMAN DEVELOPMENT CENTER	ACADEMIC	31090.76	161	0	HVAC	4	4	3.76	367	N	N	4.18
0341	HUMAN DEVELOPMENT CENTER	ACADEMIC	31090.76	161	0	INTERIOR	4	3	3.5	89	N	N	3.43
0341	HUMAN DEVELOPMENT CENTER	ACADEMIC	31090.76	161	0	PLUMBING	4	2	3.35	237	N	N	3.19
0341	HUMAN DEVELOPMENT CENTER	ACADEMIC	31090.76	161	0	FOUNDATION	4	3	3	3	N	N	3.05
0342	BISHOP CENTER	ACADEMIC	36334.45	286	0	ELECTRICAL	3	4	3	303	N	N	3.45
0342	BISHOP CENTER	ACADEMIC	36334.45	286	0	ENVELOPE	3	4	2.83	408	N	N	3.41
0342	BISHOP CENTER	ACADEMIC	36334.45	286	0	HVAC	3	4	3.71	370	N	N	3.88
0342	BISHOP CENTER	ACADEMIC	36334.45	286	0	INTERIOR	3	3	3.49	251	N	N	3.62
0342	BISHOP CENTER	ACADEMIC	36334.45	286	0	PLUMBING	3	2	3.78	340	N	N	3.50
0342	BISHOP CENTER	ACADEMIC	36334.45	286	0	FOUNDATION	3	3	3	3	N	N	2.75
0344	HALE HALL	RESIDENTIAL	65635.81	0	310	ELECTRICAL	3	4	2	348	N	Y	3.52
0344	HALE HALL	RESIDENTIAL	65635.81	0	310	ENVELOPE	3	4	3	346	N	Y	3.90
0344	HALE HALL	RESIDENTIAL	65635.81	0	310	HVAC	3	4	2	276	N	Y	3.52

Rubric Validation Against Prior Year Projects

Funding allocation decisions for DM projects have targeted buildings and areas rated more critical than University-wide averages.

Project Cost-Weighted Criticality by Area

Comparison of equal-weight and FY23–FY26 project-cost-weighted criticality ratings

How to read this: Equal-Weight Avg includes every building-area row, including rows with no project costs. Cost-Weighted Avg weights each rating by its Total Project Costs, so rows with no spending have zero dollar weight. Showing both avoids assigning an arbitrary dollar value to no-cost rows.

AREA COMPARISON						
Area	All Rows	Rows With Costs	Total Project Costs	Equal-Weight Avg	Cost-Weighted Avg	Weighted Difference
ELECTRICAL	221	9	\$1,443,835.80	2.90	3.28	0.38
ENVELOPE	221	28	\$20,016,392.41	2.94	3.12	0.18
HVAC	221	14	\$3,929,700.00	2.85	3.12	0.28
INTERIOR	221	82	\$19,944,918.31	2.54	2.63	0.10
PLUMBING	221	20	\$3,571,767.92	2.83	3.02	0.19
SUBSTRUCTURE	221	0	\$0.00	2.61		

Rubric DM Planning Example

Bronwell Building

Critical Area Focus

- Electrical
 - Electrical maintenance costs are in the top 10% of \$/SQFT across campus
 - Electrical is considered a critical component for Academic space, driving the criticality rating up
 - Electrical infrastructure was rated poorly during FCA and was scored with a very low rating

Summary

- Electrical, Envelope, and HVAC areas are all above the University-wide average for criticality
- Electrical has a substantially large gap between its area criticality rating and University-wide average for its respective area
- This Criticality Rating would put a focus on Electrical improvements at this facility.

Building	Building Name	Building Class	Area	Criticality Rating
0318	BRONWELL BUILDING (ARTHUR B.)	ACADEMIC	ELECTRICAL	4.25
0318	BRONWELL BUILDING (ARTHUR B.)	ACADEMIC	ENVELOPE	3.60
0318	BRONWELL BUILDING (ARTHUR B.)	ACADEMIC	HVAC	3.65
0318	BRONWELL BUILDING (ARTHUR B.)	ACADEMIC	INTERIOR	3.04
0318	BRONWELL BUILDING (ARTHUR B.)	ACADEMIC	PLUMBING	2.98
0318	BRONWELL BUILDING (ARTHUR B.)	ACADEMIC	SUBSTRUCTURE	3.30

UConn

Appendix

5-Tier Building Criticalities - Definitions

When assigning ratings, the following question was asked of the facility:

“If this building were suddenly unavailable for an extended period, how significantly would the University's mission be affected?”

The below rating system was used:

- **A – Severe:** University mission or critical operations cannot reasonably continue.
- **B – Major:** Major disruption requiring significant mitigation or relocation.
- **C – Moderate:** Noticeable disruption, but reasonable alternatives exist.
- **D – Minor:** Limited disruption; functions are readily accommodated elsewhere.
- **E – Minimal:** Little meaningful impact on University mission or operations.

3-Tier vs 5-Tier Building Criticality

The existing designated Building Criticality rating is a 3-tier system (A-C), put in place over eight years ago to define the importance of assets and their corresponding preventive maintenance.

The Building Criticality is the most heavily weighted item within the rubric, and as currently structured, does not apply a “fair” rating of critical DM needs to buildings not associated to the top tier.

Introduction of a 5-tier system provides a more enhanced means to deliver this very important element of the rubric, while minimizing the negative effects of a 3-tier system.

Property	Description	Current AiM Criticalitie	Proposed New AiM Criticalitie
0001	STORRS HALL	B	B
0002	GULLEY HALL	A	A
0004	KOONS HALL	B	C
0005	DAIRY BARN and SILO	C	E
0006	HAWLEY ARMORY	C	D
0007	KLINCK, MERLE S. AGRICULTURAL ENGINEE	C	D
0011	HOUSE 12	C	D
0012	HOUSE 29, GILBERT RD	C	D
0028	MINK BARN, RT 195 NORTH	C	D
0028A	CT WATER INTERCONNECT VAULT, BEHIND THE MINK BARN		N/A
0029	BENTON MUSEUM OF ART	A	A
0030	2019 HILLSIDE ROAD	C	C
0037	HALL BUILDING	C	C
0038	BEACH HALL	A	B
0040	ATWATER LAB	A	B
0042	VETERANS HOUSE	C	D
0043	LAKESIDE BUILDING	C	C
0045	HOUSE 05 W/ATT GARAGE, STORRS RD	C	D
0049	ROSEBROOKS HOUSE	C	D
0051	ROSEBROOKS BARN RT 195 NORTH	C	D
0054	JACOBSON BARN	C	D
0055	HOUSE 41 W/ATT GAR, HSB RN HIL EXT	C	D
0056	HOUSE 42, HORSEBARN HILL	C	D
0057	GARAGE 30 (H-42), HORSEBARN HILL	C	D
0060	ART CERAMIC STUDIO	C	C
0069	HOLCOMB HALL	C	C
0124	GRANGE SHELTER	C	E
0126	WILBUR CROSS BUILDING	A	A
0127	WHITNEY HALL and CAFETERIA	A	B

Work Order Cost Methodology

Normalization to Cost / SQFT

Raw work order spend favors larger buildings, so costs are divided by gross square footage. This puts every building on a common basis and reflects maintenance burden per unit of space rather than sheer size.

Ranking the Buildings

Normalized cost per square foot is then used to rank buildings against one another within a given area, establishing the relative maintenance demand across the portfolio.

Applying the 1-5 Rating

Each building receives a 1 through 5 rating based on where it falls in the ranking for that particular area, with the highest normalized costs scoring at the top of the scale.

That rating feeds the Work Order Costs component of the weighted rubric, translating raw spend into a consistent, comparable score.

Building Class Area Criticality

Defined Area Criticality ratings are set based on the relevance and importance of the building systems to their respective Building Class.

The building systems (area) ratings were established by looking at the following criteria:

- Do failures cause immediate danger to life or health?
- Do failures stop business operations or causes major financial loss?
- How fast must the system must be fixed after a breakdown?

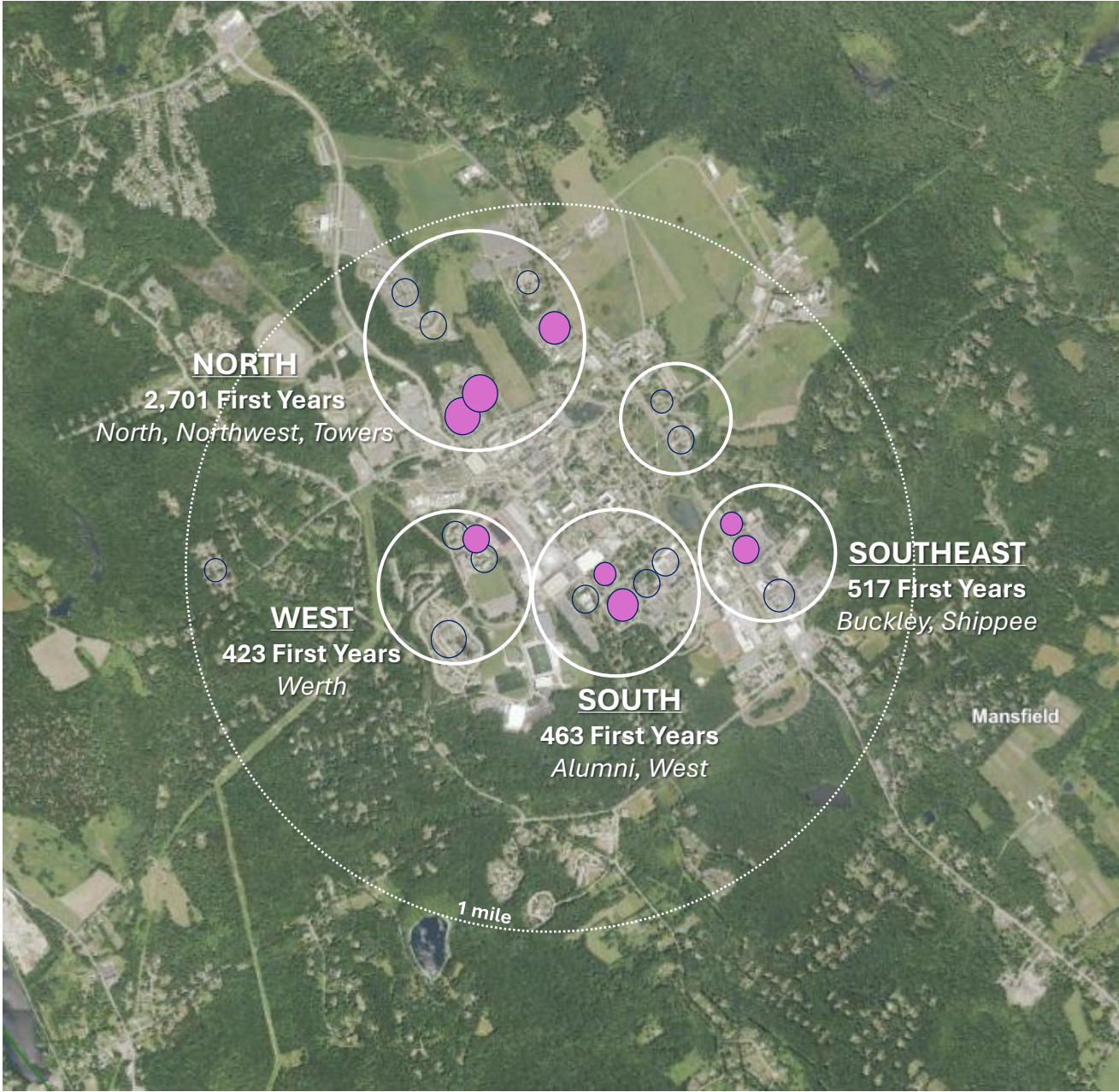
Electrical		HVAC		PLUMBING	
Building Class	Rating	Building Class	Rating	Building Class	Rating
ACADEMIC	4	ACADEMIC	4	ACADEMIC	2
ADMINISTRATIVE	3	ADMINISTRATIVE	2	ADMINISTRATIVE	2
ATHL AND REC	5	ATHL AND REC	4	ATHL AND REC	4
RESIDENTIAL	4	RESIDENTIAL	4	RESIDENTIAL	5
SCI RESEARCH	5	SCI RESEARCH	5	SCI RESEARCH	4
STUDENT LIFE	3	STUDENT LIFE	3	STUDENT LIFE	2
SUPPORT	3	SUPPORT	3	SUPPORT	2
UTILITY	4	UTILITY	4	UTILITY	3
ENVELOPE		INTERIOR		SUBSTRUCTURE	
Building Class	Rating	Building Class	Rating	Building Class	Rating
ACADEMIC	4	ACADEMIC	3	ACADEMIC	3
ADMINISTRATIVE	4	ADMINISTRATIVE	2	ADMINISTRATIVE	3
ATHL AND REC	4	ATHL AND REC	5	ATHL AND REC	3
RESIDENTIAL	4	RESIDENTIAL	3	RESIDENTIAL	3
SCI RESEARCH	4	SCI RESEARCH	3	SCI RESEARCH	3
STUDENT LIFE	4	STUDENT LIFE	4	STUDENT LIFE	3
SUPPORT	4	SUPPORT	2	SUPPORT	3
UTILITY	4	UTILITY	2	UTILITY	3

HOUSING FOR FIRST YEAR STUDENTS

● Traditional Housing

FIRST YEAR – FIRST IMPRESSIONS

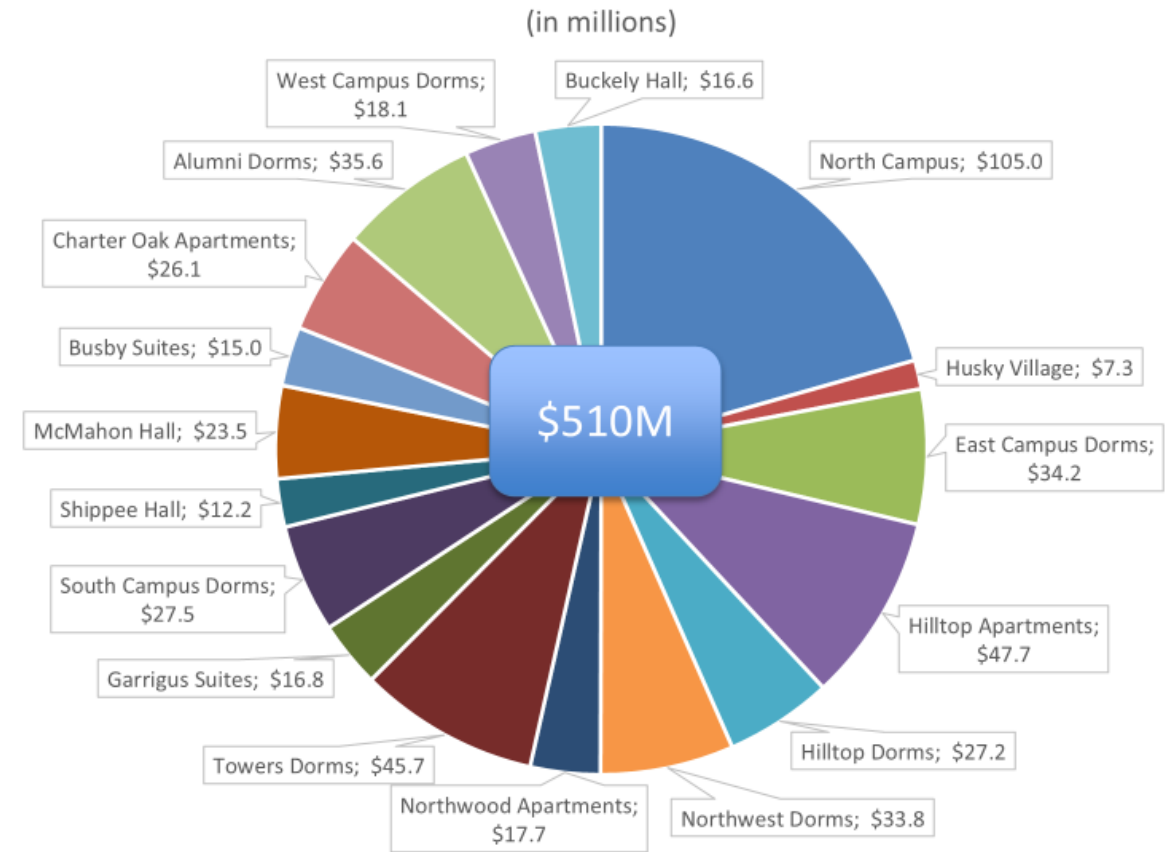
2025-26	4,113
2026-27	4,420 (projected)



Deferred Maintenance by Location – September 2025

- Total estimated needs for the portfolio of residential buildings on the Storrs campus is **\$510M**.
- These figures were originally provided by a consultant as part of the Building Condition Assessment (BCA) program conducted by Facilities Operations from 2018-2020 and have been adjusted to account for inflation over the past 5 to 7 years.
- Industry standards for determining cost were used, weighing age, construction, and material of buildings as considerations.
- BCA inspection data was used to determine where adjustments in the standard models for assets and building components was warranted. Findings of improved or worsened conditions comparative to their anticipated condition in their respective life cycles were considered by the consultant at that time.
- Werth Residence Tower and CT Hall are not part of this analysis, as they were not online until after the completion of this program.

Estimated Residential Buildings Needs



LEASING OPPORTUNITIES WITHIN 2 MILES OF CAMPUS

- Over 2,900 Beds Available
- Over 700 Beds in Construction
- Over 3,000 Beds Planned

SAMPLE RATE COMPARISON

Oaks on the Square (UConn)
Opened 2012
\$1,056/mo. - \$1,408/mo.

Standard at Four Corners (Private)
Opened 2025
\$1,307/mo. - \$1,623/mo.

Property Name	Address	Capacity	Planned
Celeron Square Apartments	180 Hunting Lodge Rd, Storrs, CT	344	
Clubhouse Apartments	Club House Cir, Storrs, CT	72	
The Den at Hunting Lodge	16 Hunting Heights Dr, Storrs, CT	75	
Knollwood Apartments	101 S Eagleville Rd, Storrs, CT	184	
Maplewood Apartments	1 Carleton Rd, Storrs, CT	80	
Renwood Apartments	20 Dartmouth Road, Mansfield, CT	124	
Rosals Apartments	611 Middle Turnpike, Mansfield, CT	20	
Standards at Four Corners	1725 Storrs Rd, Storrs, CT	894	
Oakwood Apartments	114 S Eagleville Rd, Storrs, CT	10	
Orchard Acres Apartments	89 Cheney Dr, Storrs, CT	88	
Willington Oaks Apartments	380 Daleville Rd, Willington, CT	192	
Total Beds within Two Miles		2083	
The Oaks on the Square	12 Royce Cir, Mansfield, CT	823	1514
Total Beds with Oaks Master Lease		2906	3597
Planned Development within Two Miles			
Junction 183 (Carriage House) - 2028 *	20 Carriage House Dr, Storrs, CT	Pending	666
The Mark Phase B - 2028 *	N Eagleville Road, Storrs, CT	Approved	740
The Mark Phase A - 2029 *	N Eagleville Road, Storrs, CT	Approved	669
Verve (Orchard Acres) - 2030	89 Cheney Drive, Storrs, CT	Inactive	690
The Villages at Four Corners - TBD	625 Middle Turnpike, Storrs, CT	Approved	194
Unnamed - TBD	497 Middle Turnpike, Storrs, CT	Inactive	457
Ponde Place - TBD	Northwoods Road, Storrs, CT	Inactive	632
			4048
* Water and sewer service approved.			

LEASING OPPORTUNITIES IN IMMEDIATE AREA OVER 2 MILES FROM CAMPUS

- Over 4,400 Beds Available
- Over 1,000 Additional Beds Available in single-family homes registered as student rentals in the Town of Mansfield
- Students prefer to live on campus if given the right opportunity to do so, however, 90% of 360+ first-year students polled during five Orientation sessions this summer planned to commute from home

1	Property Name	Address	Capacity
2	Ashford Hills	Ashford, CT	84
3	Colonial Townhouse Apartments	145 Foster Drive, Willimantic	304
4	Cedar Ridge Apartments	Willington, CT	198
5	Birch Hill	149 Ashford Center Rd, Ashford, CT	88
6	Ivy Gardens	84 Ash St, Willimantic, CT	204
7	Meadowbrook Gardens	120 Frontage Rd., Mansfield	350
8	Norwegian Wood	609 Merrow Rd, Tolland, CT	140
9	Walden Apartments	70 Pinney Hill Rd, Willington	170
10	Woodhaven Apartments	80 Cisar Rd., Willington	228
11	Woodlawn	80 Bicknell Rd, Ashford	94
12	Wyndam Park Apartments	140 Plains Rd, Windham	208
13	560 on Main	560 Main St., Willimantic	55
14	Residences on Main	804 Main St., Willimantic	40
15	Competitive Units (402)	Storrs/ Mansfield	1608
16	Competitive Units (14)	Tolland	56
17	Competitive Units (38)	Willington, CT	152
18	Competitive Units (80)	Coventry, CT	320
19	Competitive Units (3)	Chaplain, CT	12
20	Competitive Units (32)	Willimantic, CT	128
21	Total Beds		4439

SUMMARY OF BED COUNTS

On Campus Offerings, including Oaks	13,859
Apartment Rentals < 2 Miles	2,083
Single Family Home Rentals	1,000
Rentals > 2 Miles	4,439
Approved Development	1,603
TOTAL	22,984 BEDS

PROJECTED TOTAL DEMAND 2028-29 **20,390 BEDS**
(13,540 ON CAMPUS)

<i>Pending Planned Development</i>	666
<i>Inactive Planned Development</i>	1,779
<i>Additional Lease Potential at Oaks</i>	691



- 13,886 Beds Total (2025-26)
- Housing Offered:
 - Traditional Housing (60%)
 - Suites (19.5%)
 - Apartments (14%)
 - Leased Apartments (6%)
 - Graduate Apartments (<1%)

Recent Survey Data from *Inside Higher Ed*

Students who participate in a residential college experience are more likely to persist year-over-year than those who do not, and those who reside in living-learning communities persist at a rate higher than other on-campus students.

However, college students heavily prefer apartment-style layouts and private living areas, balancing a desire for well-furnished, clean, and independent spaces with social connectivity.

- **Apartment-Style Housing (34%):** The most requested layout choice. It provides independent living, fully equipped kitchens, and private bedrooms.
- **Suite-Style Housing (27%):** Blends shared common living spaces with more restrictive, semi-private bathrooms shared between fewer residents.
- **Traditional Dorms (21%):** Primarily preferred by or assigned to first-year freshman students seeking maximum campus integration and community building.
- **Single Rooms (51%):** Ranked as the absolute top priority on housing applications across a majority of surveyed institutions, reflecting an escalating demand for private personal space.



				UNITS	BEDS
Hartford	64 Pratt St.	Student Housing	Lease	50	202
Stamford	65-77 Prospect St.	Student Housing	Lease	22	73
Stamford	850 Pacific Street (Allure)	Student Housing	Lease	21	53
Stamford	100 Commons Park North (NV)	Student Housing	Lease	19	50
Stamford	1385 Washington Blvd. (City Estates)	Student Housing	Lease	8	45
Stamford	1201 Washington Blvd. (The Blvd.)	Student Housing	Master Sublease	94	294
Stamford	1201 Washington Blvd. (The Blvd.)	Student Housing	Interim Lease	40	104
Stamford	900 Washington Blvd.	Student Housing	Lease	116	434
Stamford	87 Franklin St.	Student Housing	Lease	9	40



ATTACHMENT 3



Stop 1 – Library (LIB)

Student Health and Wellness Suite

Stop 2 – Academic Building (ACD)

Academic Center, Auditorium, Chemistry Lab, Student Center and Dining Services

Stop 3 – Community Professional Building (CPB)

Esports Lab, Husky Harvest Food Pantry, Brandt Lab

Lots A & B

Reconstruction projects

Athletic Center (ATH) & Facilities Operations (FOB)

Current & Future Athletic Programs, Gym Floor replacement, Central Utility Plant, Planned Fuel Cells

Stop 4 - Project Oceanology Building (PO)

Lease, Sea Wall Project

Marine Science Operations (MO)

Dive Locker, Research vessels

Stop 5 – Lowell Weicker Building (LWB)

Marine Science Department, CT Institute for Resilience and Climate Adaptation, Long Island Sound Integrated Coastal Observing System, Sea Grant, CT National Estuarine Research Reserve

Rankin Lab

Sea Water Lab

ATTACHMENT 4

MINUTES

University of Connecticut Board of Trustees

Buildings, Grounds and Environment Committee

**June 9, 2026
UConn Hartford
10 Prospect Street, Hartford, CT
Special Meeting**

Committee Trustees (in person): Thomas Ritter

Committee Trustees (virtual): George Barrios, Charles Bunnell, Andrea Dennis-LaVigne

UConn Health Board of Directors
Directors Committee Members
(in person): Francis Archambault, Jr., Richard Carbray, Jr.

Other Trustees (virtual): Daniel Toscano

University Staff (in person): President Maric, Pamir Alpay, Philip Hunt, Eric Kruger,
Joann Lombardo, Michael Morrell, Stanley Nolan,
Stephanie Reitz, Thomas Vaccarelli, Sean Vasington,
Reka Wrynn

University Staff (virtual): Nathan Fuerst, Jeffrey Geoghegan, Michael Kirk,
Nathan LaVallee, Angelo Quaresima

Vice-Chair Ritter called the meeting to order at 1:00 p.m.

1. Public Participation

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

2. Discussion Topics: Review of UConn Water Resources, Storrs Residence Hall Development, FY27 Deferred Maintenance Plan, Project Occupancy at 64 Pratt Street, Werth Tower Mitigation Next Steps provided by Eric Kruger, Vice President for Facility Services and University Planning.

3. Minutes of the Buildings, Grounds and Environment Committee Meeting of September 9, 2025.

On a motion by Director Archambault, seconded by Vice-Chair Ritter, the Committee voted unanimously to approve the minutes of the September 9, 2025, Meeting.

4. Construction Assurance Office Report – May 2026

This agenda item was informational.

5. FY27 Capital Budget Presentation
This agenda item was informational.
6. Project Updates, Storrs Based Programs
This agenda item was informational.
7. Project Updates, UConn Health
This agenda item was informational.
8. Projects Reviewed by BGE and to be presented to Financial Affairs on September 16, 2025, for Storrs Based Programs and UConn Health
This agenda item was informational.
9. University Senate Representative Report
There was no University Senate Representative Report.
10. Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs-based projects)
This agenda item was informational.
11. Quarterly Construction Status Report, Period Ending March 31, 2026
This agenda item was informational.
12. Construction Projects Status Report – April 29, 2026
This agenda item was informational.
13. Executive Session
There was no Executive Session.
14. Adjournment

On a motion by Vice Chair Ritter, seconded by Director Carbray, the Committee voted unanimously to adjourn the meeting at 3:12 p.m.

Respectfully submitted,

Debbie L. Carone

Debbie L. Carone
Secretary to the Committee

ATTACHMENT 5



Buildings, Grounds, and Environment Committee

Facility Services and University Planning

September 15, 2026
Complete Report – FINAL

UConn

Project Updates

Recommended Action for September BOT Meeting

- Whetten 1st Floor Renovation
- Housing Refresh Program Summer 2027
- University Second Electrical Feed
- School of Nursing- New Building
- Gampel Pavilion Renovation

Informational

- FY 2027 Deferred Maintenance Program
- Steam Line Section Replacement - Hillside Road- Emergency Procurement
- Notification of CFO Approved <5% Budget Increases
 - Alumni Center Wood Shake Roof Replacement
 - Boiler Plant Equipment Replacement and Utility Tunnel Connection

Anticipated Action for October BOT Meeting

- Brown Building Emergency Management Relocation
- University Safety- 2nd Floor Renovation
- Northeast Campus Infrastructure Improvements
- Stamford Garage - Mill River Remediation
- **Avery Point Community & Professional Building- Brandt Lab Renovation**

Previously Approved/Future 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

All project scopes, schedules and/or budgets have a degree of risk that can vary from phase to phase. In this report, an assessment risk per project is shown as:



Least Risk



Some Risk



Most Risk

Recommended Approvals for September BOT Meeting

Whetten 1st Floor Renovation



Scope: The Whetten Hall First-Floor Renovation Project will relocate the University's Human Resources Department from the Brown Building to the first floor of Whetten Hall. This strategic relocation will help centralize the University's administrative functions while creating valuable space in the Brown Building. The newly available space will support the future relocation of departments currently operating in leased facilities to permanent, University-owned property, promoting greater operational efficiency and more effective use of UConn's real estate portfolio.

The project includes a comprehensive refresh of the first-floor space, incorporating a combination of repurposed and new furniture. Minor modifications to the existing layout will be made to accommodate the Human Resources Department's specific operational and programmatic needs. Upon completion, the renovated space will provide a cohesive, functional, and professional workplace capable of accommodating the entire department on a single floor.

Justification: Cost Savings

Budget: \$1.0M- *Pending BOT Approval- Final*
\$290,000- Approved Design (PRC)

Funding Source: UConn 2000 Bond Funds

Schedule: 9/15/26 - 1/15/27 (Construction)

Key Issues & Risks: Tight Schedule



Housing Refresh Program Summer 2027



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, McMahon, North Campus, Husky Village, Charter Oak Apartments, Hale & Ellsworth Halls, and Snow Hall.

The program includes the following work:

- Asbestos Abatement & Restoration
- Bathroom Renovations
- Envelope & HVAC Investments
- Fire Safety Upgrades
- Façade & Roof Repairs
- Equipment Refresh

Justification: Asset Preservation and Safety

Budget: \$20.0M- *Pending BOT Approval- Final*

Funding Source: University Funds

Schedule: Construction to start in May 2027

Key Issues & Risks: Contracts and tight schedule.



University Second Electrical Feed

Scope: Construction of a new UConn 38E switchyard adjacent to the Supplemental Utility Plant (SUP) and connection to Eversource transmission lines, including new Eversource facilities dedicated to serving 38E.

Justification: Cost Avoidance

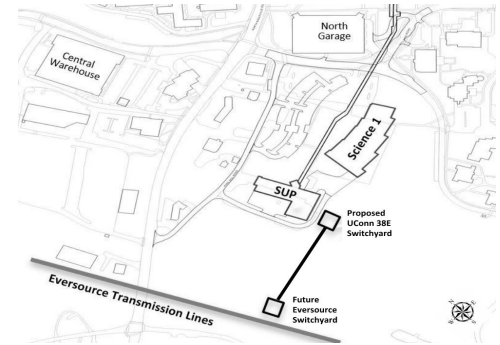
Budget: \$45.0M – *Pending BOT Approval- Revised Final*
\$18.0M - Approved Revised Final, Phase 1

Funding Source: UConn 2000 Bond Funds

Schedule:

- Phase 1, the procurement and installation of equipment with long lead times, has been bid. Phase 2, the balance of the work, has been bid and scope reviews and GMP development are under way. Additional work will be needed to update remote SCADA switches.
- Construction Schedule: Estimated start in November 2026 and completion in December 2027.
- Connection to Eversource service is anticipated in 2030; 38E will not supply power to campus until connected to Eversource.

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



UConn 38E Switchyard and Eversource Transmission Line Connection



Long Lead Time Equipment

School of Nursing New Building



Scope:

- Construction of a new School of Nursing building on a site next to the School of Fine Arts in South Campus.
- 91,000 sf building with five stories, including shell space for future expansion.
- Scope and funding have been identified for fit out of all shell space as of August 2026.

Justification: Student Success

Budget: \$113.75M– *Pending BOT Approval- Revised Final*
\$100.0M BOT Approved Final

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

Schedule:

- Construction – March 2025 to January 2027.
- Interior mechanicals and framing, exterior finishes, and exterior hardscaping progressed throughout Summer 2026, with interior finishes to follow in Fall 2027. The interior finishes and FF&E completion will prioritize instructional and other student-facing spaces (Floors 1-3, labs on Floor 4).
- The project is working 7 days a week and some 2nd shift to meet the schedule.
- Some shell space fit-out (Room 204) has been funded and bid documents prepared, with occupancy in January 2027. Fit-out of the remaining shell space is entering design with construction TBD (as early as Summer 2027).

Key Issues & Risks:

- Aggressive schedule and complex construction sequencing.



Exterior Sheathing and Finishes



Interior Walls and Window Assembly

Gampel Pavilion Renovation



Scope: Multi-phase renovations to modernize the facility, improve student-athlete amenities, and enhance game day experiences:

Enabling Phase – Lower bowl seating replacement, shell space under seats, and wi-fi improvements.

Phase 1 – Relocation of the Kinesiology, Athletics Lockers, Coaches, and Recruiting Suite on the Court Level, as well as Grab-and-Go areas on the Concourse Level and Roof repairs. In construction.

Phase 2 – North Lobby expansion, new stair tower and elevator, student athlete nutrition area, club spaces, Kinesiology office relocations, and Athletics office renovations. In bidding.

Phase 3 –Gampel Pavilion HVAC Infrastructure Upgrades- Initial investment for HVAC renewal. In planning and design.

Justification: Asset Preservation, Revenue Generating

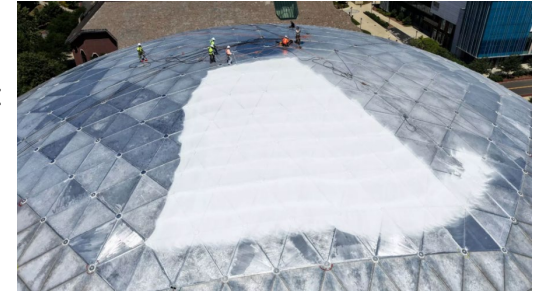
Budget: \$120.7M *Pending BOT Approval Revised Final, includes \$10M for Phase 3*
\$99.4M Approved Revised Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- Design: Fall 2024 – Fall 2027
- Construction: Enabling Phase – Complete, Fall 2025; Phase 1 – Spring-Fall 2026; Phase 2 – Spring-Fall 2027; Phase 3 – Anticipated Fall 2028

Key Issues & Risks: Compressed/accelerated design and construction schedules due to use of facility and practice/game schedules, construction cost escalation over duration of project, construction in occupied buildings, swing space for staff, logistics, and HVAC limitations until Phase 3 is complete.



Phase 1 Construction in Progress



Phase 2 Construction- Training Table

Informational

FY 2027 Deferred Maintenance Program



Scope: The Deferred Maintenance Program seeks to:

- Reduce the University deferred maintenance backlog and associated risks
- Preserve and extend the useful life of campus assets
- Improve facility reliability, operational efficiency & sustainability
- Enhance campus safety, accessibility & user experience
- Ensure compliance with applicable codes, regulations, and institutional standards

The program funds projects focused on the renewal, replacement, and improvement of critical campus facilities and infrastructure, including:

- Building Renewal
- HVAC Renewals
- Underground Storage Tank Removals
- Pedestrian Safety Improvements
- Road Resurfacing



Justification: Asset Preservation and Safety

Budget: \$21.0M

Funding Source: UConn 2000 Bond Funds

Schedule: Design & Construction 2026-2028 (Planned over multiple phases)

Key Issues & Risks: Unforeseen existing conditions, construction escalation, schedule coordination

Steam Line Section Replacement-Hillside Road

Scope: This project was completed as an emergency repair to address significant underground steam system failures near McMahon Residence Hall that were discovered during the 2026 annual planned steam outage. The project included the replacement of approximately 360 linear feet of 6" steam piping and 2" condensate return piping.

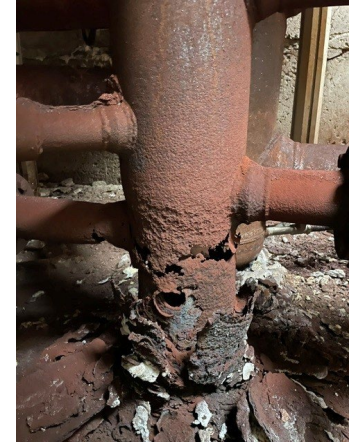
Justification: Safety

Budget: \$1.6M- *Pending BOT Acknowledgement of Approval*

Funding Source: Student Fee- IMF

Schedule: Spring/Summer 2026- Completed

Key Issues & Risks: None



Alumni Center Wood Shake Roof Replacement



Scope: This project involves removing the existing wood shake roof and replacing it with faux slate shingles.

Justification: Asset Preservation

Budget: \$812,000 – Approved Revised Final- CFO

Funding Source: University Funds

Schedule:

- Design Complete; Bid winter 2026
- Construction completed August 2026

Key Issues & Risks: None



Boiler Plant Equipment Replacement and Utility Tunnel Connection



Scope: 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: \$47.9M Approved Revised Final - CFO

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 Spring 2026.

Key Issues & Risks: Work to ensure safety and operational continuity needed and is ongoing. Pipe anchor modifications for the CUP condensate system most likely will be installed during the 2027 steam shutdown.



New Boiler installed in the Central Utility Plant

Anticipated Action Items October BOT Meeting

Brown Building Renovation



Scope: The Brown Building Renovation Project will support the relocation of the Emergency Management Department, University Safety Training, Audit and Compliance from 28 Professional Park and Vernon Cottage to the Brown Building on UConn's Depot Campus. These relocations will allow the University to terminate its lease at 28 Professional Park and remove Vernon Cottage from service, reducing reliance on leased and aging facilities while making more effective use of University-owned property.

Following the relocation of Human Resources from the Brown Building, the facility will be renovated to accommodate four (4) University departments. The project will include modifications to the existing layout, refreshed interior finishes, infrastructure improvements, audiovisual system upgrades, and a combination of repurposed and new furniture. These improvements will address the operational, functional, and programmatic needs of the incoming departments while creating a modern, efficient, and collaborative work environment.

Justification: Cost Savings

Budget: \$TBD- Final-Pending BOT Approval
\$100,000- Approved Planning (PRC)

Funding Source: UConn 2000 Bond Funds

Schedule: Phase 1: Fall 2026 – Winter 2027
Phase 2: Winter 2027 – Summer 2027

Key Issues & Risks: Tight Schedule



University Safety- 2nd Floor Renovation



Scope: The University Safety 2nd Floor Renovation project takes under utilized spaces within the 2nd floor and provides a large training room for the complex that does not exist. This opens up a large area of the floor allowing for better storage and office space for the business services group of the building.

The project includes layout modifications, finish upgrades, MEP infrastructure upgrades, new furniture, new audio-visual components and new entry ways.

Justification: Asset Preservation

Budget: \$TBD- Final-Pending BOT Approval
 \$400,000 – Approved-Final (PRC)

Funding Source: University Funds

Schedule: Construction 10/15/26 - 3/15/27

Key Issues & Risks: excludes HVAC controls



Northeast Campus Infrastructure Improvements

Scope: Expand and renew infrastructure systems to support planned projects in the Northeast and Tech Park districts that ensures resiliency of existing supply to existing end users.

Justification: Cost Savings, Revenue Generating

Budget: \$TBD- Pending BOT Approval
\$400,000 - Approved Planning (PRC)

Funding Source: UConn 2000 Bond Funds- FY2027- Deferred Maintenance Program

Schedule: TBD, to be fully coordinated with temporary and permanent needs of the planned and future projects in the Tech Park and Northeast Campus districts.

Key Issues & Risks: Schedule must meet key milestones to support the construction and occupancy of the new Tech Park and Northeast Campus districts buildout. Existing conditions are being evaluated, including subsurface soils and rock, groundwater, and the location and condition of buried utilities. Expansion to previously unserved areas require ensuring all locations between supply and new end users are not adversely impacted.



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: \$1M, Pending BOT Approval, Design Phase
\$0.45M, PRC Approved Planning

Funding Source: UConn 2000 Bond Funds

Schedule:

- Initial environmental report and testing completed and submitted in Fall 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 submitted to DEEP in spring 2024. Response received fall 2025 and determination finalized in summer 2026.
- Target Remediation Date: Fall 2028, pending completion of design, permitting, and bidding.

Key Issues & Risks: Construction access, work during low flow conditions, construction sequencing and permitting.



Mill River adjacent to UConn Parking Lot

Avery Point - Community & Professional Building - Brandt Lab Renovation



Scope: The project will renovate Rooms 305–308 in the Avery Point Community and Professional Building. The renovation encompasses approximately 1,480 square feet of currently unoccupied space and will convert the existing office area into a wet lab freezer farm and associated laboratory support spaces.

The renovation will allow the Brandt Lab to operate from the Avery Point campus in addition to its existing operations in Storrs, expanding Dr. Brandt's research capacity and supporting collaboration across campuses. The project will also revitalize space that is currently vacant and in disrepair, resulting in improved utilization of university facilities.

Justification: Revenue Generating- Research

Budget: \$TBD- Revised Final-Pending BOT Approval
\$494,500 – Approved-Final (PRC)

Funding Source: Departmental Funds

Schedule: March 2027 Completion

Key Issues & Risks: Cost due to major infrastructure work



Previously Approved Projects in Construction

Gant Building Renovation - STEM



Scope: 310,000 GSF Renovation and Expansion

- Phase 3, the renovation of the existing Gant North wing and the new construction of an additional floor, is currently underway.
- Phase 3 adds classrooms, teaching labs, faculty offices, and program and student support spaces. Floors 3 and 4 will be shell space suitable for a wide range of research activities.
- Phase 3 also implements infrastructure and envelope upgrades, improves reliability and energy efficiency, and remediates regulated materials present in the building.
- Estimated fit-out costs for Floors 3 and 4 are estimated at \$10M-\$15M for a research end user (not yet identified), not included in current budget.

Justification: Asset Preservation, Student Success

Budget: \$278.5M, Approved Revised Final

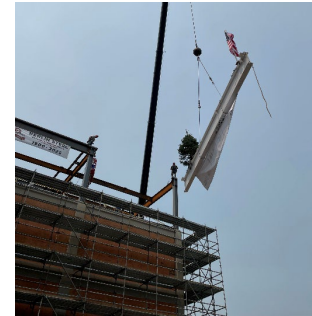
Funding Source: University Funds, UConn 2000 Bond Funds

Schedule: Construction Phase 3: May 2025 – November 2027

Key Issues & Risks: Work within a partially occupied structure, existing conditions in the building, cost escalation for owner-procured items, long lead times for mechanical and electrical equipment.



View of Renovated North Wing from North Eagleville Rd



Structural Steel Topping Off Ceremony – Gant North new 4th Floor

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

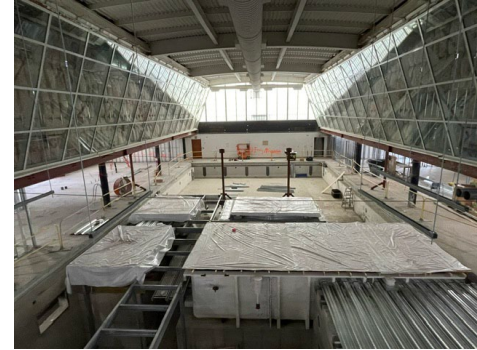
Budget: \$90.0M- BOT Approved Revised Final

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

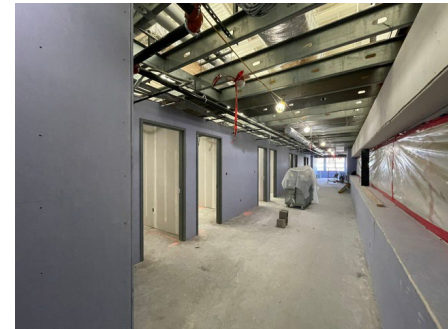
Schedule:

- Phase 1 (Wolff Zackin Natatorium)-construction complete– Fall 2025.
- Phase 2 (Balance of Field House) construction scheduled between June 2025 and Winter 2027

Key Issues & Risks: Cost escalation and supply chain concerns, especially concerning long-lead items, and swing space / relocation requirements and plans need to be further developed



Sports Medicine Space



Second floor Offices

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. Scope was later added to support the new School of Nursing.

Budget: \$89.5M, Approved Revised Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- Work on the geothermal well field is complete and the geothermal system is operating. The fire pump is substantially complete. The chiller plant addition is structurally complete. Site restoration is complete. The project fence has been removed.
- Scope has been added to provide utilities to the School of Nursing project.
- Construction July 2023 – August 2025, with mechanical and electrical work and start-up/commissioning continuing inside the building through September 2026.
- Commissioning will extend through Fall 2026 to assess heating season performance and coordinate with the new School of Nursing.

Key Issues & Risks: Extended operation of temporary measures due to replacement of a damaged transformer.



Interior Electrical Gear



South Campus Chiller Plant Addition

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, Russell Hall, & Batterson Hall

Budget: \$22.75M- Approved Revised Final

Funding Source: University Funds

Schedule:

- Final Design Complete December 2024 (Phase 1); September 2025 (Phase2)
- Construction Phase 1 - complete (2 Buildings)
- Construction Phase 2 - May 2026 – October 2026 (4 remaining buildings)

Key Issues & Risks: Student rooms ready for occupancy. Mechanical systems operational in October



Rogers Hall Dual Temperature Pumps & Heat Exchanger

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.

Budget: \$11.1M, Approved Revised Final

Funding Source: University Funds and UConn 2000 Bond Funds

Schedule:

- Repairs Complete and Units Functioning as Expected. Will close the project after Summer 2026.

Key Issues & Risks:

- None at this time



PBB Research Support Expansion



Scope: Fit-out of 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:

- The work was bid under budget and notice to proceed has been given to the construction manager. Interior work is now under way.
- Target Completion November 2026. The schedule has been extended due to challenging existing conditions, primarily a high groundwater table.

Key Issues & Risks:

- Vibration/noise/dust working in an occupied research facility.
- Limited access to the jobsite and use of entrances shared with department.
- Unknown conditions behind walls/under floors in an existing building, and connection to existing mechanical systems.



Slab demolition and utility installation

Practice Field Upgrades



Scope: Turnkey contract to replace natural grass surface with synthetic turf for year-round use by football program and student recreation.

Justification: Revenue Generating

Budget: \$5,345,500– Approved Revised Final

Funding Source: UConn 2000 Bond Funds, Gift Funds

Schedule: Design: Winter 2026
Construction: Spring 2026- Summer 2026
Construction: August 2026 - Substantially Complete; Punchlist items remaining

Key Issues & Risks: None



Coventry Boathouse

Scope: Relocate Women's Rowing program from leased space at Patriots Park to a new boathouse facility at 44 Lake Street as part of Title IX requirements.

Justification: Compliance, Student Success

Budget: \$4.95M Approved-Revised Final

Funding Sources: UConn 2000 Bond Funds, University Funds

Schedule:

- Construction: July 2026 – March 2027

Key Issues & Risks: construction logistics



Existing ~10,000 SF building has been demolished



Proposed ~6,000 SF building to be constructed

UConn Tennis Facility

Scope: 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.

Justification: Regulatory Compliance, Student Success

Budget: \$3.55M Approved Revised Final

Funding Sources: Gift Funds, UConn 2000 Bond Funds

Schedule:

- Building occupied April 2026; Construction substantially complete; Closeout in process.

Key Issues & Risks: Seasonal condensation under review for potential corrective action in summer 2027.



Avery Point Parking Lots A & B Upgrades



Scope:

- Full removal and replacement of paved areas
- Lighting infrastructure upgrades
- Stormwater management
- EV charging stations
- Code compliance and improved safety

Justification: Revenue Generating, Safety

Budget: \$2,410,000 – Approved Revised Final

Funding Source: University Funds (Parking Revenue)

Schedule:

- Design: Complete, Fall 2025
- Construction: Complete, Fall 2026

Key Issues & Risks: None.



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 occurred in 2025. Final work at 40 & 46 Vernon Place will be completed Fall 2026 pending access to properties.

Key Issues & Risks: Access agreement with private property owner.



Vernon Place neighborhood prior to demolition of garage

McMahon Residence Hall & Dining Facility Roof Replacements



Scope: McMahon Residence Hall and Dining Hall will include the replacement of both towers and loading dock roofs. The project schedule has been revised and will be completed in one phase over summer 2026. 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 winter 2026
- Construction to be scheduled for Summer 2026
- South Tower construction substantially completed

Key Issues & Risks: Unforeseen existing conditions on the North tower have extended the schedule - misc. work with small crew will be completed during semester for preparation of new roof install over the Thanksgiving break in November.



Parking Garage Safety Improvements



Scope:

- Additional fencing to deck openings and upper floor to university garages in Storrs (Phase 1) and Waterbury (Phase 2)

Justification: Safety

Budget: \$1,950,000 Approved BOT Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- Phase 1 Construction substantially completed
- Phase 2 Design Completed
- Phase 2 Construction Completion Fall 2026 or Summer 2027 (TBD)

Key Issues & Risks: Schedule



*North Garage
South Garage
Waterbury Garage*

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: \$1,725,600 Revised Final

Funding Source: University Funds

Schedule:

- Phases 1 and 2 have been completed
- Phase 3 Construction ongoing, schedule revised for completion November 2026

Key Issues & Risks: Weather during winter months & specialty materials availability have delayed schedule/completion



George C. White Building Roof & Drainage System



Scope: The George C. White Building, located on the Storrs campus, houses the Department of Animal Science within the College of Agriculture, Health and Natural Resources. Design work to replace the roof and repair the existing roof drainage system for the entire building was completed as part of a single, large-scale project. To effectively manage scope and funding, construction was divided into three phases.

Justification: Asset Preservation

Budget: \$1,485,800 Approved Revised Final

Funding Source: University Funds

Schedule:

- Phases 1 & 2: Construction Complete
- Phase 3 Repackage of Design Documents Complete
- Phase 3 Bidding winter 2026
- Phase 3 Construction scheduled Summer 2026
- Phase 3 Construction Completed

Key Issues & Risks: None at this time.



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



Scope: This project includes envelope repairs and various site improvements over multiple phases. The repair to aging buildings and infrastructure extends building asset life.

Justification: Asset Preservation

Budget: \$1,265,000 Approved Revised Final- Phase 1

Funding Source: Student Fee- IMF

Schedule:

- Design Phase 1: Completed
- Construction Phase 1: Spring 2026 start
- Phase 1 Construction In Progress will continue through fall.

Key Issues & Risks: Weather and unforeseen conditions



Parking Lot L Upgrades

Scope:

- New bituminous concrete paving in place of gravel surface
- New and reset granite curbs
- Upgraded drainage and stormwater retention
- New lighting for safety and security
- Improved pedestrian safety at intersection

Justification: Revenue Generating, Safety

Budget: \$1,255,000- Approved Final

Funding Source: University Funds (Parking Revenue)

Schedule:

- Design – Complete, Fall 2025
- Construction –Complete, Fall 2026

Key Issues & Risks: Unforeseen abandoned utilities, unanticipated soil disposal.



Environmental Land Use Restrictions (ELUR) for Lots F & C



Scope: Finalize closure and complete the Environmental Land Use Restrictions (ELUR) for landfills under Lots F and C, including identifying the extent of their liners and caps and reconciling those locations with property boundaries. An abandoned modular building that capped a portion of the Lot F landfill and anchored its liner will be removed and restored as additional permit parking. Once completed and filed with DEEP, regular inspections will be performed at intervals established by regulatory agencies.

Justification: Regulatory Compliance, Revenue Generating

Budget: \$1,225,000 Approved Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- Permitting: Ongoing
- Planning & Design: Spring – Fall 2025
- Construction: Winter 2026 – Summer 2026

Key Issues & Risks: DEEP Review, Property Encroachment, Lot Open July 2026



Location Plan

Marian Urman Peace Garden

Scope: A garden initiated in 2022 by two active donors and alumni who envisioned an outdoor space that fosters wellness, inclusivity, tolerance, and peace. In coordination and collaboration with the donors, UConn Foundation, the Provost, the Dean of Students, Global Affairs, Student Life & Enrollment, student leaders, and numerous campus stakeholders, the project renovated 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 substantially complete and Garden open; Dedication Fall 2026

Key Issues & Risks: Ongoing care and maintenance.



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



Scope: 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

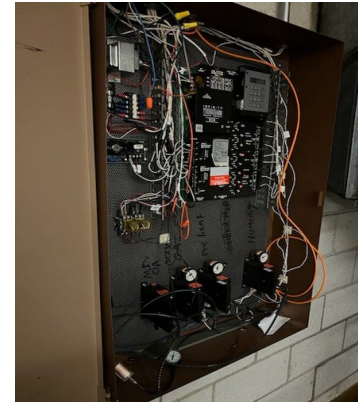
Budget: \$1.22M- Approved Revised Final

Funding Source: University Funds

Schedule:

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

Key Issues & Risks: None at this time



Merlin D. Bishop Center- Chiller Replacement



Scope: Replacement of the existing failing rooftop chiller with a new 130-ton chiller unit. The new system will be upsized to provide additional capacity and flexibility, enabling the potential removal of the existing direct expansion (DX) systems serving all air handling units. This approach will reduce reliance on multiple rooftop compressors, minimize equipment load on the roof, and decrease the overall electrical demand on the building.

Justification: Asset Preservation

Budget: \$950,000 –Approved Final

Funding Source: IMF

Schedule: Construction Start Fall 2026; Completion Spring 2027

Key Issues & Risks: Long lead items, Weather



SHaW Suite at Avery Point Campus



Scope: 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:

- Design Completed March 2026
- Construction Summer 2026 – Fall 2026

Key Issues & Risks: Lead times for equipment purchases



Existing Conditions

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
- Bathroom Renovation
- Envelope Investments
- Fire Safety Upgrades
- Flooring/Painting
- Mechanical Infrastructure Investments
- Wellness Space Renovation

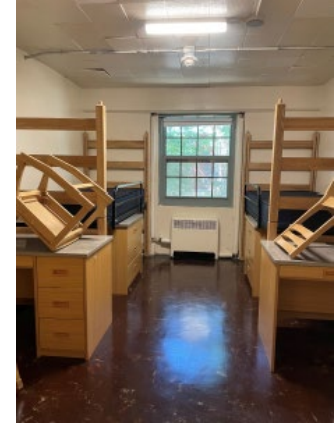
Justification: Asset Preservation

Budget: \$14.0M- Approved Final

Funding Source: University Funds

Schedule: Construction to start in May 2026 – Construction in progress, most projects substantially completed.

Key Issues & Risks: Contracts and tight schedule.



Fuel Cell Installations- Storrs- IPB and Putnam



Scope: Energy Services Agreements will install and operate one 1125 kW Fuel Cell Energy fuel cell unit at IPB and two 460 kW Doosan Fuel Cell units at Putnam Hilltop. These projects accelerate carbon mitigation towards reaching the Carbon Neutrality Goal by 2030 and provides additional electrical generation on campus.

Justification: Cost and Carbon Reduction

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

Funding Source: University Funds

Schedule:

- Putnam – Construction in process: completion date Summer 2026.
- IPB –Due to the delays with the Eversource Grid Study, the University has been approached by FCE to switch to a new fuel cell system which will improve the efficiency PPA cost saving and have a total power out of 1,125 kW. The new construction schedule has been revised to Winter 2028.

Key Issues & Risks: Easement delays and Utility Interconnection



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, temporary tanks to be installed Winter 2026 for use during construction.

Justification: Regulatory Compliance

Budget: \$3.1M- Approved Final

Funding Source: UConn 2000 Bond Funds

Schedule:

- Construction: Fall 2026 through Spring/Summer 2027
- Contract finalized and NTP was provided to the contractor in August, equipment is being ordered and temporary tank setup will be the priority.

Key Issues & Risks: Equipment lead time, environmental and DEEP Permitting



Existing Conditions at Dispensing Facility

Fuel Cell Installations- Regionals



Scope: An Energy Services Agreement will install and operate two 460 kW Doosan Fuel Cells at the Avery Point Campus and a 520kW Bloom Energy Fuel Cell at the Stamford Campus. These projects accelerate carbon mitigation towards reaching the Carbon Neutrality Goal by 2030.

Justification: Cost and Carbon Reduction

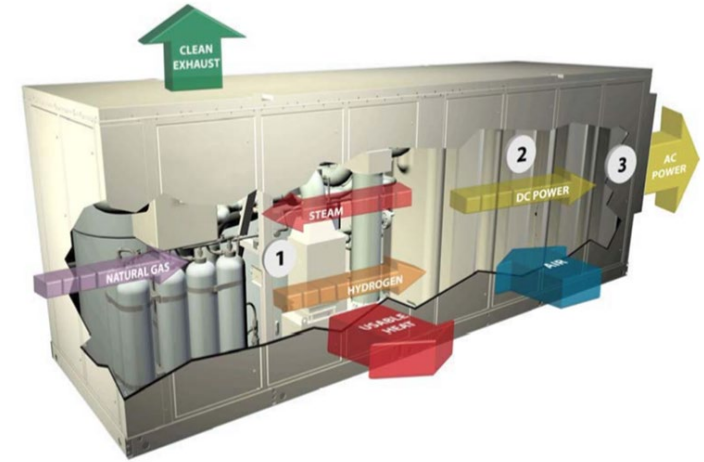
Budget: VFS Doosan (Avery Point): \$14 Million/20 Years
Bloom Energy (Stamford): \$5.9 Million/ 20 Years

Funding Source: University Funds

Schedule:

- Avery Point- Completion anticipated- Spring 2027
- Stamford- Completion anticipated- Fall 2027

Key Issues & Risks: Easement delays and Utility Interconnection



FY2026 Infrastructure Renewal Projects



Scope: The Facilities Operations Five-Year Deferred Maintenance and Infrastructure Renewal Program – designed to extend the life cycle of critical campus systems and ensure reliable operations –encompasses upgrades and improvements to multiple facilities across the system. The following projects will be approved on a project-by-project basis:

- Cogen Emergency Generators | \$1,000,000- Approved Design
- Cogen Cooling Towers VFD Upgrades | \$3,000,000- Approved Final
- Cooling Water Pumps Upgrade | \$2,300,000- Approved Final
- Stamford-Chiller Replacement | \$1,500,000- Approved Final
- Waterbury-Chiller Replacement | \$800,000- Approved Final
- Electric System Protective Relay Replacement | \$750,000- Approved Final
- Avery Point Gas Chiller & Piping Modifications | \$260,000- Approved Final
- South Tunnel Piping Support System Base Erosion | \$250,000- Approved Final
- Budds Emergency Sewer Line Repair-Restoration | \$200,000- Approved Final
- Avery Point- Steam Condensate Repair | \$195,182- Approved Final
- Route 195 Crosswalks- Flashing Beacons | \$100,000- Approved Design
- Waterbury Chiller, Temporary Connections | \$100,000- Approved Final

Justification: Asset Preservation

Budget: \$20M - All Projects

Funding Source: University Funds

Schedule: Design & Construction 2026-2028 (Planned over multiple phases)

Key Issues & Risks: Long lead time for equipment



Andover Infrastructure and Software Upgrade



Scope: 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

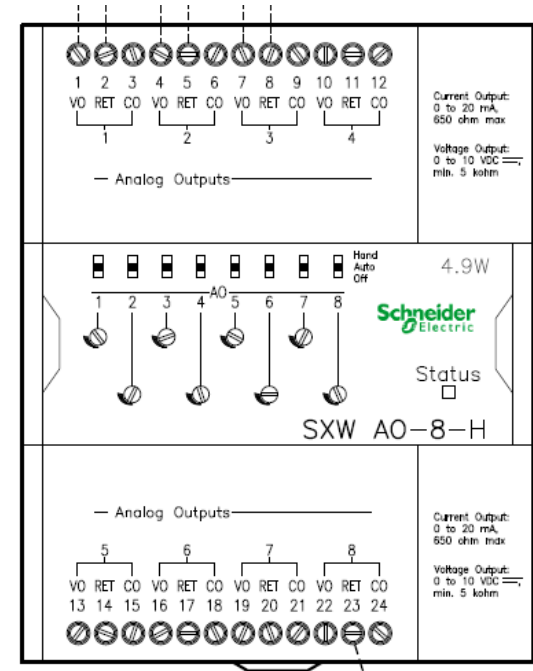
Budget: \$5,405,439 – *Pending BOT Approval-Revised Final*
\$4,855,439 – *Approved Revised Final*

Funding Source: University Funds

Schedule:

- Phase 1 through 5 are complete
- Phase 6 - Construction started and scheduled for completion July 2026
- Phase 7 – Design complete, construction schedule Fall 2026- Summer 2027.

Key Issues & Risks: Hardware Component Availability



Belimo Foundation South Campus Residence Hall Energy Program

Scope: This project includes energy conservation measures that will decrease energy cost, provide capital upgrades and increase energy efficiency and reliability of the building's mechanical and electrical systems, maintain or improves occupant comfort. Additionally, this project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030.

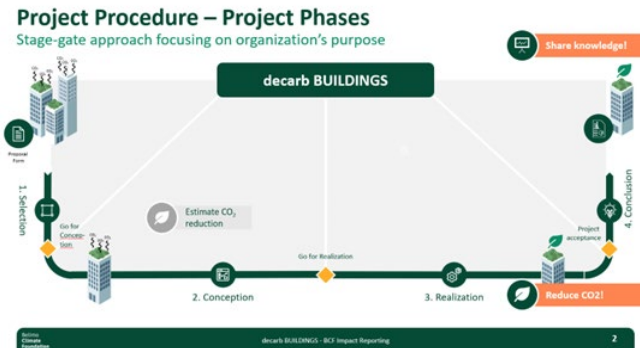
Justification: Cost Avoidance and Carbon Reduction

Budget: Phase 1 \$2,200,000 – Approved Final

Funding Source: Energy Conservation Funds (REC) and \$1M grant from Belimo Climate Foundation.

Schedule: Phase 1 – Construction to begin Summer 2026

Key Issues & Risks: Schedule, material lead times, and contractor costs



Projects in Design

Façade and Roof Repairs Program



Scope: Address high-criticality façade and roof deficiencies across multiple facilities.

- Buckley Residence Hall
- Windham & New London Residence Halls
- Holcomb & Whitney Residence Halls
- Hicks & Grange Residence Halls
- Charter Oak Apartments
- Alumni and Hollister Residence Halls

Justification: Asset Preservation, Safety

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

Funding Source: UConn 2000 Bond Funds

Schedule: Investigative/Design Phase in progress

Key Issues & Risks: Scope identification/budget/construction schedule



Storrs Campus Primary Electrical Feed (5P)



Scope: To ensure reliable power in the future, the transformer and other equipment at Substation 5P, the current campus electrical feed, will need to be upgraded from 33.6 MVA to 75 MVA, matching the new system's capacity.

Justification: Asset Preservation, Regulatory Compliance

Budget: \$8.8M Approved Design

Funding Source: UConn 2000 Bond Funds

Schedule:

- Phase 1: Planning/Design- Procurement of Long-Lead Equipment- through 2030
- Phase 2: Construction and connection to existing electrical infrastructure, to commence immediately upon completion of the University Second Electrical Feed commissioning- anticipated starting 2030

Key Issues & Risks: Long lead times for high voltage materials and equipment, escalation risk, sequencing with UConn 2nd Electrical Feed (38E) and upgrades to Eversource's distribution system. 5P must be taken offline to upgrade, and 38E must be fully operational before that can happen.



UConn 5P

New Commissary Building

Scope: Design and construct a new commissary building in Lot W. The new, larger facility will replace the outdated structure near Whitney Hall and serve as a centralized kitchen, improving overall operational efficiency and streamlining food production.

Justification: Cost Savings, Revenue Generating

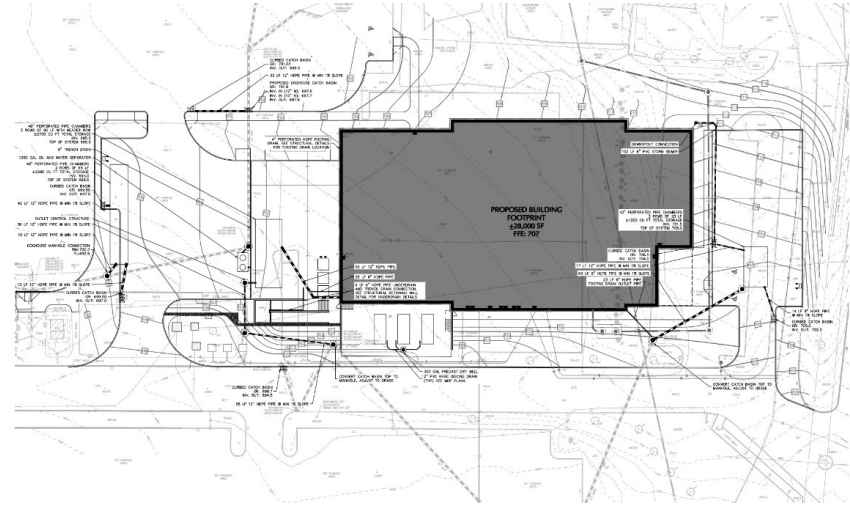
Budget: \$2.5M Approved Design

Funding Source: University Funds

Schedule:

- Study: October 2025 – May 2026
- Planning & Design: May 2026 – December 2026
- Bidding and Contracting – December 2027 – March 2027
- Construction: May 2027 – Fall 2028
- Occupancy: Fall 2028

Key Issues & Risks: Completion of the Northeast Campus Infrastructure Improvement Project that supports development in the area. Tight budget, enabling utilities and electrical service, truck circulation, environmental permitting per CEPA, decommissioning of the existing facility, parking displacements, and construction escalation costs.



Site plan

Manchester Lot Improvements



Scope:

- Reconfiguration and reconstruction of existing parking lot
- Relocated access from Mansfield Road improving safety
- Grading, drainage, and stormwater retention improvements
- Site lighting and accessibility improvements

Justification:

- Revenue Generating
- Safety/Accessibility

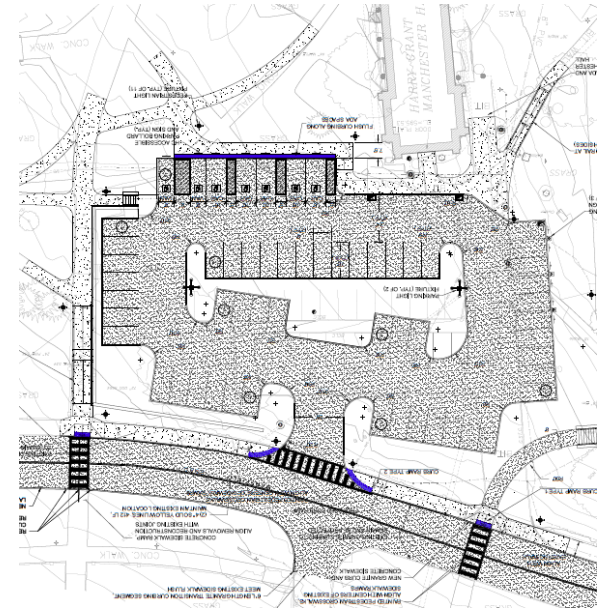
Budget: \$1,500,000 Approved Final

Funding Source: Parking Funds

Schedule:

- Design completion Summer 2026
- Anticipated Construction June-August 2027

Key Issues & Risks: Accelerated schedule, premium time due to parking needs during academic year



Proposed Design

Merlin D. Bishop Center Roof Replacement



Scope: Total replacement of the existing roof assembly. This will address water infiltration issues and include flashing and roof drains repair/replacement. The new system will enhance thermal performance, support improved energy efficiency, and provide a more reliable barrier against environmental conditions.

Justification: Asset Preservation

Budget: \$1,040,000 – Approved-Design

Funding Source: IMF, UConn 2000 Bond Funds

Schedule: Construction Summer 2027

Key Issues & Risks: Budget not based upon bids



Student Union Exterior Security Upgrade



Scope: Install card readers at all exterior doors as well as public area cameras at interior and exterior spaces to enable proper public safety reporting

Justification: Safety

Budget: \$600,000 Approved Final

Funding Source: Departmental Funds

Schedule: Design: May – August 2026

Construction : November 2026 – April 2028

Key Issues & Risks: Equipment Availability



Golf Practice Facility

Scope: Plan, design and construct a 6,000 GSF indoor practice facility and 325-yard outdoor driving range with greens for chipping and putting. The range will limit clearing of undeveloped land and incorporate environmental conservation practices into its design and management. An agreement between CAHNR and Athletics was established for the intended use.

Justification: Husky Pride & Resilience

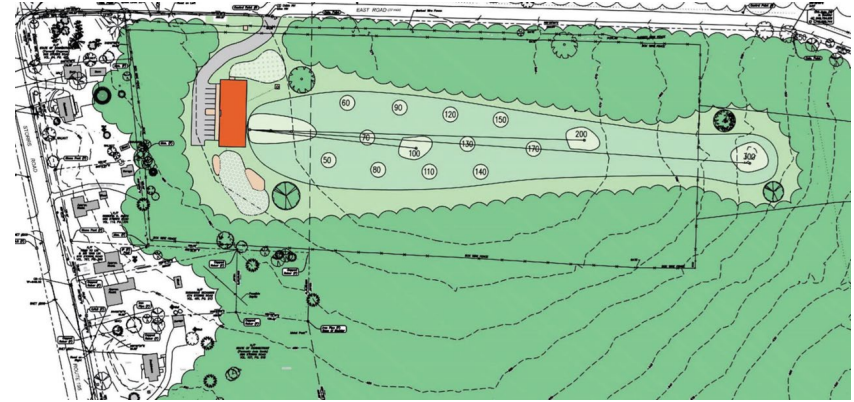
Budget: \$450,000 - Approved Design

Funding Source: Gift Funds

Schedule: Planning Fall 2025-Fall 2026 (CEPA in progress)
Design Spring 2026-Spring 2027
Construction Summer 2027-Summer 2028

Key Issues & Risks:

- Community understanding of project
- No impacts to historic district
- Environmental permitting process
- Tree preservation where feasible



Conceptual Site Plan

Athletics Recognition Garden

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

Justification: Husky Pride & Resilience

Budget: \$450,000, Design Phase, Pending PRC Approval

Funding Source: TBD

Schedule:

- Planning: Complete
- Design: Fall 2026 – Spring 2027
- Construction: Summer 2027 – Fall 2027

Key Issues & Risks:

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

*Conceptual
View into
Garden*



Conceptual View from Above

Discovery Drive Solar Array Pilot



Scope: This pilot project installs a 1.0 acre 550 kW AC ground mount fixed tilt solar array on Discovery Drive. This project accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030.

Justification: Cost Avoidance and Carbon Reduction

Budget: Pilot \$2,300,000 – Approved Final

Funding Source: Energy Conservation Funds (REC) and \$750,000 matching from UConn Foundation donors.

Schedule: Pilot – Construction to begin Fall 2026

Key Issues & Risks: Schedule, material lead times, and contractor costs



Energy Services Performance Contract Phase 2

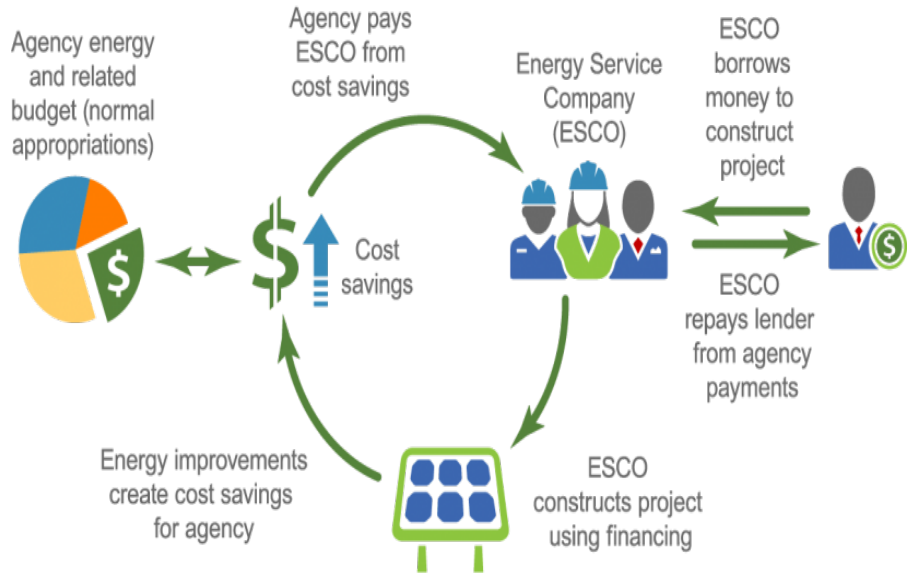
Scope: This project includes Energy Conservation Measures (steam/condensate line replacement, Retro-Commission 24 buildings (3M sq ft), LED Lighting Conversion 44 buildings (2.1M sq ft), Solar Canopies on various parking lots (1.6M sq ft). This project accelerates carbon mitigation towards reaching the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

Budget: \$500,000 - Approved Planning

Funding Source: Operating/REC Funds

Schedule: IGA Summer 2026 and awaiting report.

Key Issues & Risks: ECM costs and contract



Real Estate Activities

Real Estate Activities

TOCA Agreement with DOT: UConn to transfer temporary control of approximately 236 square feet of UConn property in Mansfield to the Connecticut Department of Transportation (DOT) to support the replacement of Bridge No. 04730 on Gurleyville Road over the Fenton River, including limited rights to access adjacent land for construction-related activities. DOT is required to restore all disturbed areas upon completion of the project, and both the transfer of control and temporary access rights automatically terminate once the bridge project is completed.

Access Easement for Solar Farm Project: UConn is in continued discussions with adjacent landowner who is asking for an access easement over UConn land to install and maintain a solar farm on his property.

License Agreement w/Ted's Restaurant: UConn is working on a license agreement which allows King Hill Properties, LLC (owners of Ted's Restaurant) to use a limited portion of University-owned right-of-way along King Hill Road to support a pick-up and drop-off area requested by the town for the redevelopment of the restaurant.

ATTACHMENT 6

A large, stylized oak leaf graphic in a lighter shade of blue, positioned on the left side of the slide, partially overlapping the title text.

Buildings Grounds & Environment Committee

UConn Health Campus Planning Design & Construction

September 15, 2026

Agenda

Capital Project Metrics

Projects that will be Presented to the BOD & BOT

Summary Project Status List

Highlighted Project Updates

Appendix

- Recently Completed / Withdrawn Projects
- Additional Project Updates

Capital Project Metrics – Funding

FY27 CAPITAL POOL (\$21.5 million)

- Pool used to fund requests for Clinical Equipment, IT and Capital Projects
- Approximately \$20.6 million remaining

DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

- Projects are reviewed and prioritized based on Guiding Principles.
- Recent legislation has moved \$90 million of General Obligation Bond funds previously earmarked for UConn Health into the UConn 2000 DM pool.

UConn 2000 FY 22 DM Funding (\$115 million)

- Commitment of \$50 million to active projects

FY23 General Obligation Bond Funds (\$40 million)

- Commitment of \$38.6 million to projects

Capital Project Metrics – Project Status

DIVISION

Phase	Admin	DM	JDH	SODM	SOM	UMG	Total
Initiation	0	8	8	0	3	1	20
Pending Approval	0	4	2	0	0	0	6
A & E Selection	0	1	2	1	0	0	4
Design	3	7	7	0	2	0	19
Procurement	1	3	4	0	0	0	8
Construction	7	6	4	0	1	1	19
Substantially Complete	9	7	25	0	3	6	50
On Hold	6	6	8	1	4	3	28
Total	26	42	60	2	13	11	154

Project Data

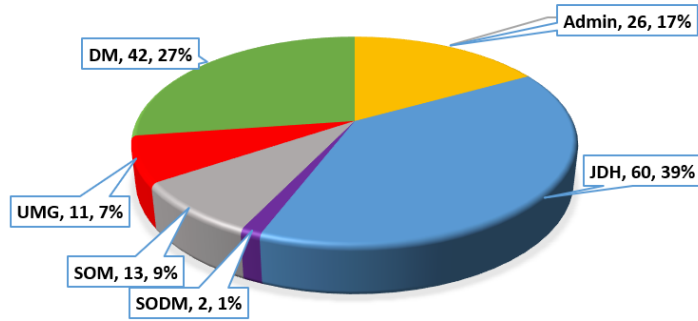
Project Total Last Report: 151

Projects Added: 9

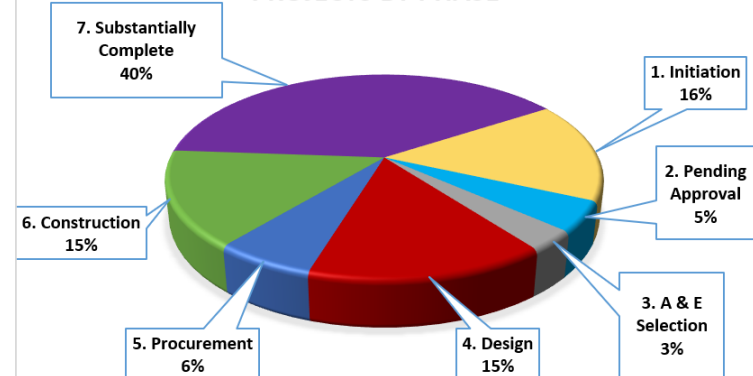
Projects Closed: 12

Data date: August 10, 2026

PROJECTS BY DIVISION



PROJECTS BY PHASE



BOT / BOD Budget Resolutions

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

-  **Academic Research Building Heat Pipe Replacement** (*Design \$7,400,000*)
-  New PET / CT Scanner Installation (*Design \$5,675,000*)
-  **CT-6 Infusion Center: Phase 2 Renovations** (*Final \$800,000*)
-  **Nuclear Medicine Camera Replacement** (*Final \$720,000*)
-  CT-7 Inpatient & Research Renovations (*Final \$2,566,000*)
-  Main Lobby Entrance Renovation (*Final \$TBD*)

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

Academic Research Building Heat Pipe Replacement

Scope: The hot water heating pipe system that serves the various laboratories within the Academic Research Building is starting to fail causing leaks and, in some cases, major flooding. This project will systematically replace and upgrade the piping and associated temperature control systems throughout the building.

Justification: Seven World-Class Campuses, One Flagship University, Excellence in Research, Innovation and Engagement.

Budget: ***\$7,400,000 (Design)***. The Design budget is based on conceptual estimates and may change based on actual bids received.

Funding Source: UConn 2000 Phase 3 DM

Schedule: Preliminary design work is underway.
Design completion: October 2026. Bid/Contract: November/December 2026.
Construction: TBD

Key Issues & Risks: The project budget, scope and schedule will be impacted due to the coordination with existing conditions within occupied laboratory space.



Corroded heating pipe

26-601.06

New PET / CT Scanner Installation



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

Justification: Wellness of People and Planet

Budget: **\$5,675,000 (Design).** The Design budget is based on consultant estimates and may change based on actual bids received.

Funding Source: UConn Health Capital

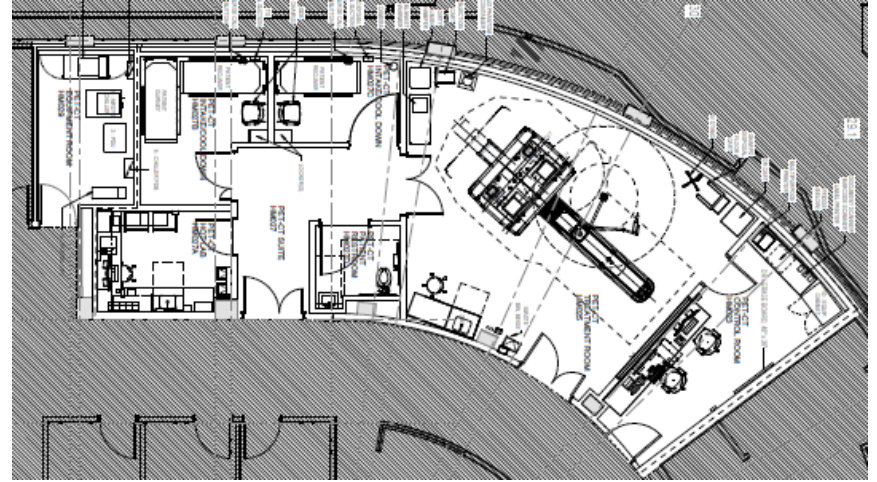
Schedule: Design is underway and the schedule is being coordinated with the Interventional Radiology Unit Replacement project.

Design: Complete October 2026.

Bidding / Contract: Nov / December 2026

Construction duration: TBD

Key Issues & Risks: The project construction start is tied to bringing the new Interventional Radiology unit online.



Conceptual Floor Plan

CT-6 Infusion Center: Phase 2 Renovations

Scope: Phase 2 of the CT-6 Infusion Center; includes renovations to create the necessary waiting/check-in area, an IT closet as well as upgrades within the infusion area to improve lighting.

Justification: Wellness of People & Planet and A Stronger and More Inclusive University

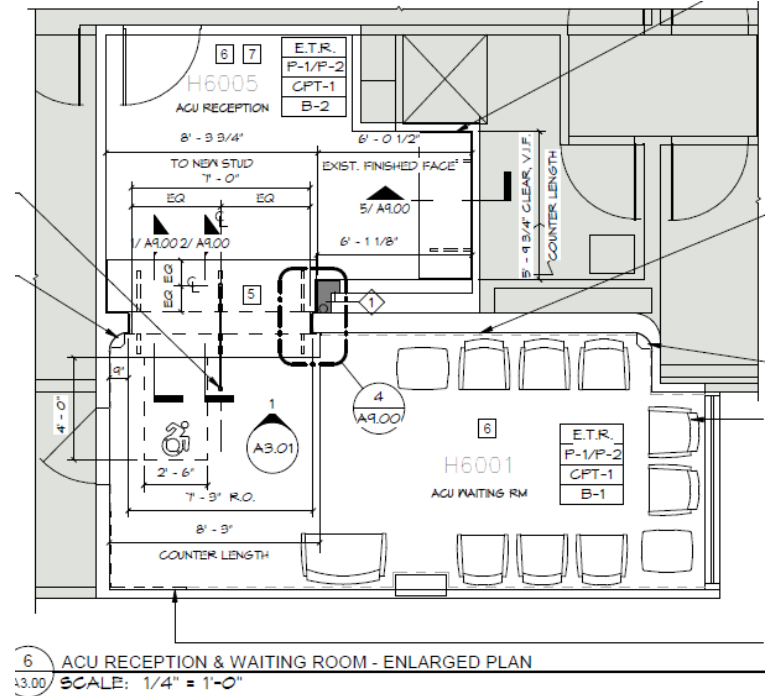
Budget: **\$800,000 (Final)**. The Final budget is based on actual bids received. Previous budget of \$490,000 was based on conceptual estimates and a reduced scope of work.

Funding Source: UConn Health Capital

Schedule: Bidding/Contract: August/September 2026

Construction: Mobilization will start once all long lead materials are on-site to limit disruption/downtime.

Key Issues & Risks: None at this time.



Plan of Waiting/Check-in area

Nuclear Medicine Camera Replacement

Scope: The project will enlarge and renovate the existing nuclear medicine camera room to accommodate a new gamma camera.

Justification: Wellness of People & Planet and A Stronger and More Inclusive University

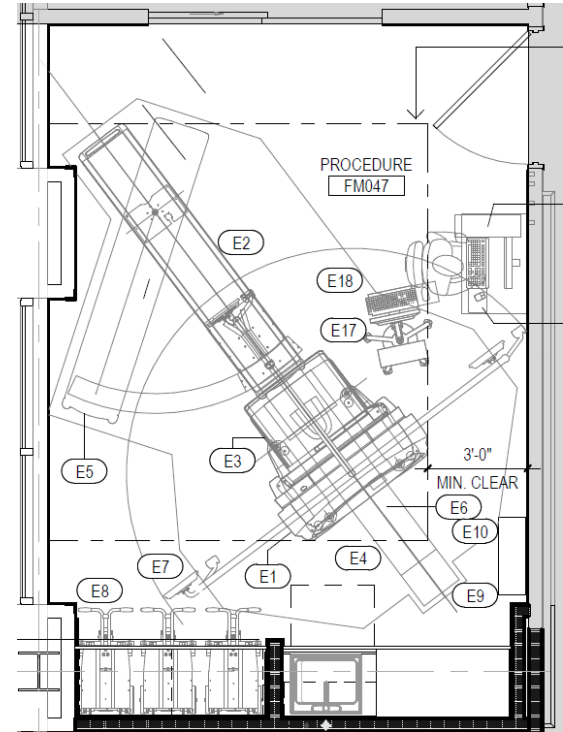
Budget: **\$720,000 (Final).** The Final budget is based on actual bids received. Previous budget of \$300,000 was based on conceptual estimates and a reduced scope of work.

Funding Source: UConn Health Capital

Schedule: Bidding/Contract: August/September 2026

Construction: Mobilization will start once all long lead materials are on-site to limit disruption/downtime.

Key Issues & Risks: None at this time.



New gamma camera layout

25-019

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.

Justification: Wellness of People and Planet and Excellence in Research, Innovation and Engagement

Budget: **\$2,566,000 (Final)**. The Final budget is based on actual bids received. The previous Design budget was \$2,300,000.

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

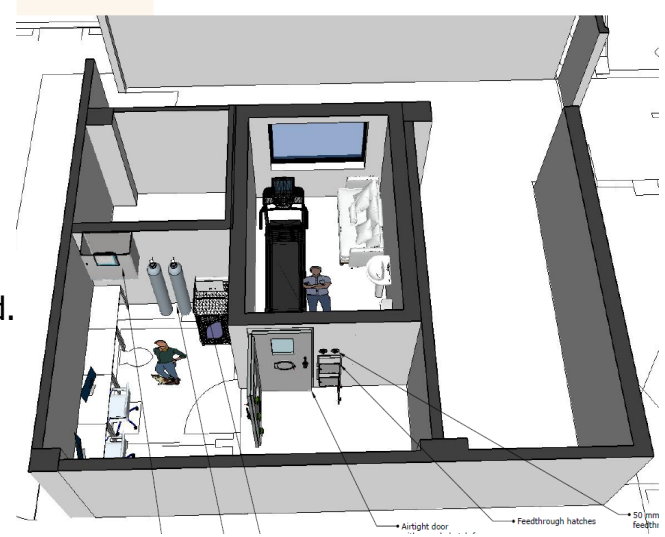
Schedule: Design work is complete and bids are due end of August

Contract: October 2026

Construction: November 26 – Feb 2027

Key Issues & Risks: The metabolic equipment specification changes have impacted the schedule and budget.

23-007



Conceptual plan of new metabolic chamber

Main Lobby Entrance Renovation

Scope: The existing revolving door unit that serves the Main Entrance of the Clinic building has suffered from operational issues and has been shut down as a safety precaution. The existing revolving door unit will be removed and a new vestibule system installed to ensure public and staff comfort and safety.

Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

Budget: ***\$TBD (Final)***. The Final Budget is based on actual bids received. The previous Design budget was \$2,100,000.

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

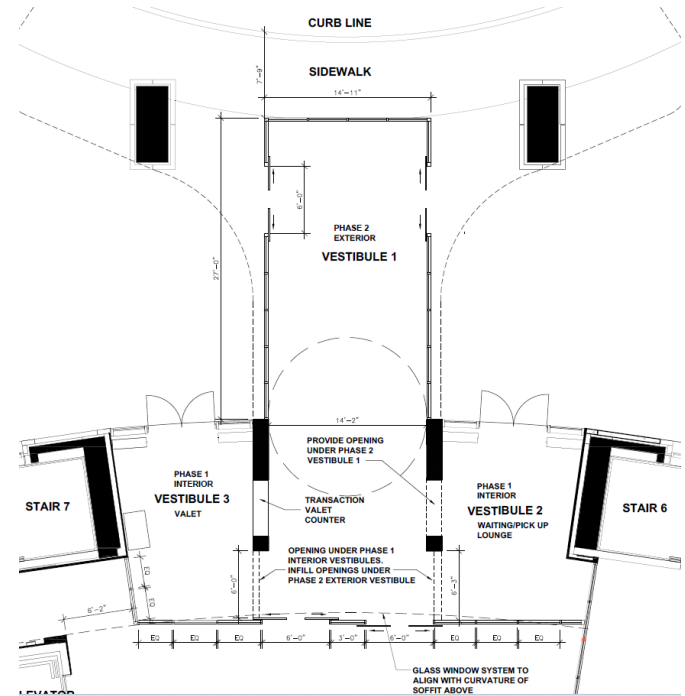
Schedule: Design complete: July 2026

Bid / Contract: August / September 2026

Construction: TBD

Key Issues & Risks: Long material lead times could negatively impact the schedule.

23-601.10



Conceptual Floor Plan

Summary Project Status: Planning & Design

Board Projects – Planning phase

 One Munson Road Clinical Fit-out

 CT Tower Infrastructure Upgrade

Board Projects – Design phase

 Academic Research Building Heat Pipe Replacement

 Surgery Center Sterile Processing Renovations

 MAA Foam Fire Suppression System Replacement

 Underground Fuel Tank D1 Replacement

 Connecticut Tower 2nd Floor Geriatric Psychiatry Relocation

 New PET / CT Scanner Installation

 16 Munson Rd Emergency Lighting & Egress Upgrades

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

Summary Project Status: Bidding & Construction

Board Projects – Bidding / Contract phase

-  CT-7 Inpatient & Research Renovations
-  Main Lobby Entrance Renovation
-  CT-6 Infusion Center: Phase 2 Renovations
-  Nuclear Medicine Camera Replacement

Board Projects – Construction phase

-  Labor & Delivery Infant Protection System Replacement
-  Surgery Center Operating #6 Renovation
-  Lab Medicine - Multi Lab Renovations
-  Energy Improvements: Steam Pipe and Trap Insulation
-  TM416 MRI Upgrade & Mobile Unit
-  Main Liquid Oxygen Tank Replacement
-  Interventional Radiology Equipment Replacement & Renovation
-  Buildings E & K Roof Replacement
-  ASB Data Center Generator and Power Improvements

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: Complete & Withdrawn

Board Projects – Recently Completed

-  BB013 Research MRI Renovation
-  CGSB Chemical Storage Area Renovation
-  IT Critical Equipment Redundancy Room

Board Projects – Withdrawn / On Hold

Highlighted Project Updates

SODM 24/7 Student Random Access Lab Renovation

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

Justification: Excellence in Research, Innovation and Engagement

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

Funding Source: UCH Capital

Schedule: Project has been taken off Hold. Design team selection is underway.

Key Issues & Risks: None at this time.



Sample Lab Configuration

Appendix

Recently Completed / Withdrawn Projects

Additional Project Updates

Upcoming Projects

Recently Completed / Withdrawn Projects

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.

Justification: Excellence in Research, Innovation and Engagement

Budget: \$1,042,000 (Revised Final). The Revised Final Budget is based on actual bids received.

Funding Source: UCH SOM Operating Funds

Schedule: Project on track for Substantial Completion end of August

Key Issues & Risks: None at this time.



Research MRI Unit

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.

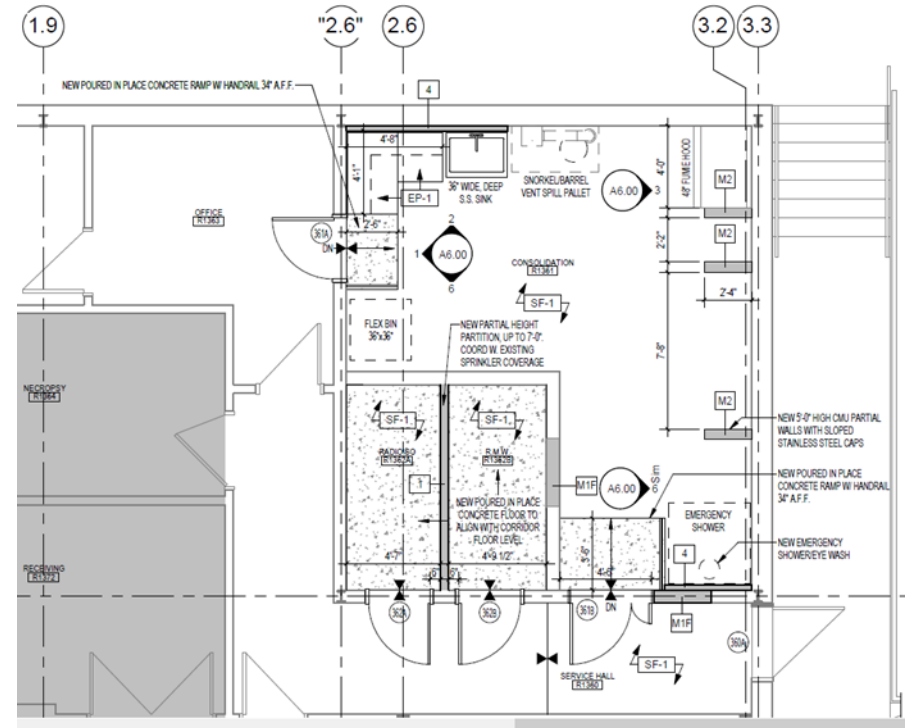
Justification: Seven World-Class Campuses, One Flagship University

Budget: \$690,000 (Final). Project is tracking within budget.

Funding Source: FY23 & FY24 GO DM

Schedule: Project Substantial Complete

Key Issues & Risks: Modifications, if required, to existing infrastructure to comply with explosion proof requirements will be done under a separate project.



Conceptual Floor Plan

23-601.17

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.

Justification: Seven World-Class Campuses, One Flagship University

Budget: \$1,600,000 (Final). Project is tracking within budget.

Funding Source: UConn 2000 Phase 3 DM

Schedule: Project Substantial Complete

Key Issues & Risks: None at this time.



Conceptual IT Rack Layout

Additional Project Updates

One Munson Road Clinical Fit-Out

Scope: The project will fit-out approximately 31,000 sf of a build to suit medical office building located at One Munson Road for new clinical practices.

Justification: Wellness of People & Planet and A Stronger and More Inclusive University

Budget: \$18,000,000 (Planning). The Planning budget is based on conceptual estimates and may change as the design is developed.

Funding Source: UCH Capital

Schedule: Preliminary planning and program scope development is underway. Formal design services will be provided by the landlord/developer. Estimated occupancy date is Spring 2028.

Key Issues & Risks: None at this time.



Conceptual rendering of proposed building

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.

Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

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

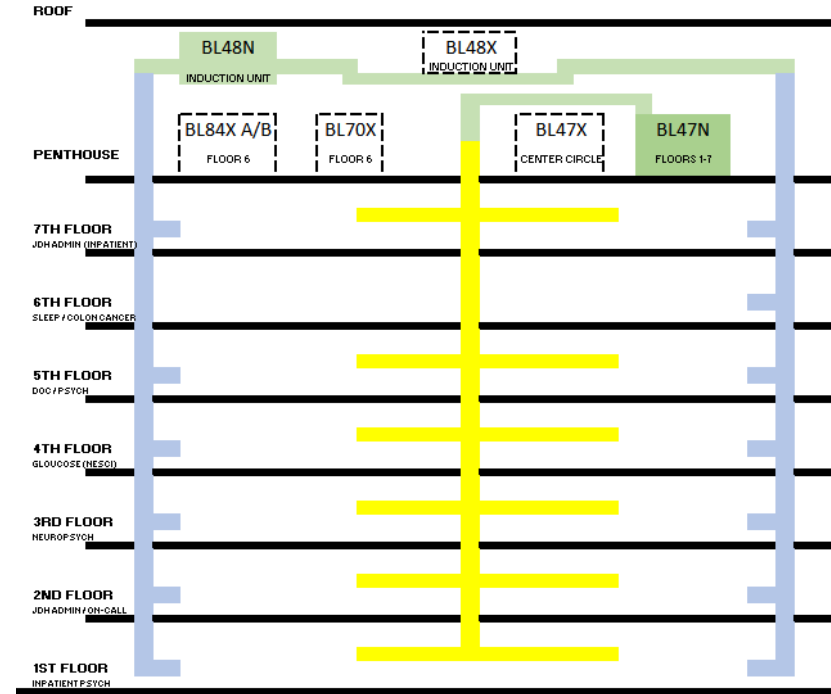
Funding Source: FY23 & FY24 GO DM

Schedule: The Design contract is finalized. The Construction Manager RFQ/RFP is underway.

Design: TBD

Construction duration: TBD

Key Issues & Risks: None at this time.



Conceptual Riser Diagram

Surgery Center Sterile Processing Renovations

Scope: The project will renovate and replace outdated equipment in the Central Sterile Services used to wash and sterilize instruments serving the Surgery Center located in the Musculoskeletal Institute.

Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

Budget: \$1,540,000 (Planning). The Planning budget is based on conceptual estimates and may change as the design is developed.

Funding Source: UCH Capital

Schedule: Design completion has been pushed out to account for additional work. Design: December 2026

Bid/Contract: January/February 2027

Construction: TBD

Key Issues & Risks: Information regarding the sterilizers and washers is required from the proposed vendor to complete design work.

26-017



Existing sterilizer equipment

MAA Foam Fire Suppression System Replacement

Scope: The project will replace the existing foam fire suppression system with a CT DEEP compliant water mist system as well as construct an addition to increase the building hazardous material storage and processing capacity to meet the increased demand.

Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

Budget: \$1,400,000 (Planning). The Planning budget is based on conceptual estimates and may change as the design is developed.

Funding Source: FY23 GO DM

Schedule: Design: December 2026
Bid/Contract: January/February 2027
Construction: TBD

Key Issues & Risks: None at this time



Existing foam fire suppression system

Underground Fuel Tank D1 Replacement

Scope: The project will replace the existing 30,000 gallon underground fuel oil tank which serves the Main Complex boiler plant and the Building K emergency generator.

Justification: Seven World-Class Campuses, One Flagship University, Wellness of People and Planet.

Budget: \$1,200,000 (Planning). The Planning budget is based on conceptual estimates and may change as the design is developed.

Funding Source: FY23 GO DM

Schedule: Design work is underway.
Design: Complete December 2026
Bid/Contract: January/February 2027
Construction: TBD

Key Issues & Risks: None at this time



Aerial view of existing tank location

Connecticut Tower – 2nd Floor Geriatric Psychiatry Relocation



Scope: The 1st floor of the Connecticut Tower is a combined inpatient General and Geriatric Psychiatry unit. The 2nd floor of the Connecticut Tower will be renovated for the relocation of the Geriatric Psychiatric unit and allow for the much-needed expansion of the General psychiatric unit.

Justification: Wellness of People and Planet

Budget: \$1,500,000 (Final). The budget is based on conceptual estimates. The increase in project scope will have a significant impact on the budget. A Revised Final budget will be presented based on actual bids received.

Funding Source: UCH Capital

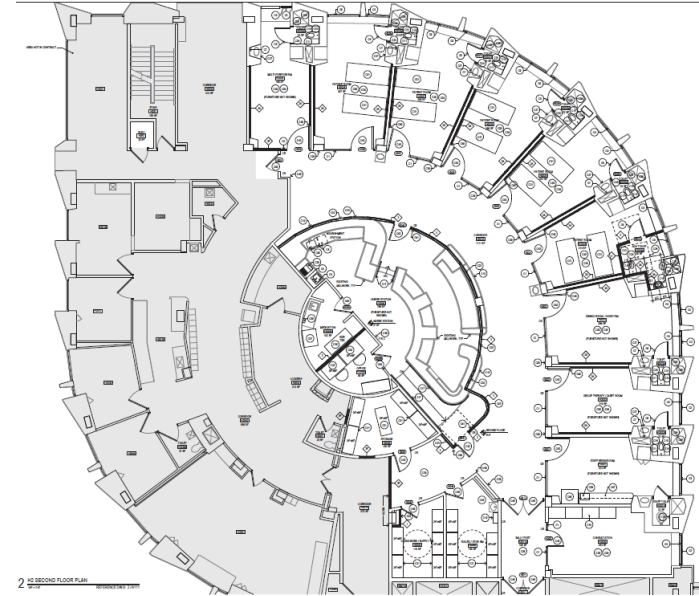
Schedule: Design completion: October 2026 due to recent scope changes.

Bid / Contract: November/December 2026

Construction: TBD

Key Issues & Risks: The changes in the project scope have significantly impacted the project schedule and budget.

26-010



Conceptual Floor Plan

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.

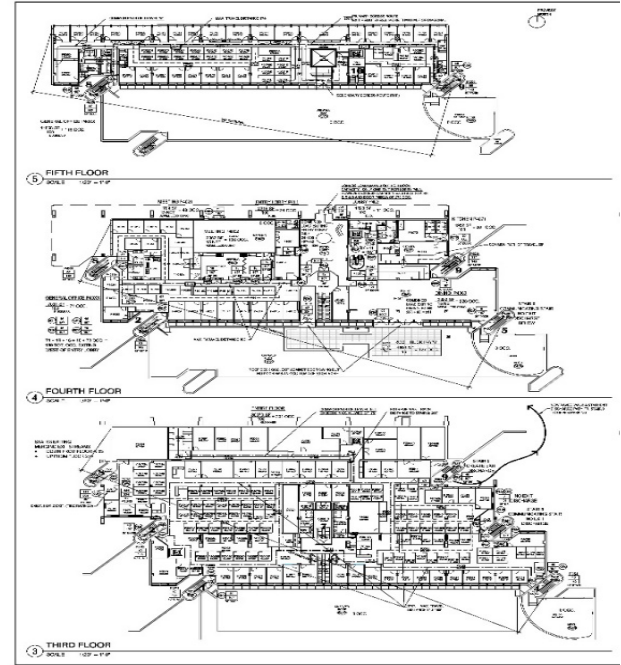
Justification: Seven World-Class Campuses, One Flagship University

Budget: \$1,900,000 (Final). Current Design Budget is \$935,000. The Final Budget is based on actual bids received.

Funding Source: UConn 2000 Phase 3 DM

Schedule: The bid has been cancelled. Remedial repairs to the emergency lighting system are underway and once complete the area will be resurveyed by the Fire Marshal to determine a revised scope of work.

Key Issues & Risks: Continued volatility in electrical gear could impact the project schedule.



Conceptual Floor Plans

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.

Justification: Wellness of People and Planet

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

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

Schedule: Design work continues to incorporate modifications for compliance with current code requirements and security enhancements. Minimal electrical and IT cabling work is required to support the Infant Protection system installation. The new system installation is scheduled for August 2026.

Key Issues & Risks: None at this time.

21-022



Infant Security Bracelet

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.

Justification: Wellness of People and Planet

Budget: \$3,200,000 (Final). The Final budget is based upon actual bids received.

Funding Source: UCH Capital

Schedule:

Construction Contract is being processed. The construction will be phased to reduce the operating room downtimes.

Key Issues & Risks: None at this time



Conceptual view of new operating room

24-018

Lab Medicine Multi Lab Renovation



Scope: The existing Lab Medicine Microbiology and Core Lab areas including Hematology, Urinalysis, Bone Marrow and Flow Cytometry are being renovated and enlarged to meet the increased service demand and compliance regulations.

Justification: Wellness of People and Planet

Budget: \$3,500,000 (Final). Budget is based on bids received.

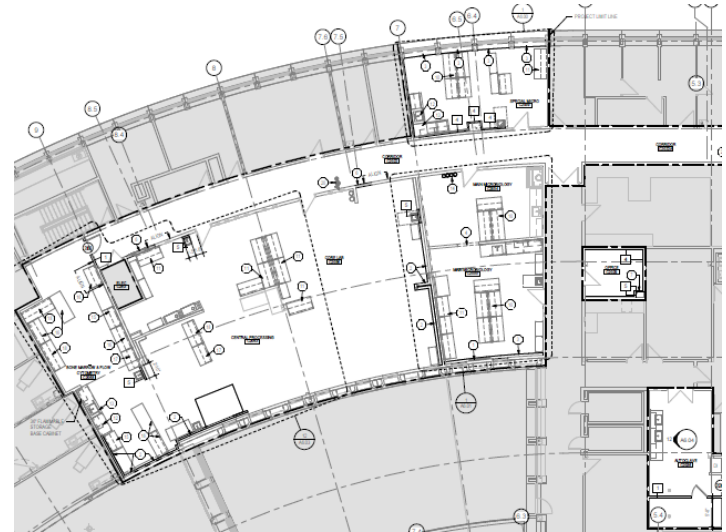
Funding Source: UConn 2000 Phase 3 DM, FY 23 GO DM

Schedule: Design complete: April 2026

Bid / Contract: May / June 2026

Construction: July 2026 – March 2027

Key Issues & Risks: Unforeseen code remediation and failing infrastructure have impacted the schedule and budget of similar renovation projects.



Conceptual floor plan

Energy Improvements: Steam Pipe and Trap Insulation

Scope: This project will insulate existing steam pipes , valves and traps located within mechanical areas of the UConn Health campus. The project will result in a calculated annual energy savings of \$97,373 and will receive a \$699,000 rebate from Connecticut Natural Gas once completed.

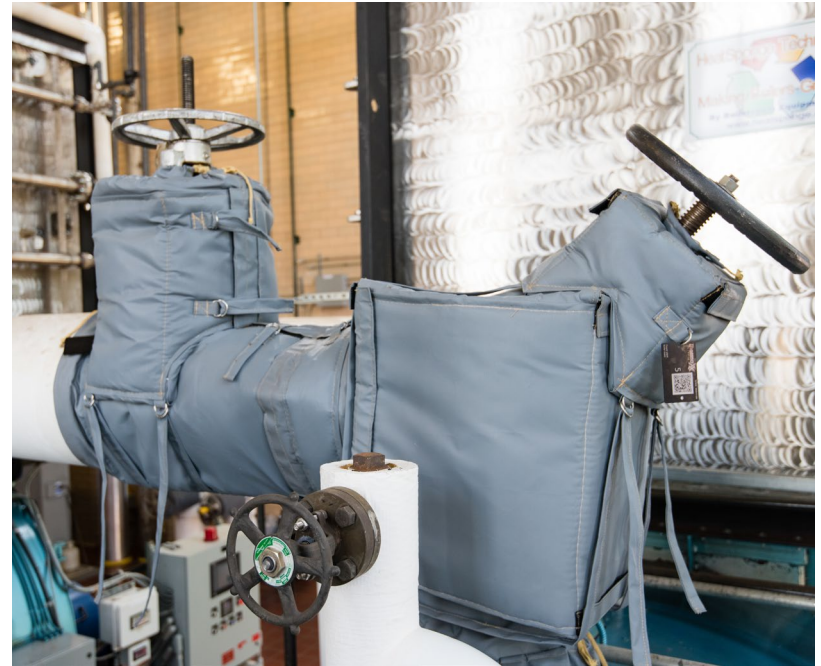
Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

Budget: \$925,000 (Final). Budget is based on vendor quotes.

Funding Source: UCH Energy Conservation Pool & Connecticut Natural Gas Rebate

Schedule: Contracts are still being processed.
Installation scheduled to start in October 2026

Key Issues & Risks: None at this time.



Typical Valve Insulation Jacket Installation

26-700.01

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.

Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

Budget: \$1,320,000 (Revised Final). The revised budget is \$395,000 over the approved \$925,000 Final budget. The increase reflects claims to date submitted by the contractor for coordination with unforeseen underground utilities, extended general conditions and winter weather.

Funding Source: FY23 GO DM

Schedule: The storm drainage infrastructure has been completed. Project completion on track for September 2026

Key Issues & Risks: The resolution of unforeseen underground utilities and winter weather have impacted the construction schedule and budget.



View of temporary oxygen tank unit and location of new tanks

TM416 MRI Upgrade and Mobile Unit



Scope: The upgrading of the existing MRI unit within the John Dempsey Hospital has been put on hold. The project scope has been reduced to providing a new dedicated chiller to support the existing MRI.

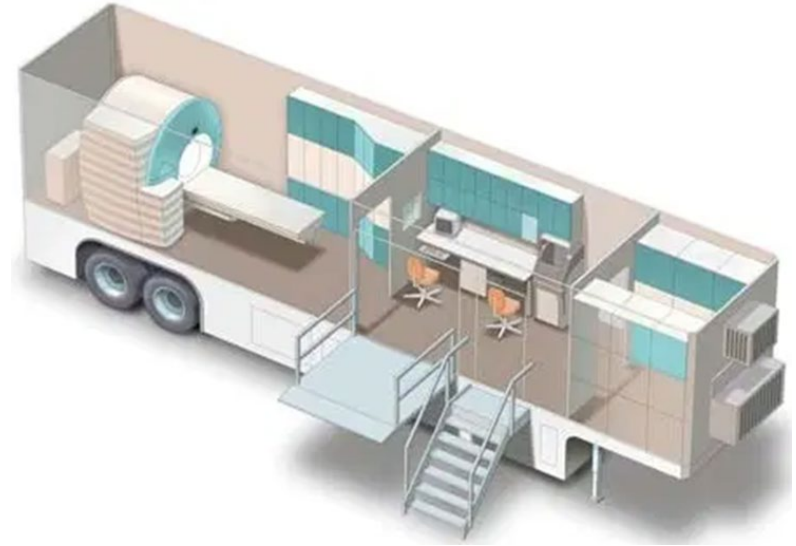
Justification: Wellness of People and Planet

Budget: \$2,360,000 (Revised Final). The project budget will be modified to reflect the changes in the scope of work.

Funding Source: UConn Health Capital

Schedule: Construction/sitework associated with the temporary MRI trailer is being cancelled. Upgrades to the MRI chiller and existing handicapped parking are moving forward.

Key Issues & Risks: It is unlikely full value will be achieved in the negotiated settlement with the contractor for work not completed.



Concept view of Mobile MRI Trailer

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.

Justification: Wellness of People and Planet

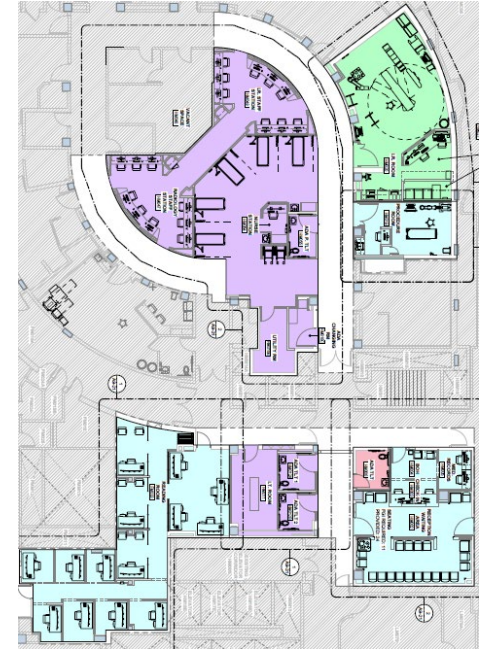
Budget: \$10,015,000 (Revised Final) The revised budget is \$1,315,000 over the approved \$8,700,000 Final budget. The increase is due to costs associated with the HVAC unit design change.

Funding Source: UCH Capital, FY23 GO DM

Schedule: Pre-construction air balancing revealed the need for a design change to relocate the new HVAC unit onto an adjacent rooftop. The project completion has been delayed to February 2027.

Key Issues & Risks: Unforeseen code remediation and failing infrastructure have impacted the schedule and budget of similar renovation projects.

20-001



Renovation Phasing Plan

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 and the Building K entry plaza walkway.

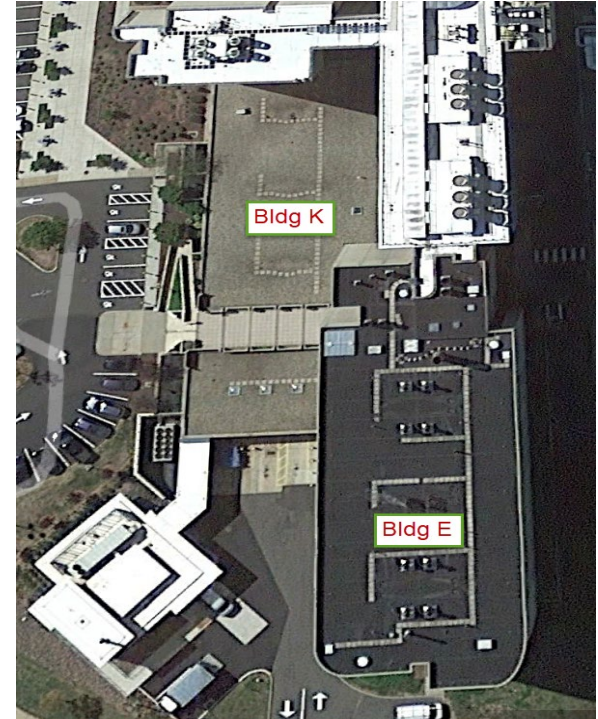
Justification: Wellness of People and Planet and Seven World-Class Campuses, One Flagship University

Budget: \$4,560,000 (Revised Final). Project is tracking within budget.

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

Schedule: The replacement of the roofs on Building E & K are complete. The completion of the Building K entry plaza walkway work has been impacted by unforeseen existing conditions which is pushing completion out to October 2026.

Key Issues & Risks: None at this time.



Roof Location Diagram

22-601.01

ASB Data Center Generator & 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.

Justification: Excellence in Research, Innovation and Engagement and Seven World-Class Campuses, One Flagship University

Budget: \$3,180,000 (Final). Project is tracking within budget.

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

Schedule: Construction duration: June 25 – Sept 2026

Key Issues & Risks: Design revisions to reduce the amount of fuel required for the designated generator run time have extended the project schedule.



Existing Generator

ATTACHMENT 7

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for Whetten First Floor Renovation (Final: \$1,000,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of \$1,000,000 as detailed in the attached project budget for the Whetten First Floor Renovation project for construction. This reflects an increase of \$710,000 to the previously approved Design budget of \$290,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$1,000,000 in UCONN 2000 Bond Funds for the Whetten First Floor Renovation project."

BACKGROUND:

The project will repurpose the currently unoccupied first floor of the Whetten Building to accommodate a new University of Connecticut administrative department. The scope of work includes preparing and renovating the existing first-floor office area to support the operational, technological, and occupancy needs of the department while preserving its administrative office function.

Upon completion, the renovated space will provide a modern, fully operational office environment that supports departmental activities and enables immediate occupancy. The project also advances broader space optimization efforts, supporting future lease conversions, consolidation of University functions, and long-term cost savings.

The Final Budget is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **WHETTEN FIRST FLOOR RENOVATION**

	APPROVED PLANNING 2/24/2026	APPROVED DESIGN 8/13/2026	PROPOSED FINAL 9/23/2026
<u>BUDGETED EXPENDITURES</u>			
CONSTRUCTION	\$ -	\$ -	\$ 650,000
DESIGN SERVICES	35,000	40,000	40,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	200,000	200,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER A/E SERVICES (including Project Management)	-	-	-
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	-	10,000	10,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 35,000	\$ 250,000	\$ 900,000
PROJECT CONTINGENCY	5,000	40,000	100,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 40,000</u>	<u>\$ 290,000</u>	<u>\$ 1,000,000</u>
<u>SOURCE(S) OF FUNDING*</u>			
UCONN 2000 BOND FUNDS	\$ 40,000	\$ 290,000	\$ 1,000,000
TOTAL BUDGETED FUNDING	<u>\$ 40,000</u>	<u>\$ 290,000</u>	<u>\$ 1,000,000</u>

* 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 9.23.26
300328/TL2647*

WHETTEN FIRST FLOOR RENOVATION

Project Budget (FINAL)
September 23, 2026



ATTACHMENT 8

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for Housing Refresh Program Summer 2027 (Final: \$20,000,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of \$20,000,000 as detailed in the attached project budget for the Housing Refresh Program Summer 2027. 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 \$13,000,000 in University Funds and \$7,000,000 in UConn 2000 Bond Funds for the Housing Refresh Program Summer 2027 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 Housing Renewal and Refurbishment Program designed to extend the life cycle of existing campus housing assets and enhance the student experience in alignment with the University's Envisioning 2034 Strategic Plan. Since the inaugural Summer Intermission in 2024, the teams have completed approximately \$34 million in renewal and refurbishment projects across multiple student housing and wellness spaces.

The work has included abatement and removal of legacy construction materials; installation of new flooring and interior finishes; upgraded, controllable LED lighting; new furniture, fixtures, and equipment; improvements to environmental systems to enhance thermal comfort; installation of low-flow bathroom fixtures to reduce water consumption; construction of ADA-compliant sidewalks and ramps; upgrades to door security hardware; and replacement of laundry equipment with energy-efficient, low-water-use washers and dryers.

**Office of the Vice President of Finance
and Chief Financial Officer**

352 Mansfield Road, Unit 1122
Storrs, CT 06269-1122
p: 860-486-3455
finance.uconn.edu

As Phase 4 of the Facilities Operations and Residential Life Five-Year Housing Renewal and Refurbishment Program, this project will continue investments in existing campus housing to support asset longevity and improve the residential experience for students. Planned improvements will be completed at McMahon Hall, North Campus residence halls, Husky Village, Charter Oak Apartments, Hale and Ellsworth Halls, and Snow Hall.

This Proposed Final Budget includes design, construction, and contingency for the Fourth Year of the Five-Year Housing Refresh Program.

The program includes the following work:

- Asbestos Abatement & Restoration
- Bathroom Renovation
- Envelope & HVAC Investments
- Fire Safety Upgrades
- Façade & Roof Repairs

The Final Budget is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **HOUSING REFRESH PROGRAM SUMMER 2027**

<u>BUDGETED EXPENDITURES</u>		PROPOSED FINAL 9/23/2026
CONSTRUCTION	\$	15,200,000
DESIGN SERVICES		250,000
TELECOMMUNICATIONS		-
FURNITURE, FIXTURES AND EQUIPMENT		3,000,000
CONSTRUCTION ADMINISTRATION		-
OTHER A/E SERVICES (including Project Management)		500,000
ART		-
RELOCATION		-
ENVIRONMENTAL		-
INSURANCE AND LEGAL		-
MISCELLANEOUS		50,000
OTHER SOFT COSTS		-
SUBTOTAL	\$	19,000,000
PROJECT CONTINGENCY		1,000,000
TOTAL BUDGETED EXPENDITURES	\$	<u>20,000,000</u>
<u>SOURCE(S) OF FUNDING*</u>		
UNIVERSITY FUNDS	\$	13,000,000
UConn 2000 BOND FUNDS		7,000,000
TOTAL BUDGETED FUNDING	\$	<u>20,000,000</u>

* 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 9.23.26

ATTACHMENT 9

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for University Second Electrical Feed
(Revised Final: \$45,000,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of \$45,000,000 as detailed in the attached project budget for the University Second Electrical Fee project for construction. This reflects an increase of \$27,000,000 to the previously approved Revised Final budget of \$18,000,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$45,000,000 in UCONN 2000 bond funds for the University Second Electrical Feed project."

BACKGROUND:

The UConn Storrs campus receives electrical power from two sources: 1) the generation of power on campus at the Central Utility Plant by UConn owned and operated electrical generating turbines, and 2) the Utility provider's (Eversource) overhead power lines via a utility substation located west of the area "F" parking lot on the north side of North Eagleville Road.

The University's electrical demand at times exceeds the capacity of the on-campus generation system and the single connection to the Utility. The campus-wide demand also exceeds the capacity of the existing transformer infrastructure fed from the existing Eversource transmission circuit. Each of the sources was originally designed with the capacity to independently provide all electricity needed for the campus, thus providing the University with the reliability and redundancy necessary should one or the other service be interrupted. Studies have shown that as the University continues to expand in accordance with its Master Plan, the electrical demand has increased to a point where both imported and campus-based production of electrical power will need to be increased to maintain the required reliability and resiliency of the on-campus electrical distribution system.

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and Chief Financial Officer**

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This project establishes a new second connection to Eversource, terminating at a new 75 MVA transformer located on the exterior of the Supplemental Utility Plant (SUP) in the substation switchgear yard (Named UConn 38E, southeast of the SUP proper). Included is a required modernization of the electrical distribution control system to manage multiple sources and the increased load demands which enables code compliant switching for personnel safety

Due to market conditions (long lead times and escalation for certain electrical equipment), the construction of the Eversource Second Electrical Feed project has been phased to allow for the timely procurement of equipment with long lead times (Phase 1). Phase 2 of the project, the balance of the work, will include construction of UConn's new 38E substation switchgear yard (including sitework and structures, the procurement and installation of all remaining equipment), and connections to existing UConn electrical infrastructure and Eversource. Phase 2 has been designed, estimated, and is currently out to bid.

To facilitate this new service connection exclusively for the UConn Storrs campus, Eversource has incurred design costs and will incur construction costs related to both the new connection between 38E and their existing substation at 12J and updates to service for the existing UConn Storrs substation at 5P. The scope project's design has also changed to incorporate system-wide upgrades on the Storrs campus. The current request is to complete all work for Phase 2 of the project and all associated upgrades and services for 38E.

Construction of Phase 2 is currently scheduled to start in November 2026 and to be complete in December 2027. Eversource anticipates completing their portion of the work in 2030. The total project budget is contingent upon Phase 2 bid results and the structure of payments to Eversource for their new facilities exclusively serving the UConn Storrs campus and is currently submit herein in the amount of \$45M.

The Revised Final Budget is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED FINAL**

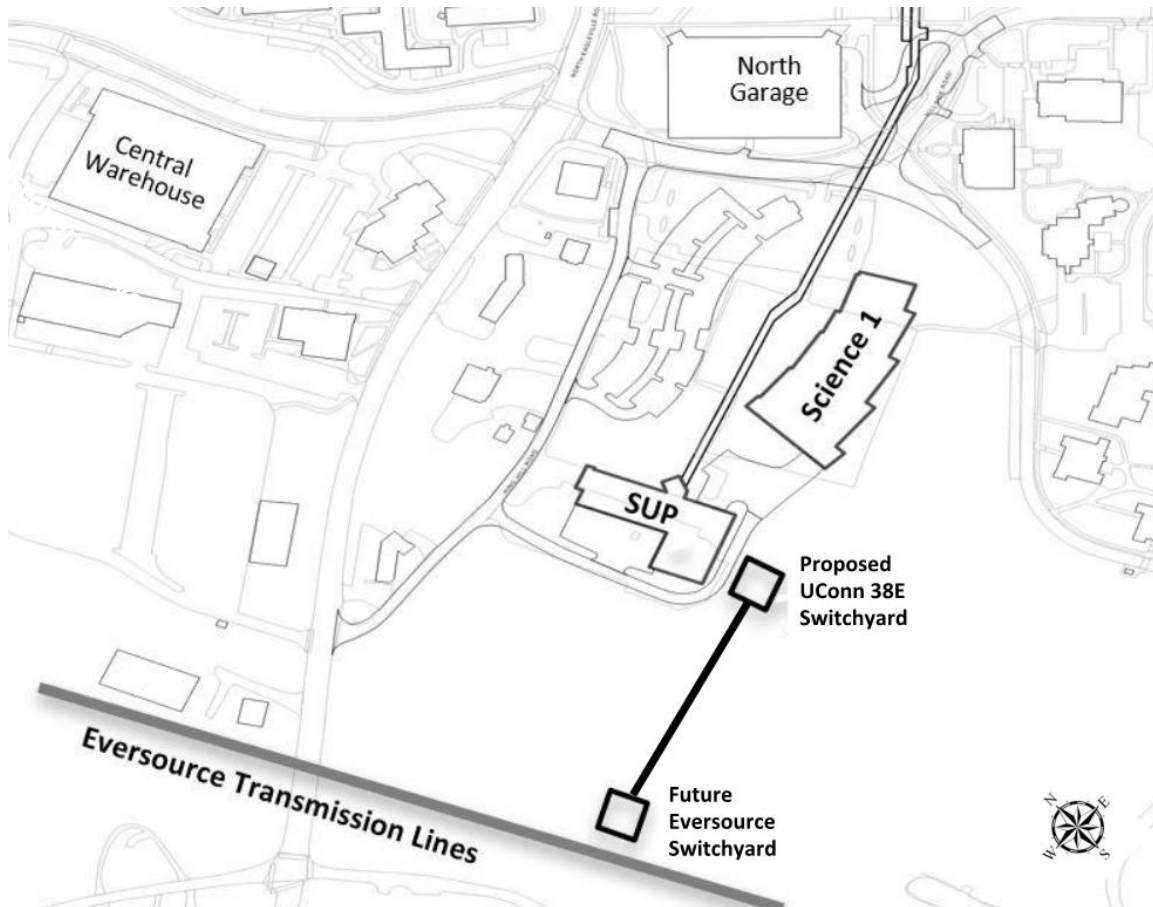
PROJECT NAME: **UNIVERSITY SECOND ELECTRICAL FEED**

	APPROVED PLANNING 2/21/2019	APPROVED REVISED PLANNING 3/12/2021	APPROVED REVISED PLANNING 8/20/2021	APPROVED DESIGN 12/8/2021	APPROVED FINAL 9/27/2023	APPROVED REVISED FINAL 6/25/2025	PROPOSED REVISED FINAL 9/23/2026
	PRC	PRC	PRC				
<u>BUDGETED EXPENDITURES</u>							
CONSTRUCTION	\$ -	\$ -	\$ -	\$ 300,000	\$ 12,000,000	\$ 12,000,000	\$ 36,250,000
DESIGN SERVICES	75,000	200,000	315,000	2,300,000	1,445,000	3,425,000	4,500,000
TELECOMMUNICATIONS	-	-	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	250,000	250,000	850,000
OTHER AE SERVICES (Includes Cx & Materials Testing)	5,000	10,000	12,000	95,000	500,000	500,000	250,000
ART	-	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-	-	-
INSURANCE AND LEGAL	3,000	5,000	5,000	5,000	5,000	5,000	20,000
MISCELLANEOUS (MEP Shut Downs & Support)	-	-	-	-	-	-	25,000
OTHER SOFT COSTS	-	-	-	-	-	-	-
SUBTOTAL	\$ 83,000	\$ 215,000	\$ 332,000	\$ 2,700,000	\$ 14,200,000	\$ 16,180,000	\$ 41,895,000
PROJECT CONTINGENCY	12,000	35,000	38,000	300,000	800,000	1,820,000	3,105,000
TOTAL BUDGETED EXPENDITURES	\$ 95,000	\$ 250,000	\$ 370,000	\$ 3,000,000	\$ 15,000,000	\$ 18,000,000	\$ 45,000,000
<u>SOURCE(S) OF FUNDING*</u>							
UConn 2000 BOND FUNDS	\$ 95,000	\$ 250,000	\$ 370,000	\$ 3,000,000	\$ 15,000,000	\$ 18,000,000	\$ 45,000,000
TOTAL BUDGETED FUNDING	\$ 95,000	\$ 250,000	\$ 370,000	\$ 3,000,000	\$ 15,000,000	\$ 18,000,000	\$ 45,000,000

* 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 9.23.26
300136

UNIVERSITY SECOND ELECTRICAL FEED
Project Budget (REVISED FINAL)
September 23, 2026



ATTACHMENT 10

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for School of Nursing Building (Revised Final: \$113,750,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of \$113,750,000 as detailed in the attached project budget for the School of Nursing Building. This reflects an increase of \$13,750,000 to the previously approved Final budget of \$100,000,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$30,000,000 in State GO Bond funds, \$55,630,000 in UCONN 2000 Bond Funds, and \$28,120,000 in Gift Funds for the School of Nursing Building."

BACKGROUND:

The School of Nursing Building is currently in the Construction Phase with an opening date of January 2027. During design, the donor requested that the building be enlarged to accommodate anticipated growth. Because sufficient funding was not available at that time, the additional area was constructed as shell space for future fit-out. Continued growth in the SON's programs and increased enrollment have made completion of these spaces necessary to meet the SON's requirements for size and spatial configuration.

The scope of this project includes completion of the shell spaces as described below:

1. Second Floor – Classroom. The DeLuca Foundation has provided \$750,000 for this space. This scope is currently under construction, and the funding needs to be transferred to the project.
2. Third Floor – Emergency Department. The suite will include two fully equipped patient rooms, four exam pods, and two treatment pods, with the capacity to integrate immersive virtual reality technology to simulate ambulance arrival and a wide range of clinical scenarios. The patient journey begins here. Following intake, student nurses will provide immediate care to stabilize patients, assess short-term needs, and facilitate transport to other wards.

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3. Fourth Floor – Intensive Care Ward. Student nurses will treat patients requiring immediate, intensive care within a fully immersive hospital setting, administering care in scenarios involving mothers in labor and delivery, infants and young children, and adults pre- and post-surgery. These high-fidelity spaces will be supported by observation, briefing, and touchdown office spaces.
4. Fourth Floor – Classroom and Practice Lab. This multipurpose space will support lectures, large-group pre- and debriefing, and deliberate practice for students to hone skills outside of scheduled classes. An operable partition will allow simultaneous use as a classroom and lab.

This Revised Final project request is being made now so that design work can be awarded and commenced immediately upon approval in September. Construction on the shell space is anticipated to begin in summer 2027 and be completed early 2028.

The project will meet the High-Performance Building requirements and be registered for LEED Gold.

The Revised Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED FINAL**

PROJECT NAME: **SCHOOL OF NURSING BUILDING**

	APPROVED PLANNING 6/28/2023	APPROVED DESIGN 10/25/2023	APPROVED FINAL 10/30/2024	PROPOSED REVISED FINAL 9/23/2026
<u>BUDGETED EXPENDITURES</u>				
CONSTRUCTION	\$ 50,000	\$ 400,000	\$ 79,000,000	\$ 85,750,000
DESIGN SERVICES	1,570,000	3,800,000	4,500,000	5,450,000
TELECOMMUNICATIONS	-	-	850,000	1,000,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	8,570,000	13,470,000
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)	100,000	600,000	1,160,000	1,160,000
ART	-	-	-	-
RELOCATION	-	-	300,000	300,000
ENVIRONMENTAL	35,000	40,000	400,000	400,000
INSURANCE AND LEGAL	30,000	30,000	20,000	20,000
MISCELLANEOUS	15,000	30,000	200,000	200,000
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 1,800,000	\$ 4,900,000	\$ 95,000,000	\$ 107,750,000
PROJECT CONTINGENCY	200,000	500,000	5,000,000	6,000,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 2,000,000</u>	<u>\$ 5,400,000</u>	<u>\$ 100,000,000</u>	<u>\$ 113,750,000</u>
<u>SOURCE(S) OF FUNDING</u>				
STATE GO BOND FUNDS	\$ 2,000,000	\$ 5,400,000	\$ 30,000,000	\$ 30,000,000
UConn 2000 BOND FUNDS	-	-	45,000,000	50,630,000
UNIVERSITY FUNDS	-	-	-	5,000,000
GIFT FUNDS	-	-	25,000,000	28,120,000
TOTAL BUDGETED FUNDING	<u>\$ 2,000,000</u>	<u>\$ 5,400,000</u>	<u>\$ 100,000,000</u>	<u>\$ 113,750,000</u>

* 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.

SCHOOL OF NURSING

Project Budget (REVISED FINAL)

September 23, 2026

UConn

Elisabeth Deluca School of Nursing
Simulation Hospital

-  Medical/Surgical
-  Home Health Apartment
-  Labor + Delivery
-  Flex
-  Perioperative Care
-  Intensive Care
-  Intensive Care - Neonatal
-  Intensive Care - Pediatric
-  Exam Pod
-  Observation
-  Nurse Station
-  Debrief Room
-  Touchdown

EMERGENCY DEPARTMENT

The patient journey begins here. Following intake, student nurses will provide immediate care to stabilize patients, assess short term needs, and facilitate transport to other wards. This suite will feature two fully-equipped patient rooms, four exam pods, and two treatment pods.

Immersive virtual reality technology could be integrated to simulate arrival via ambulance. The scenario possibilities would be endless.

INTENSIVE CARE WARD

Student nurses will treat patients requiring immediate, intensive care within a fully immersive hospital setting. Student nurses will administer care in scenarios for mothers in labor and during delivery, infants and young children, and adults pre- and post-surgery. These high-fidelity spaces will be supported by observation, briefing, and touchdown office spaces.

CLASSROOM + PRACTICE LAB

This multipurpose space will support lectures, large-group collective pre- and debriefing, and a deliberate practice for students to hone skills outside of scheduled classes. An operable partition will allow simultaneous use as a classroom and lab.

HOME HEALTH

The patient journey concludes following discharge. In this apartment setting, student nurses will experience hands-on care outside of the controlled hospital setting.

AYERS SAINT GROSS + AMENTA|EMMA

Shell space areas

ATTACHMENT 11

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for Gampel Pavilion Renovation (Revised Final: \$120,700,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$120,700,000, as detailed in the attached project budget, for the Gampel Pavilion Renovation project, for construction. This reflects an increase of \$21,300,000 to the previously approved Revised Final budget of \$99,400,000. 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 \$120,700,000 in UCONN 2000 Bond Funds for the Gampel Pavilion Renovation project."

BACKGROUND:

The University is advancing a multi-phase renovation of Harry A. Gampel Pavilion on the Storrs Campus to modernize a premier athletic facility, preserve a critical University asset, and create new revenue-generating opportunities. As one of the University's most recognizable landmarks, Gampel Pavilion serves as the home of the men's and women's basketball programs and the men's golf team. Opened in January 1990, the facility encompasses more than 171,000 square feet and remains a centerpiece of campus life and athletic competition.

The renovation project is designed to elevate the daily experience of student-athletes, coaches, staff, and visitors while strengthening Husky pride through first-class facilities that support recruitment, player development, and fan engagement. The project will also introduce premium club spaces, expanded concessions, enhanced hospitality offerings, and other amenities intended to improve the game-day experience and generate additional revenue. Planning efforts have included market studies to identify opportunities for maximizing revenue within the arena while ensuring the facility remains competitive with peer institutions.

The project is being implemented through a series of phased improvements. The Enabling Phase, completed in Fall 2025, included replacement of lower bowl seating, creation of shell space beneath the seating areas, and Wi-Fi infrastructure upgrades. Phase 1, currently under construction and scheduled for completion in Fall 2026, includes relocation of Kinesiology spaces, athletic locker rooms, coaches' offices, and recruiting suites on the court level, addition of grab-and-go concession areas on the concourse level, and critical roof repairs. Phase 2, currently in bidding and scheduled for construction between Spring and Fall 2027, will expand the north lobby, add a new stair tower and elevator, create a student-athlete nutrition area and premium club spaces, relocate Kinesiology offices, and renovate Athletics administrative offices.

The requested funding increase will support the continued construction and implementation of the remaining phases of the project, including roof repairs, interior renovations, installation of fixed seating structures, expansion of interior and exterior spaces, and information technology upgrades within the new seating structures and lower bowl.

During design development, it was determined that the facility's 39-year-old HVAC system requires substantial upgrades beyond the original project scope and budget. These improvements are critical to addressing condensation issues during events and preventing water accumulation and dripping onto the playing surface. Phase 3, currently in planning and design, represents the initial investment in a multi-phase HVAC renewal effort and is anticipated to begin construction in Fall 2028. This work will improve operational reliability, occupant comfort, and long-term facility performance.

While the renovation project will not achieve LEED certification because it does not include a full façade replacement or comprehensive modernization of the building's mechanical and electrical systems, the project incorporates significant sustainability and performance improvements. Planned upgrades will enhance ventilation, heat recovery, and overall energy efficiency, reducing electrical and natural gas consumption while integrating new systems with the University's campus-wide steam and chilled water infrastructure.

The Revised Final Budget for Construction is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL
PROJECT NAME: GAMPEL PAVILION RENOVATION

	APPROVED PLANNING 10/11/2024	APPROVED REVISED PLANNING 10/30/2024	APPROVED DESIGN 2/26/2025	APPROVED FINAL ¹ 6/25/2025	APPROVED REVISED FINAL 12/3/2025	APPROVED REVISED FINAL ² 9/23/2026
BUDGETED EXPENDITURES						
PRC						
CONSTRUCTION	\$ -	\$ 1,100,000	\$ 1,350,000	\$ 20,000,000	\$ 75,000,000	\$ 98,000,000
DESIGN SERVICES	100,000	100,000	5,000,000	5,000,000	5,100,000	6,270,000
TELECOMMUNICATIONS	-	-	-	3,500,000	4,250,000	1,700,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	5,550,000	5,600,000
CONSTRUCTION ADMINISTRATION	-	-	-	2,000,000	2,600,000	2,550,000
OTHER AE SERVICES (including Project Management)	250,000	250,000	1,800,000	1,800,000	780,000	1,800,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	250,000	250,000
ENVIRONMENTAL	-	-	-	-	200,000	20,000
INSURANCE AND LEGAL	5,000	5,000	10,000	10,000	20,000	-
MISCELLANEOUS	-	-	-	50,000	150,000	10,000
OTHER SOFT COSTS	-	-	-	140,000	-	-
SUBTOTAL	\$ 355,000	\$ 1,455,000	\$ 8,160,000	\$ 32,500,000	\$ 93,900,000	\$ 116,200,000
PROJECT CONTINGENCY	120,000	145,000	840,000	3,500,000	5,500,000	4,500,000
TOTAL BUDGETED EXPENDITURES	\$ 475,000	\$ 1,600,000	\$ 9,000,000	\$ 36,000,000	\$ 99,400,000	\$ 120,700,000
SOURCE(S) OF FUNDING*						
UCONN 2000 BOND FUNDS	\$ 475,000	\$ 1,600,000	\$ 9,000,000	\$ 36,000,000	\$ 99,400,000	\$ 120,700,000
TOTAL BUDGETED FUNDING	\$ 475,000	\$ 1,600,000	\$ 9,000,000	\$ 36,000,000	\$ 99,400,000	\$ 120,700,000

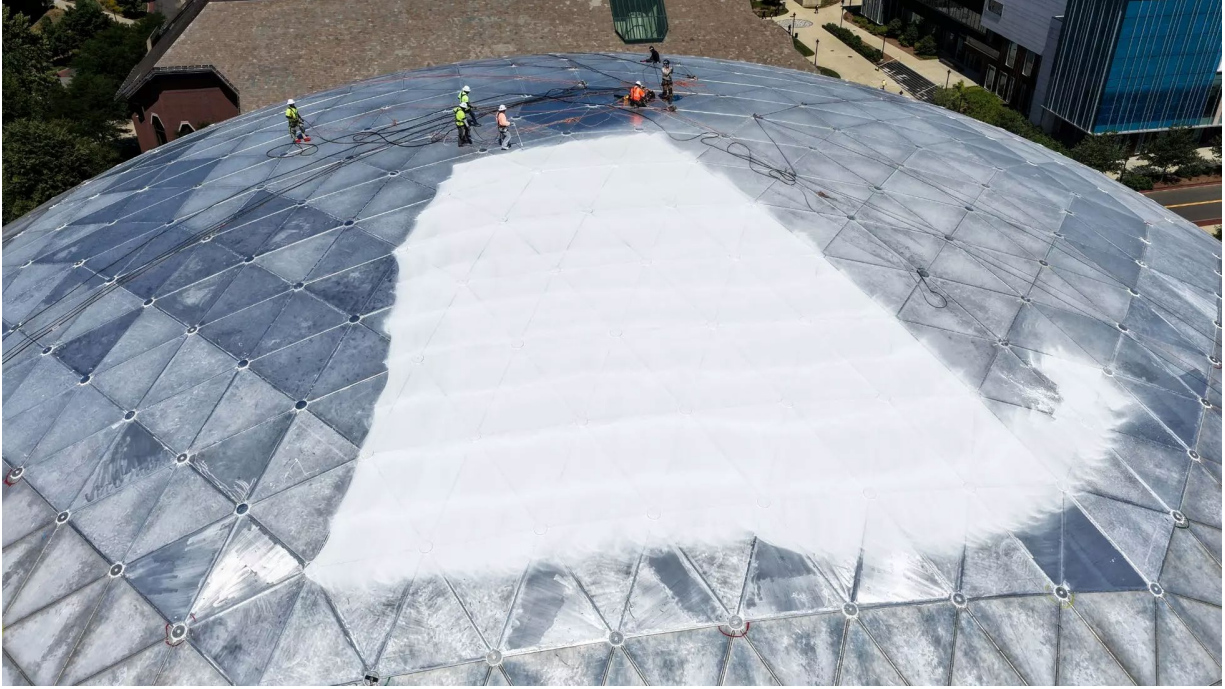
¹ Budget includes design of full project and construction of Phase I improvements
² Budget includes Phase 3 Gampel Pavilion HVAC Infrastructure Upgrade (project number 300353)

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

GAMPEL PAVILION RENOVATION

Project Budget (REVISED FINAL)

September 23, 2026



Phase 1 Construction- In Progress



Phase 2 Construction- Training Table Club

ATTACHMENT 12

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for Steam Line Section Replacement – Hillside Road
(Final: \$1,600,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget of \$1,600,000 as detailed in the attached project budget for the Steam Line Section Replacement – Hillside Road 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 \$1,600,000 in University Funds for the Steam Line Section Replacement-Hillside Road project and acknowledge the use of emergency procedures to procure services, contracts, and construct repairs for the Steam Line Replacement – Hillside Road project."

BACKGROUND:

On May 15, 2026, Facility Services initiated an emergency procurement to address a significant underground steam system failure near McMahon Residence Hall that was discovered during system reenergization following a planned steam outage.

The project includes furnishing all labor, materials, equipment, and subcontractor services necessary to replace approximately 360 linear feet of underground 6-inch steam piping and 2-inch condensate return piping. Work encompasses excavation; installation and welding of new piping; required non-destructive testing, including 100% ultrasonic testing of welded joints 2½ inches and larger and magnetic particle testing of joints 2 inches and smaller; hydrostatic pressure testing to support phased trench backfilling; installation of foam glass insulation with pit wrap on all underground piping; site restoration; and installation of temporary safety fencing. The replacement will restore reliable steam and condensate distribution service and reduce the risk of future system failures.

The Final Budget is attached for your information.

Attachments

**Office of the Vice President of Finance
and Chief Financial Officer**

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Storrs, CT 06269-1122
p: 860-486-3455
finance.uconn.edu

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **STEAM LINE SECTION REPLACEMENT-HILLSIDE ROAD**

<u>BUDGETED EXPENDITURES</u>		APPROVED FINAL 9/23/2026
CONSTRUCTION		\$ 1,400,000
DESIGN SERVICES		-
TELECOMMUNICATIONS		-
FURNITURE, FIXTURES AND EQUIPMENT		-
CONSTRUCTION ADMINISTRATION		-
OTHER A/E SERVICES (including Project Management)		75,000
ART		-
RELOCATION		-
ENVIRONMENTAL		-
INSURANCE AND LEGAL		-
MISCELLANEOUS		25,000
OTHER SOFT COSTS		-
SUBTOTAL		\$ 1,500,000
PROJECT CONTINGENCY		100,000
TOTAL BUDGETED EXPENDITURES		<u>\$ 1,600,000</u>
<u>SOURCE(S) OF FUNDING*</u>		
UNIVERSITY FUNDS		<u>\$ 1,600,000</u>
TOTAL BUDGETED FUNDING		<u>\$ 1,600,000</u>

* 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 9.23.26

FO503553

STEAM LINE SECTION REPLACEMENT – HILLSIDE ROAD

Project Budget (FINAL)
September 23, 2026



ATTACHMENT 13

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for Boiler Plant Equipment Replacement and Utility Tunnel
Connection (Revised Final: \$47,900,000)

The Finance Capital Projects Policies specify that during any phase of a project, the possibility exists that a project may require additional funding. When the total expenditures are anticipated to exceed the Board approved budgeted level by 5% or less, they may be approved by the head of finance and the Board is then subsequently notified through a Revised Project Budget.

On July 23, 2026, the Vice President of Finance and Chief Financial Officer approved an increase of \$1,400,000 (3.0% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$47,900,000 for the Boiler Plant Equipment Replacement and Utility Tunnel Connection project.

This funding increase request is needed to cover design and construction costs associated with modifications to the high energy piping impacted by the boiler installations in the CUP building. The work includes a complete stress analysis of the high energy condensate, feedwater and steam piping systems and modifications to the pipe routing, pipe wall thickness and pipe supports deemed necessary by this analysis. This work is critical for safe and reliable long-term operation of the CUP.

The Revised Final Budget funds additional project management time as well as change orders to complete work.

The Revised Final Budget is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: BOILER PLANT EQUIPMENT REPLACEMENT AND UTILITY TUNNEL CONNECTION

	APPROVED PLANNING 3/21/2019	APPROVED REVISED PLANNING 4/24/2019	APPROVED DESIGN 8/14/2019	APPROVED FINAL 2/26/2020	APPROVED REVISED FINAL 6/28/2023	APPROVED REVISED FINAL 6/25/2025	PROPOSED REVISED FINAL 7/23/2026
BUDGETED EXPENDITURES							
CONSTRUCTION	PRC						CFO
DESIGN SERVICES	\$ -	\$ -	\$ 600,000	\$ 29,200,000	\$ 34,900,000	\$ 38,400,000	\$ 39,800,000
TELECOMMUNICATIONS	350,000	870,000	1,050,000	2,000,000	2,000,000	2,000,000	2,000,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	40,000	100,000	100,000	1,200,000	1,200,000	1,200,000	1,200,000
ART	25,000	125,000	150,000	2,000,000	2,150,000	2,150,000	2,150,000
RELOCATION	-	-	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-	-	-
INSURANCE AND LEGAL	5,000	5,000	160,000	550,000	550,000	550,000	550,000
MISCELLANEOUS	5,000	10,000	10,000	50,000	50,000	50,000	50,000
OTHER SOFT COSTS	5,000	10,000	30,000	-	-	-	-
	-	-	-	-	-	-	-
SUBTOTAL	\$ 430,000	\$ 1,120,000	\$ 2,100,000	\$ 35,000,000	\$ 40,850,000	\$ 44,350,000	\$ 45,750,000
PROJECT CONTINGENCY	50,000	130,000	200,000	5,000,000	2,150,000	2,150,000	2,150,000
TOTAL BUDGETED EXPENDITURES	\$ 480,000	\$ 1,250,000	\$ 2,300,000	\$ 40,000,000	\$ 43,000,000	\$ 46,500,000	\$ 47,900,000
SOURCE(S) OF FUNDING*							
UConn 2000 BOND FUNDS	\$ 480,000	\$ 1,250,000	\$ 2,300,000	\$ 40,000,000	\$ 43,000,000	\$ 46,500,000	\$ 47,900,000
TOTAL BUDGETED FUNDING	\$ 480,000	\$ 1,250,000	\$ 2,300,000	\$ 40,000,000	\$ 43,000,000	\$ 46,500,000	\$ 47,900,000

* 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.

ATTACHMENT 14

September 23, 2026

TO: Members of the Board of Trustees

FROM: Anthony L. Rini
Vice President of Finance and Chief Financial Officer

RE: Project Budget for Alumni Center Wood Shake Roof Replacement
(Revised Final: \$812,000)

The Finance Capital Projects Policies specify that during any phase of a project, the possibility exists that a project may require additional funding. When the total expenditures are anticipated to exceed the Board approved budgeted level by 5% or less, they may be approved by the head of finance and the Board is then subsequently notified through a revised project budget.

On July 16, 2026, the Vice President of Finance and Chief Financial Officer approved an increase of \$30,000 (3.8% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$812,000 for the Alumni Center Wood Shake Roof Replacement project.

The Alumni Center project is a multi-year/phase building improvement project that has been carried out by priorities based on conditions. These priorities were developed in collaboration with University stakeholders and design professionals. Previous phases have been completed under the BOT budget threshold including complete restoration of the building Cupola which had significantly deteriorated, allowing water infiltration damaging interior ceilings, walls and floors. Also, specific exterior window replacements, again allowing the outside elements into the building were completed.

The current request for project funding increase is the final phase of the project to removing the existing wood shake roof and install a new faux slate shingle roof. As part of the project, some minor building envelope improvements such as siding repairs will also be made. These upgrades address aging infrastructure and help extend the building's lifespan.

The Revised Final Budget funds additional project management time as well as change orders to complete work.

The Revised Final Budget is attached for your information.

Attachments

**Office of the Vice President of Finance
and Chief Financial Officer**

352 Mansfield Road, Unit 1122
Storrs, CT 06269-1122
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finance.uconn.edu

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED FINAL**

PROJECT NAME: **ALUMNI CENTER WOOD SHAKE ROOF REPLACEMENT**

	APPROVED PLANNING 8/6/2021 PRC	APPROVED FINAL 4/19/2023 PRC	APPROVED REVISED FINAL 5/15/2025 PRC	APPROVED REVISED FINAL 6/25/2025	APPROVED REVISED FINAL 9/23/2026 CFO
<u>BUDGETED EXPENDITURES</u>					
CONSTRUCTION	\$ -	\$ 236,364	\$ 236,364	\$ 606,125	\$ 636,125
DESIGN SERVICES	90,909	90,909	113,636	113,636	113,636
TELECOMMUNICATIONS	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-	25,000	25,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-
INSURANCE AND LEGAL	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	\$ 90,909	\$ 327,273	\$ 350,000	\$ 744,761	\$ 774,761
PROJECT CONTINGENCY	9,091	32,727	35,000	37,239	37,239
TOTAL BUDGETED EXPENDITURES	<u>\$ 100,000</u>	<u>\$ 360,000</u>	<u>\$ 385,000</u>	<u>\$ 782,000</u>	<u>\$ 812,000</u>
<u>SOURCE(S) OF FUNDING *</u>					
UNIVERSITY FUNDS	\$ 100,000	\$ 360,000	\$ 385,000	\$ 782,000	\$ 812,000
TOTAL BUDGETED FUNDING	<u>\$ 100,000</u>	<u>\$ 360,000</u>	<u>\$ 385,000</u>	<u>\$ 782,000</u>	<u>\$ 812,000</u>

* 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 9.23.26
FO500132*

ATTACHMENT 15

UConn HEALTH

September 23, 2026

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 Academic Research Building Heat Pipe Replacement (Design: \$7,400,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$7,400,000 for the UConn Health Academic Research Building Heat Pipe Replacement project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$7,400,000 from UCONN 2000 Phase III DM funds for the Academic Research Building Heat Pipe Replacement project and; approve the request for a waiver of the three-stage budget approval process to allow the project to proceed with bidding once the design is completed."

BACKGROUND:

The existing black steel piping that serves the hot water heating system throughout the Academic Research Building has been experiencing sporadic failures caused by aggressive corrosion resulting in significant water damage to the research laboratories and equipment. An emergency purchase order has been issued to start repairs in one section of the building while an engineer prepares the appropriate bid documents. The replacement of the piping system will maintain Farmington as part of our Seven World-Class Campuses, One Flagship University and Excellence in Research, Innovation and Engagement.

The Design Budget is attached for your consideration. The Design Budget is based on consultant estimates and may change based upon actual bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on September 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HEALTH - ACADEMIC RESEARCH BUILDING HEAT PIPE REPLACEMENT

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED DESIGN 9/23/2026</u>
CONSTRUCTION	\$ 6,575,000
DESIGN SERVICES	140,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	-
RELOCATION	10,000
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	-
SUBTOTAL	\$ 6,725,000
PROJECT CONTINGENCY	675,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 7,400,000</u>
<u>SOURCE(S) OF FUNDING*</u>	
UCONN 2000 PHASE III DM	\$ 7,400,000
TOTAL BUDGETED FUNDING	<u>\$ 7,400,000</u>

* 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
ACADEMIC RESEARCH BUILDING
HEAT PIPE REPLACEMENT
Project Budget (DESIGN)
September 23, 2026



Example of Corroded Heat Piping Condition

ATTACHMENT 16

UConn HEALTH

September 23, 2026

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
(Design: \$5,675,000)

RECOMMENDATION:

That the Board of Trustees approve the Design 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 Design Budget is attached for your consideration. The Design Budget is based on consultant estimates and may change based on actual bids received. This Design Budget was approved by the UConn Health Board of Directors at their meeting on September 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

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

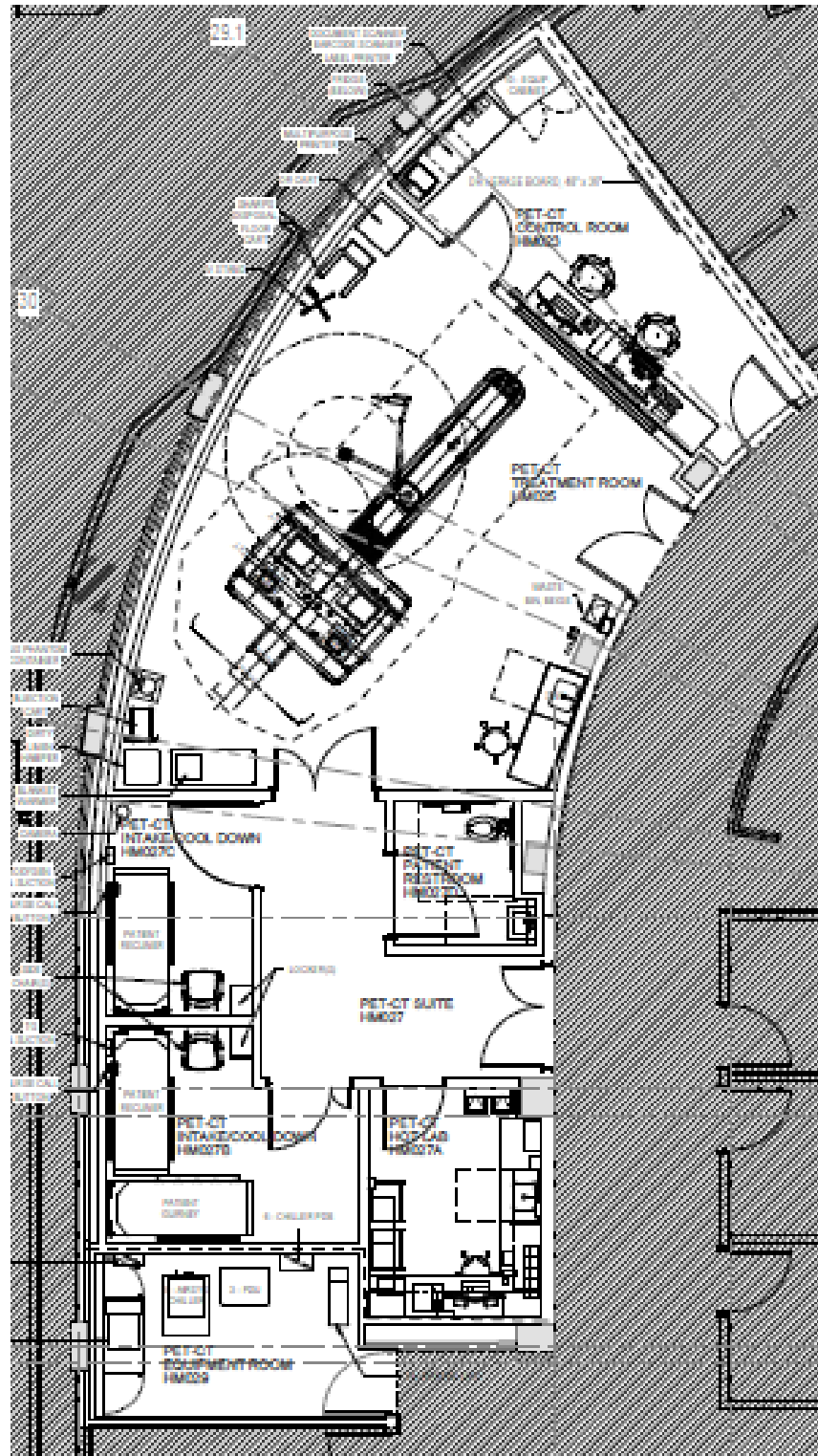
	APPROVED PLANNING 9/17/2025	PROPOSED DESIGN 9/23/2026
<u>BUDGETED EXPENDITURES</u>		
CONSTRUCTION	\$ 1,735,000	\$ 1,900,000
DESIGN SERVICES	201,000	270,000
TELECOMMUNICATIONS	19,000	50,000
FURNITURE, FIXTURES AND EQUIPMENT	3,132,000	2,750,000
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	-	-
ART	4,000	4,000
RELOCATION	-	-
ENVIRONMENTAL	10,000	10,000
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	9,000	11,000
SUBTOTAL	\$ 5,110,000	\$ 4,995,000
PROJECT CONTINGENCY	565,000	680,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 5,675,000</u>	<u>\$ 5,675,000</u>
<u>SOURCE(S) OF FUNDING*</u>		
UCH CAPITAL	\$ 5,675,000	\$ 5,675,000
TOTAL BUDGETED FUNDING	<u>\$ 5,675,000</u>	<u>\$ 5,675,000</u>

* 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 NEW PET/CT SCANNER INSTALLATION

Project Budget (DESIGN)

September 23, 2026



Conceptual PET/CT Floor Plan

ATTACHMENT 17

UConn HEALTH

September 23, 2026

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 CT-6 Infusion Center Phase 2 Renovations
(Final: \$800,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$800,000 for the UConn Health CT-6 Infusion Center Phase 2 Renovations.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$800,000 from UConn Health Capital for the CT-6 Infusion Center Phase 2 Renovations 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:

UConn Health recently completed Phase One of the CT-6 Infusion Center project by relocating the Adult Ambulatory Infusion Center to the 6th floor of the Connecticut Tower. The project was broken into Phases to complete the necessary work to allow the revenue generating infusion services to start as soon as possible. The current project, Phase 2, consists of upgrades to the Waiting/Check-in area, necessary IT Infrastructure upgrades and day 2 modifications to the infusion rooms to improve patient care and comfort. This project will promote and improve the Wellness of People and Planet and a Stronger and More Inclusive University by providing expanded patient access to outpatient infusion services at the Ambulatory 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 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

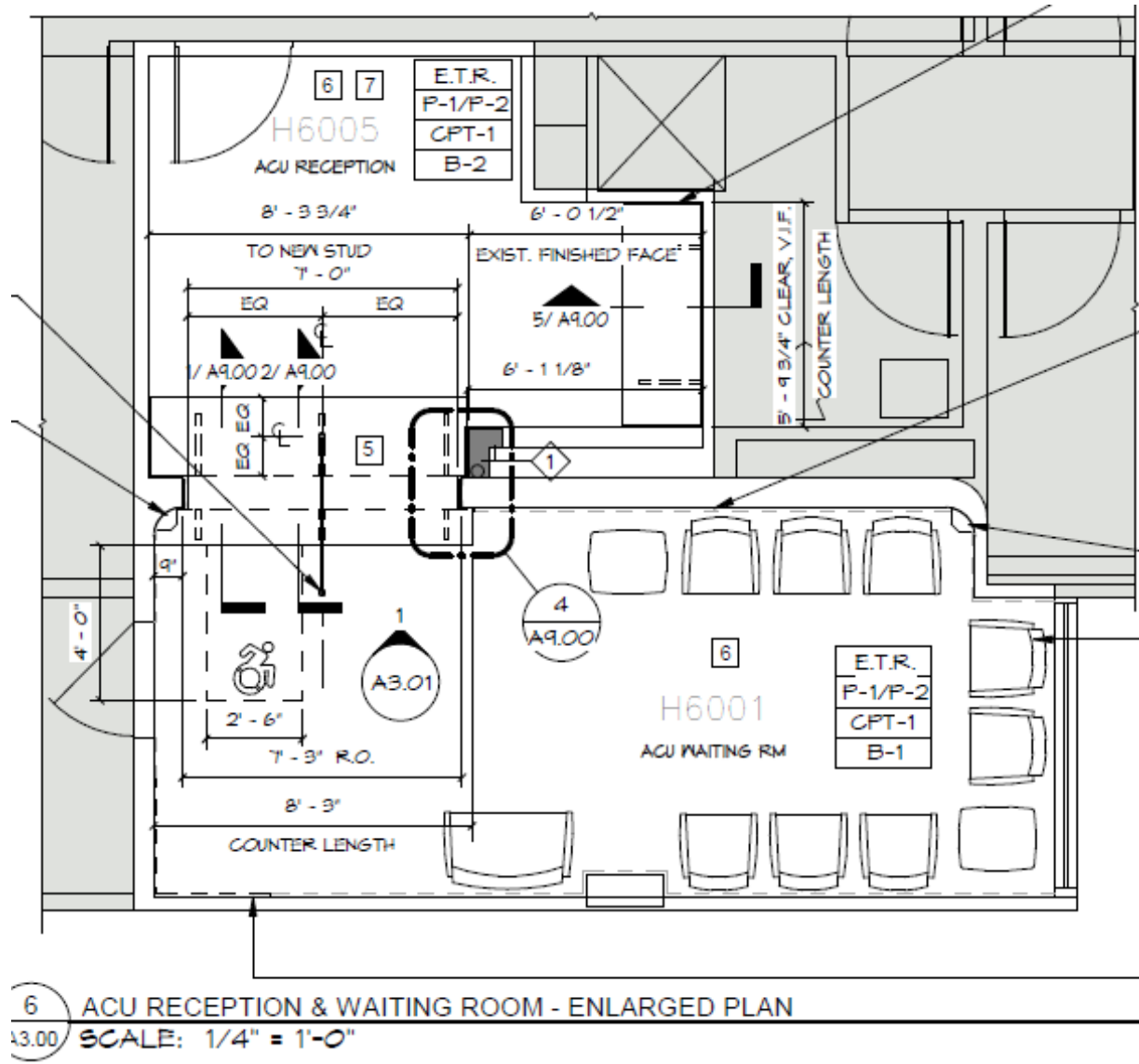
**PROJECT NAME: UCONN HEALTH - CT 6 INFUSION CENTER PHASE 2
RENOVATIONS**

<u>BUDGETED EXPENDITURES</u>	PROPOSED FINAL 9/23/2026
CONSTRUCTION	\$ 455,000
DESIGN SERVICES	60,000
TELECOMMUNICATIONS	210,000
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	2,000
SUBTOTAL	\$ 727,000
PROJECT CONTINGENCY	73,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 800,000</u>
<u>SOURCE(S) OF FUNDING*</u>	
UCONN HEALTH CAPITAL	\$ 800,000
TOTAL BUDGETED FUNDING	<u>\$ 800,000</u>

* 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 CT-6 INFUSION CENTER PHASE 2 RENOVATIONS

Project Budget (FINAL)
September 23, 2026



Waiting/Check-In Area Floor Plan

ATTACHMENT 18

UConn HEALTH

September 23, 2026

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 Nuclear Medicine Camera Replacement
(Final: \$720,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$720,000 for the UConn Health Nuclear Medicine Camera Replacement project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$720,000 from UConn Health Capital for the Nuclear Medicine Camera Replacement 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:

A Master Plan for the Nuclear Medicine Department located on the Main Level of the Connecticut Tower is being developed to ensure outdated diagnostic imaging equipment can be replaced in a manner that is compliant with current Connecticut Department of Health design/construction guidelines as well as improve staff workflow and the patient experience. The procedure room to accommodate a new gamma camera will promote and improve the Wellness of People and Planet and a Stronger and More Inclusive University.

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 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

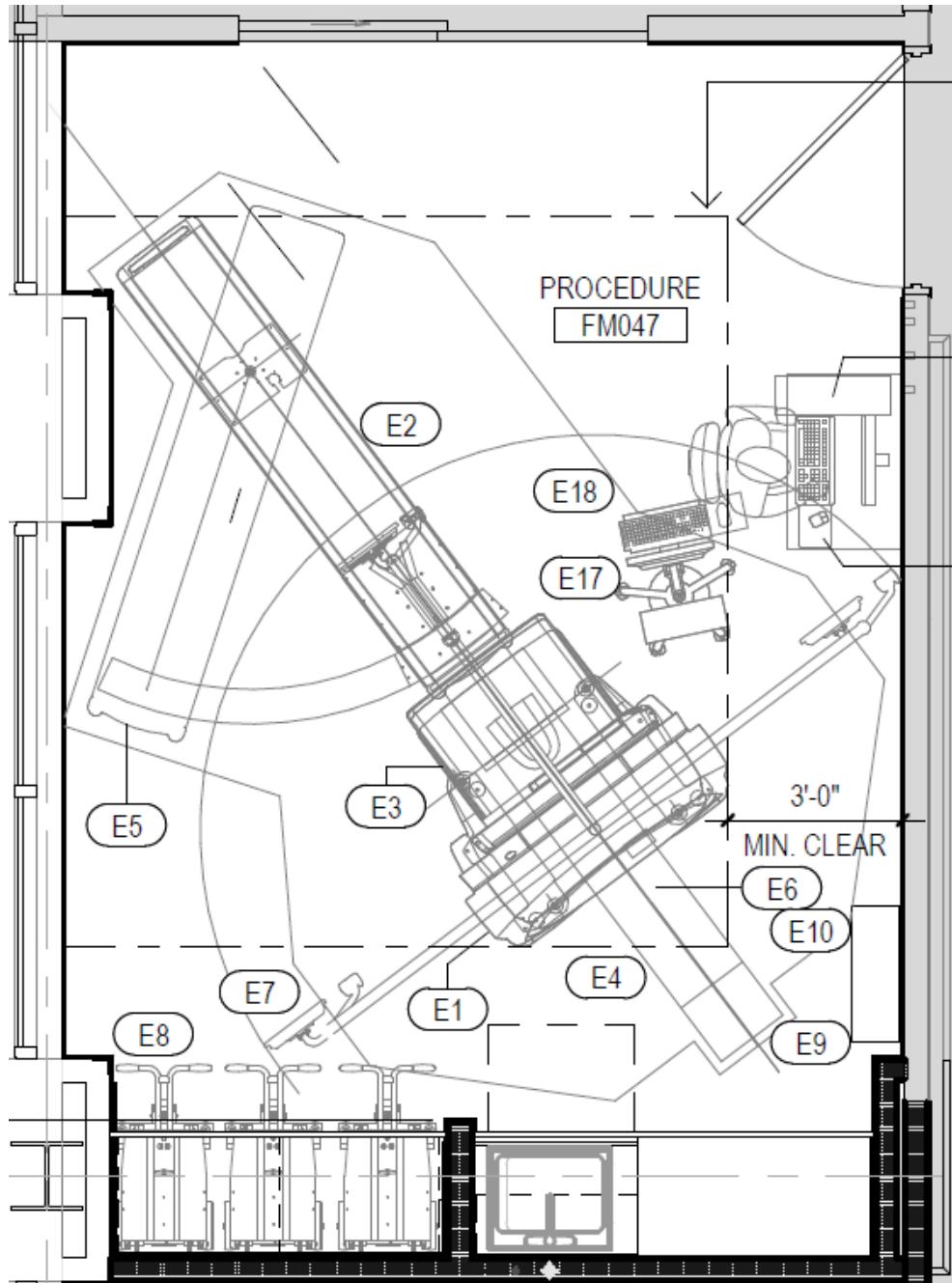
TYPE BUDGET: FINAL

**PROJECT NAME: UCONN HEALTH - NUCLEAR MEDICINE CAMERA
REPLACEMENT**

<u>BUDGETED EXPENDITURES</u>	PROPOSED FINAL 9/23/2026
CONSTRUCTION	\$ 480,000
DESIGN SERVICES	120,000
TELECOMMUNICATIONS	6,000
FURNITURE, FIXTURES AND EQUIPMENT	10,000
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	-
RELOCATION	1,000
ENVIRONMENTAL	12,000
INSURANCE AND LEGAL	-
MISCELLANEOUS	2,000
SUBTOTAL	\$ 631,000
PROJECT CONTINGENCY	89,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 720,000</u>
<u>SOURCE(S) OF FUNDING*</u>	
UCONN HEALTH CAPITAL	\$ 720,000
TOTAL BUDGETED FUNDING	<u>\$ 720,000</u>

* 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 NUCLEAR MEDICINE CAMERA
REPLACEMENT
Project Budget (FINAL)
September 23, 2026



New Gamma Camera Layout

ATTACHMENT 19

UConn HEALTH

September 23, 2026

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 CT-7 Inpatient & Research Renovations
(Final: \$2,566,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$2,566,000 as detailed in the attached project budget for the UConn Health CT-7 Inpatient & Research Renovations Project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$2,566,000 from UConn Health School of Medicine Operating funds, UCONN 2000 Phase III Deferred Maintenance, UConn Health Capital and UConn Foundation funds for the UConn Health CT-7 Inpatient & Research Renovations Project."

BACKGROUND:

This project will promote improve the Wellness of People and Planet and Excellence in Research, Innovation and Engagement by renovating space to accommodate an enlarged Clean Supply room required for the new Inpatient unit on CT-7 and construct a new metabolic chamber for research studies. A metabolic chamber is a controlled environment where subjects go through various testing scenarios to measure their energy consumption (metabolism). The data gathered through these studies are used for research related to obesity, diabetes and other chronic disorders affecting the body's metabolism.

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 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - CT-7 INPATIENT AND RESEARCH RENOVATIONS

	APPROVED PLANNING 6/26/2024	APPROVED DESIGN 6/17/2026	PROPOSED FINAL 9/23/2026
<u>BUDGETED EXPENDITURES</u>			
CONSTRUCTION	\$ 365,000	\$ 1,060,000	\$ 1,305,000
DESIGN SERVICES	60,000	107,000	107,000
TELECOMMUNICATIONS	20,000	20,000	20,000
FURNITURE, FIXTURES AND EQUIPMENT	1,060,000	850,000	850,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	5,000	5,000	5,000
ART	-	-	-
RELOCATION	-	30,000	30,000
ENVIRONMENTAL	10,000	15,000	15,000
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	2,000	2,000	-
SUBTOTAL	\$ 1,522,000	\$ 2,089,000	\$ 2,332,000
PROJECT CONTINGENCY	153,000	211,000	234,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 1,675,000</u>	<u>\$ 2,300,000</u>	<u>\$ 2,566,000</u>
<u>SOURCE(S) OF FUNDING*</u>			
UCONN HEALTH SCHOOL OF MEDICINE OPERATING FUNDS	925,000	925,000	925,000
UCONN 2000 PHASE III DM	300,000	925,000	1,041,000
UCONN HEALTH CAPITAL	200,000	200,000	350,000
UCONN FOUNDATION	250,000	250,000	250,000
TOTAL BUDGETED FUNDING	<u>\$ 1,675,000</u>	<u>\$ 2,300,000</u>	<u>\$ 2,566,000</u>

* 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
CT-7 INPATIENT & RESEARCH RENOVATIONS
Project Budget (FINAL)
September 23, 2026



Conceptual Floor Plan

ATTACHMENT 20

UConn HEALTH

September 23, 2026

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 Main Lobby Entrance Renovation
(Final: \$2,100,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$2,100,000 for the UConn Health Main Lobby Entrance Renovation project.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$100,000 from UCONN 2000 Phase III DM funds and \$2,000,000 General Obligation DM Bond funds for the Main Lobby Entrance Renovation project."

BACKGROUND:

The existing revolving door unit that serves the Main Entrance of the UConn Health Clinic building has suffered from operational issues and has been shut down as a safety precaution. In order to maintain Farmington as part of our Seven World-Class Campuses, One Flagship University and improve the Wellness of People and Planet; a new main entrance system and security/check-in area will be constructed. Phase 1 of the project will consist of removing the existing revolving door unit and construction of a new entrance vestibule system installed to ensure public and staff comfort and safety. Phase 2 of the project will consist of creating security stations and a new check-in area.

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 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - MAIN LOBBY ENTRANCE RENOVATION

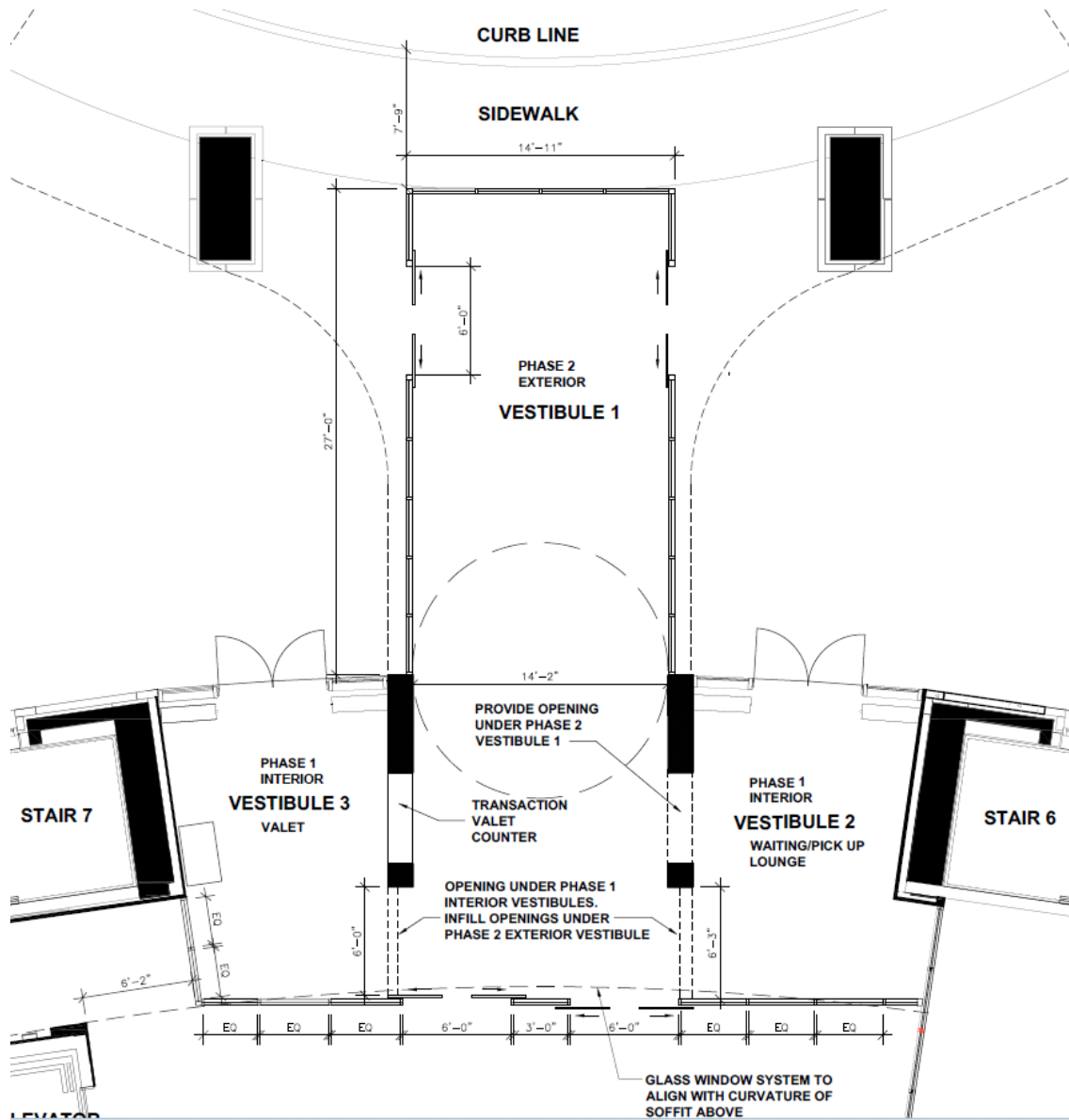
	APPROVED DESIGN 2/25/2026	PROPOSED FINAL 9/23/2026
<u>BUDGETED EXPENDITURES</u>		
CONSTRUCTION	\$ 1,400,000	\$ 1,525,000
DESIGN SERVICES	190,000	190,000
TELECOMMUNICATIONS	110,000	110,000
FURNITURE, FIXTURES AND EQUIPMENT	40,000	50,000
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	25,000	30,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	5,000	5,000
SUBTOTAL	\$ 1,770,000	\$ 1,910,000
PROJECT CONTINGENCY	330,000	190,000
TOTAL BUDGETED EXPENDITURES	\$ 2,100,000	\$ 2,100,000
<u>SOURCE(S) OF FUNDING*</u>		
UCONN 2000 PHASE III DM	\$ 100,000	\$ 100,000
FY 23 GO BOND FUNDS	\$ 2,000,000	\$ 2,000,000
TOTAL BUDGETED FUNDING	\$ 2,100,000	\$ 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 MAIN LOBBY ENTRANCE RENOVATION

Project Budget (FINAL)

September 23, 2026



Conceptual Floor Plan of Vestibule/ Entrance Area

ATTACHMENT 21

UConn 2000 Infrastructure Improvement Program

Tenth Biennial Report

(July 1, 2024 through June 30, 2026)

September 2026

BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE

Thomas D. Ritter, Chair
George A. Barrios
Charles F. Bunnell
Andrea Dennis-LaVigne
Francis X. Archambault, Jr.
Richard T. Carbray, Jr
Amvrossios Bagtzoglou

INTRODUCTION

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

This is the Tenth Biennial Report submitted to the BGE for its review and appropriate actions. The report covers the period of July 1, 2024, through June 30, 2026, and includes a brief background of the University's statutory responsibilities.

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

CGS Section 10a-109bb also requires the BOT/BGE to conduct a review of the University's management of UConn 2000 projects for its conformance with the applicable policies and procedures governing construction undertaken pursuant to Section 10a-109n. The statute further requires that the review incorporate information, including but not limited to, which is derived from the reviews of the reports submitted by the Construction Assurance Office (CAO). The CAO submits reports at least quarterly to the BGE, which in turn provides updates to the BOT.

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

In addition to the CAO compliance review, UConn 2000 project audits are performed by three separate entities. AMAS and the Connecticut Auditors of Public Accounts perform audits related to departmental operations and selected construction projects. In accordance with CGS Section 10a-109z, independent external auditors perform a review of the related BOT approval process, fiscal cost assignment accuracy, and the accuracy of approved project expenditures.

POLICY AND PROCEDURES BACKGROUND

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

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

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

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

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

POLICY AND PROCEDURES COMPLIANCE

Over the past 18 years, all parties involved verified policy and procedures developed and approved by the CMOC/BGE did not impede the completion of construction activities. As needed, appropriate amendments to the policy and procedures were developed, approved by the CMOC/BGE, and implemented. The BGE last approved revised and updated policy and procedure manuals at their June 13, 2023, meeting which reflected technological and efficiency changes made to the capital project delivery process.

Building and fire code related plan review and inspection compliance are the responsibility of the University's Fire Marshal and Building Inspector & Security Technology (FMBIST). Connecticut statute requires work associated with buildings or structures to be compliant with State Building Code (SBC). The State Building Inspector and the University have agreed FMBIST will administer permits for any work subject to SBC building permit requirements. No building is allowed to be occupied prior to receiving a temporary, partial, or permanent Certificate of Occupancy or a Certificate of Approval.

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

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

The University selects design architects, engineers, and other professional service consultants based on a quality review process rather than the lowest bidder.

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

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

SUMMARY OF CAO REPORTS

The CAO reviewed 13 UConn 2000 funded projects for compliance with statutory requirements during the biennial reporting period. Project documentation was examined for conformance with policy and procedures at the following phases of the construction project life cycle:

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

The CAO determined the University managed the 13 UConn 2000 projects in compliance with approved policies and procedures and noted no significant exceptions. The CAO review also verified that the appropriate approval authority reviewed and approved the construction project for compliance with building and fire codes.

A listing of the 13 UConn 2000 projects, with cumulative expenditures totaling approximately \$125 million, are located in Appendix A of this report.

Appendix A

UConn 2000 Projects Reviewed July 1, 2024 through June 30, 2026

Statutory Name	Child Project Name	Project Number
DM/Code/ADA/Inf Imp & Reno Lump Sum/UA&S Fac	Stamford Campus Garage - Demolition	300021
DM/Code/ADA/Inf Imp & Reno Lump Sum/UA&S Fac	NER and Discovery Drive Intersection Improvements	300169
DM/Code/ADA/Inf Imp & Reno Lump Sum/UA&S Fac	UCH-Main Building (L) Lab Renovations - 2nd Floor	22-013
Residential Life Facilities	UCH - Replace Chilled Water Pump CHWP#4	21-018
Technology Quadrant-Phase III	Avery Point Seawall Exigent Improvements	300253
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	Fenton River Well Field & Road Reconstruction	901653
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	UCH - Muscular Skeletal Institute Chiller Replacement	23-601.20
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	University Athletic District Development (Stadia)	201696
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	Gampel Pavilion Court Replacement	300255
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	Public Safety Building Improvements	201703
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	UCH - HIM Workplace Improvements	21-019
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	UCH-16 Munson Road Parking Lot Paving	22-601.03
DM/Code & ADA/In Imp & Reno Lump Sum/UA&S Fac	UPDC Relocation (TL2399)	300207

ATTACHMENT 22



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

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

Period: 05/16/2026 - 08/15/2026

300203 TL2540 Jones Annex Renovation			
CO-0004547	Description of Change Order Scope of Work	Reason for Change	Value
POA-002801	COR 007 - Funded by parking services to obtain a large billable parking lot. This expansion was part of a previous separate project and gained efficiency with existing resources under Jones Annex. Revenue generation	Owner Scope Change	\$ 387,799.24
POA-002801	COR 008 - After review of poor exterior conditions expansion of parking scope was warranted. This improved the appearance of the main entrance to the building. Asset preservation	Owner Scope Change	\$ 25,475.10
POA-002801	COR 021 - Missed scope for protection of transformer and gas service protection. The designer added bollard to protect as required by the utility companies. Safety	Errors and Omissions	\$ 20,096.18
POA-002801	COR 028 - Exterior masonry repair work found to be in disrepair at the back side of the building. Asset preservation	Owner Scope Change	\$ 5,234.96
POA-002801	COR 029 - Supports not detailed on the drawings were needed for HVAC equipment. Safety/Asset Preservation	Errors and Omissions	\$ 13,893.80
Total Change Order (\$):			\$ 452,499.28
Project Budget:			\$ 9,850,000.00
% of Change Order to Project Budget:			4.59 %
300326 Practice Field Upgrades			
CO-0004620	Description of Change Order Scope of Work	Reason for Change	Value
POA-002803	Change to filming tower heights and additional hardscape element	Owner Scope Change	\$ 225,200.00
Total Change Order (\$):			\$ 225,200.00
Project Budget:			\$ 5,345,500.00
% of Change Order to Project Budget:			4.21 %