

AGENDA

Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
February 22, 2024, at 12:00 p.m.
University of Connecticut

Meeting held by Telephone

Public Call In Number:

(415) 655-0002 US Toll

Access Code: 2633 215 9103

Public Streaming Link (with live captioning): <https://ait.uconn.edu/bot>

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

Call to order at **12:00 p.m.**

1. Public Participation*

*Individuals who wish to speak during the Public Participation portion of the Thursday, February 22, meeting must do so 24 hours in advance of the meeting's start time (i.e., 12:00 p.m. on Wednesday, February 21) by emailing BoardCommittees@uconn.edu. Speaking requests must include a name, telephone number, topic, and affiliation with the University (i.e., student, employee, member of the public). The Committee may limit the entirety of public comment to a maximum of 30 minutes. As an alternative, individuals may submit written comments to the Committee via email (BoardCommittees@uconn.edu), and all comments will be transmitted to the Committee.

- | | <u>TAB</u> |
|---|------------|
| 2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of November 28, 2023, as circulated | 1 |
| 3. Construction Assurance Office Report – February 2024
➤ Presenter: Angelo Quaresima
Associate Vice President and Chief Audit Executive | 2 |
| 4. New Annual Prequalification Program Review for Construction Managers and General Contractors
➤ Presenter: Joseph Thompson, Associate Vice President of University Business Services and Chief Procurement Officer | 3 |
| 5. Project Updates ~ Storrs Based Programs
➤ Presenter: Robert Corbett, Interim Associate Vice President of University Planning, Design & Construction
➤ Presenter: Stanley Nolan, Interim Associate Vice President for Facilities Operations | 4 |
| 6. UConn Health Updates, Facilities Development and Operations
➤ Presenter: George Karsanow, Associate Vice President for UConn Health Campus Planning, Design & Construction | 5 |

7. **Projects Reviewed by BGE and to be presented to Financial Affairs on 02/27/24:**

<u>STORRS BASED PROGRAMS</u>	<u>Phase</u>	<u>Budget</u>	<u>Tab</u>
Werth Residence Tower High Humidity Mitigation	Design	\$1,500,000	6
Freitas Renovation	Revised Final	\$3,000,000	7
 <u>UCONN HEALTH</u>			
Labor & Delivery Infant Protection System Replacement	Planning	\$760,000	8
Building F & Building M Roof Replacement	Design	\$1,615,000	9
Southington Clinic Expansion	Design	\$1,325,000	10
LINAC Unit Replacement	Design	\$4,985,000	11
KB034-036 Research Lab Renovation	Final	\$760,000	12
Garage 1, 2 & 3 Electric Vehicle Charger Installation	Final	\$550,000	13
Connecticut Tower (CT) 7 th Floor Med-Surg/Observation Unit Renovation	Final	\$2,500,000	14
Outpatient Pavilion 3 rd Floor Backfill	Final	\$4,250,000	15
Outpatient Pavilion X-Ray & Blood Draw Relocation	Final	\$1,925,000	16
Musculoskeletal Institute Rehabilitation Expansion	Final	\$1,010,000	17

INFORMATION ITEMS:

8. Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects) 18
9. Status of Code Correction Projects 19
 - Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report
 - Quarterly Construction Status Report, Period Ending December 31, 2023
 - https://updc.media.uconn.edu/wp-content/uploads/sites/1525/2024/02/UConn-Quarterly-Construction-Report_12312023_web.pdf
10. Construction Projects Status Report
<https://bpir.media.uconn.edu/wp-content/uploads/sites/3452/2024/02/Construction-Status-Report-2.28.24.pdf>
11. Other Business
12. Executive Session (*As Needed*)
13. Adjournment

ATTACHMENT 1

MINUTES

TELEPHONE MEETING

BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE

University of Connecticut

November 28, 2023

Committee Trustees: Andrea Dennis-LaVigne, Marilda Gandara

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

Other Trustees: Thomas Ritter

University Senate Member: Alexander Agrios

University Staff: Radenka Maric, Robert Corbett, Elizabeth Craun, Debbie Carone, Laura Cruickshank, Anne D'Alleva, Nathan Fuerst, Nicole Gelston, Jeffrey Geoghegan, Jonathan Heinlein, David Hook, George Karsanow, Andrea Keilty, Michael Kirk, David Koehler, Eric Kruger, Nathan LaVallee, Lynn Lesniak, Matthew Longenecker, Joann Lombardo, Margaret McCarthy, Stanley Nolan, Angelo Quaresima, Rachel Rubin, Joseph Thompson, Michelle Williams, Kristen Wirtanen, Reka Wrynn

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

1. Public Participation

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

2. Minutes of the Buildings, Grounds and Environment Committee Meeting of September 19, 2023

On a motion by Director Archambault, seconded by Trustee Dennis-LaVigne, the Committee voted unanimously to approve the minutes of the September 19, 2023, meeting.

3. Construction Assurance Office Report – November 2023

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

4. Project Updates ~ Storrs Based Programs ~ (Facilities Operations)

Presenter: Stanley Nolan, Interim Associate Vice President for Facilities Operations

5. Project Updates ~ Storrs Based Programs ~ (UPDC)

Presenter: Laura Cruickshank, Associate Vice President for University Planning,
Design and Construction

6. UConn Health Updates, Facilities Development and Operations

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

7. Projects Reviewed by BGE and to be presented to Financial Affairs on 12/06/23 for Storrs
Based Programs and UConn Health

This agenda item was informational.

8. Audit of UCONN 2000 Projects – Information Only

This agenda item was informational.

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

This agenda item was informational.

10. Status of Code Correction Projects

- Construction Management Oversight Committee Quarterly Code Correction,
Status Report – Code Exception Report
- Quarterly Construction Status Report, Period Ending September 30, 2023

This agenda item was informational.

11. Construction Projects Status Report

This agenda item was informational.

12. 2024 BGE Meeting Schedule (Updated)

This agenda item was informational.

13. Other Business

There was no Other Business.

14. Executive Session (*As Needed*)

On a motion by Director Archambault, seconded by Director Carbray, the Committee voted unanimously to go into Executive Session at 11:00 a.m. regarding:

Discussion of the selection of a site or the lease, sale or purchase of real estate by the state or a political subdivision of the state when publicity regarding such site, lease, sale, purchase or construction would adversely impact the price of such site, lease, sale, purchase or construction until such time as all of the property has been acquired or all proceedings or transactions concerning same have been terminated or abandoned; and discussion of any matter which would result in the disclosure of public records or the information contained therein described in subsection (b) of Section 1-210; and

Preliminary drafts or notes provided the public agency has determined that the public interest in withholding such documents clearly outweighs the public interest in disclosure; [CGS Section 1-200(6)(D) and (E) and 1-210(b)(1)].

The following Trustees were in attendance: Dennis-LaVigne, Gandara, Ritter, and Toscano.

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

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

The Executive Session ended at 10:53 a.m., and the Committee returned to Open Session at 11:55 a.m.

15. Adjournment

On a motion by Trustee Dennis-LaVigne, seconded by Vice-Chair Gandara, the Committee voted unanimously to adjourn the meeting at 11:56 a.m.

Respectfully submitted,

Debbie L. Carone

Debbie L. Carone
Secretary to the Committee

ATTACHMENT 2

February 22, 2024

TO: Members of the Buildings, Grounds and Environment Committee

FROM: Angelo Quaresima, Chief Audit Executive

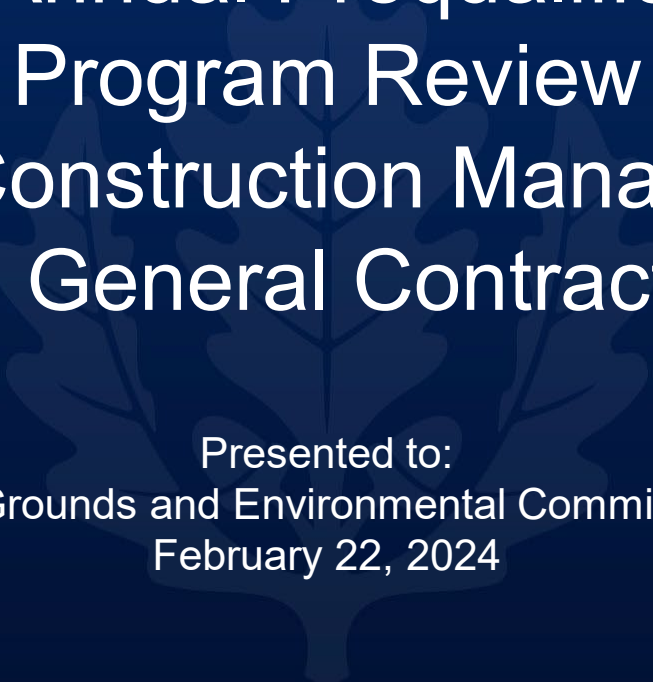
David Hook, Construction Auditor

RE: Construction Assurance Office Report – February 2024

In accordance with CT General Statutes (CGS) Section 10a-109cc, the following is the statutory required report of construction performance reviews undertaken by the Construction Assurance Office (CAO) through January 2024:

As of the date of this report, the CAO continues to review 45 active UConn 2000 funded projects for compliance with CGS Section 10a-109n and UConn's Capital Projects Policies and Procedures Manuals maintained by Finance, Capital Projects and Facilities Procurement, and University Planning, Design and Construction. Once a project is financially closed by UConn management, the CAO will provide the Buildings, Grounds and Environment Committee with a final assessment of management's performance.

ATTACHMENT 3



New Annual Prequalification Program Review for Construction Managers and General Contractors

Presented to:
Building, Grounds and Environmental Committee (BGE)
February 22, 2024

Annual Prequalification Program Review

Program Overview

- Establishment of new program based on Legislative Changes implemented as of October 1, 2023.
- Program is intended to prequalify **Construction Managers** and **General Contractors** on an **annual basis**.
- For University projects valued at **\$1,000,000** or more, based on Legislative Changes implemented as of October 1, 2023.
- Certification for 1-year with the option to extend for two (2) additional 1-year periods.
- Companies may prequalify for projects in the following Areas of Expertise:
 - Student Housing.
 - Academic & Staff Buildings.
 - Energy and Infrastructure.
 - Athletics and Recreational Facilities.
 - Healthcare and Science Facilities.
- Invitations to Bid or Requests for Proposal would be issued on an as-needed basis.

Annual Prequalification Program Review

Request for Statement of Qualifications (Annual Prequalification)

- Issue a quality-based selection Request for Qualifications solicitation for General Contractors and Construction Managers.
- Companies submit their Statements of Qualification, which would include the following information:
 - Narrative of Approach (This is only required for Construction Managers prequalification).
 - Previous Relevant Experience.
 - Team Qualifications.
 - Bonding Capacity Letter.
- Review the statements of qualification received, to determine which Companies are qualified to perform the Scope of Work for this Program, based on the companies Technical, Managerial and Financial Ability, and their demonstrated Integrity.
- Issue Prequalification Certificates to the accepted companies, which will include the following information:
 - Category of work (General Contractor or Construction Manager)
 - Areas of Expertise
 - Expiration date of the prequalification and any available extensions
 - Single Limit Bonding (Maximum allowable estimated construction cost of individual projects)

Annual Prequalification Program Review

Selection Process for Projects under the Annual Prequalification

- Receive request for solicitation of a Project.
- Determine list of Companies to be invited to the solicitation process based on the following criteria:
 - Category of Work: CM or GC
 - Area of Expertise: appropriate for the scope of work and needs of the University
 - Bonding Capacity: to be more than the Estimated Construction Cost of the project.
- At the discretion of the University, conduct a shortlisting process for CM Projects by requesting the following information:
 - Project Specific Narrative of Approach.
 - Additional Key Personnel to be assigned to the Project.
- Issue solicitation and request Cost Proposal and Financial Statements.
 - Request for Proposal (for Construction Managers). Selection is based on Cost and Interview presentation.
 - Invitation to Bid (for General Contractors). Selection based on lowest bid.

ATTACHMENT 4



Buildings, Grounds, and Environment Committee

DRAFT FOR REVIEW

University Planning, Design and Construction
Facilities Operations

February 22, 2024
Complete Report

UConn

Agenda

Resolutions for February BOT Meeting

Freitas Renovation- Phase 2

Werth Residence Tower High Humidity Mitigation

Highlighted UPDC Projects

UPDC Projects in Construction

UPDC Projects in Design

Real Estate Projects

XL Center

Off-Campus Development

Highlighted Facilities Projects

Facility Operations Projects in Construction

Facility Operations Projects in Design






Appendix

UPDC/Facility Operations Projects in Planning







UPDC/Facility Operations Projects in Close-Out

UPDC Project Status Summary



In Bidding/Construction

-  Freitas Renovation
-  South Campus Infrastructure
-  Residential Life- South Campus Residence Hall
-  Gilbert Road Site Preparation
-  NER and Discovery Drive Intersection Improvements

In Design









-  Werth Residence Tower High Humidity Mitigation
-  School of Nursing New Building
-  Fieldhouse- Old Recreation Center Renovation
-  Stamford Mill River Remediation
-  Eversource Second Electrical Feed
-  Mirror Lake Improvements

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:








-  Least Risk
-  Some Risk
-  Most Risk

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

In Planning

-  Hartford Cafe
-  Wilbur Cross One Stop Student Services
-  PBB Research Support Expansion
-  Peace Park
-  Coventry Boathouse
-  Athletics Master Plan
-  Tennis Practice Facility
-  Golf Practice Facility

In Close-Out

-  Gant Building Renovation
-  Boiler Plant Equipment Replacement and Utility Tunnel Connection
-  Supplemental Utility Plan
-  NW Science Quad, Ph 2 Utilities and Site
-  UConn 2000 Code Remediation - Stamford
-  B4 Steam Vault and Line Exigent Repair
-  Fenton River Well Field and Road

Freitas Arena Renovation

- Scope:
 - Renovation of the former ice arena to support the Women's Volleyball program.
 - Phase 1: The work includes the decommissioning of the ice system, demo of the existing dasher boards, installation of new flooring and bleachers.
 - Phase 2: Renovation of the Women's locker room.
- Budget: \$3.0 Revised Final Pending BOT February 2024
 - Phase 1 \$2.5M, Approved Final- BOT April 2023
- Schedule:
 - Phase 1: Completed in Summer/Fall 2023
 - Phase 2: May 2024– August 2024
- Key Issues & Risks:
 - Schedule, cost, and long lead times for bleachers and materials.



Phase 1- volleyball courts complete

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 to determine modifications to the air distribution within the rooms to minimize condensation on the windows during heating season is ongoing.
 - This request is to procure temporary dehumidification equipment to install in the hallways to help lower the humidity level in the building for the summer of 2024 and follow-on academic year. The final fix will be done during the summer of 2025 due to long lead times for equipment procurement.
 - Subsequent requests for equipment purchases and system installation will be submitted.
- Budget: \$1.5M, Design Pending BOT- Feb. 2024, \$925,000, Approved Revised Planning
- Schedule:
 - Dec 2023-March 2024 – Design temporary measures
 - March 2024 – May 2024 – install temporary dehumidification system
 - Summer 2025 – install new rooftop equipment and ductwork to rooms
- Key Issues & Risks:
 - Supply chain delays for mechanical and electrical equipment and controls



UPDC Projects in Construction

South Campus Infrastructure

- Scope:
 - Replace aging steam and other infrastructure on the South side of campus to increase efficiency and reliability of existing utilities; provide utilities, including a sustainable geothermal heat exchange system connected to the existing South Campus Chiller Plant and to the South Campus Residence Hall. Project scope was reduced to lower costs while still supporting the construction of the South Campus Residence Hall and providing the geothermal heat exchange system, and a phased approach was adopted to maintain critical schedule milestones.
- Budget: \$89.5M, Approved Revised Final
 - Some Deferred Maintenance steam infrastructure replacement was removed from the project scope and will be bid as a separate project at a future date. A 450-foot segment of steam line that failed in August 2023 will be replaced under the project.
- Schedule:
 - All project phases have been bid.
 - Construction July 2023 – May 2025, with in-service date of electrical equipment for the South Campus Chiller Plant potentially as late as December 2025.
- Key Issues & Risks: Potential for unanticipated subsurface conditions, cost increases due to escalation and temporary measures associated with the scope reduction delay and impacts on budget and material availability due to market conditions.



Installation of new utilities in Gilbert Road



Installation of geothermal system, S Lot 7

South Campus Residence Hall



- Scope:
 - Construction of a new 647 bed Residence Hall and 500 seat Dining Hall in the South Campus
- Budget: \$215.0M, Approved Final
- Schedule:
 - Construction commenced November 7, 2022
 - Masonry exterior and windows about 80% complete
 - Interior drywall and finishes continuing
 - Construction Completion: Currently targeting Fall 2024
- Key Issues & Risks: Construction noise and dust, long lead times for electrical and mechanical equipment, required services completion from associated projects (South Campus Infrastructure and Mirror Lake)



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

Gilbert Road Site Preparation

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



4 Gilbert Road - House Relocation

N Eagleville Rd & Discovery Dr Intersection Improvements



Scope:

- Essential, safety-related improvements to signalization and pedestrian facilities
- Replacement of outdated poles, mast arms, signal heads and other traffic control appurtenances
- New pedestrian signal heads, push button pedestals, dedicated left turn signal, curb ramps and crosswalks

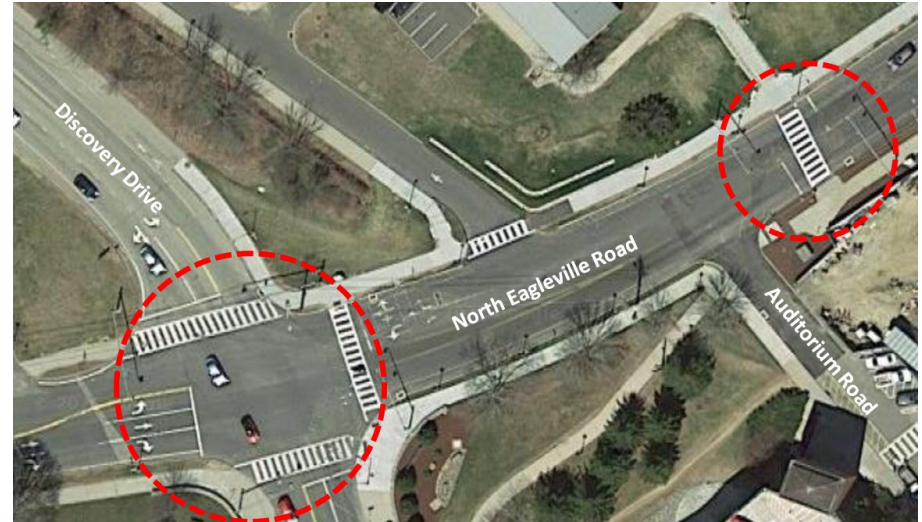
Budget: \$3.0M, Approved Revised Final

Schedule:

- Construction fully mobilized November 2023
- Signals planned to be operational February 2024

Key Issues & Risks:

- Unforeseen stormwater pipe repair December 2023
- Traffic control during construction
- Continued inspections & inclement weather



North Eagleville Road at Discovery Drive & Auditorium Road

UPDC Projects in Design

School of Nursing New Building



- Scope:
 - Construction of a new School of Nursing building on a site adjacent to Philips Communications Science Building and the Human Development Center
 - Design-bid-build delivery method on an aggressive three-year completion schedule
- Budget: \$5.4M Approved Design BOT October 2023
 - Architect selected and kick-off meeting held in October
 - CM selection process completed Winter 2024
 - Concept design complete and schematic design commencing
- Schedule:
 - CEPA – Public Scoping Complete; Post-Scoping Notice in process; Anticipated entire process completed by Spring 2024
 - Design – October 2023 to June 2024
 - Bid & Contracting – July to September 2024
 - Tentative Construction – October 2024 to July 2026
- Key Issues & Risks:
 - Aggressive schedule and tight budget
 - Difficult site and swing space possibilities



New School of Nursing Building located in the South Campus area

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: \$8.5M Approved Revised Design
- Schedule:
 - Design released in Summer 2023 with expected design completion in the Fall 2024. Phase 1 (Wolff Zackin Natatorium) will be bid and constructed Winter 2025 – Fall 2026. Phase 2 (Balance of Field House) will be bid in Fall 2024 and constructed between Summer 2025 and Winter 2026
- Key Issues & Risks: Funding for full design/construction to be confirmed, cost escalation and supply chain concerns, especially concerning long-lead items, and swing space/relocation requirements and plans need to be further developed



View of Proposed New Entry



View of Proposed Student Academic Center

Stamford Garage – Mill River Remediation

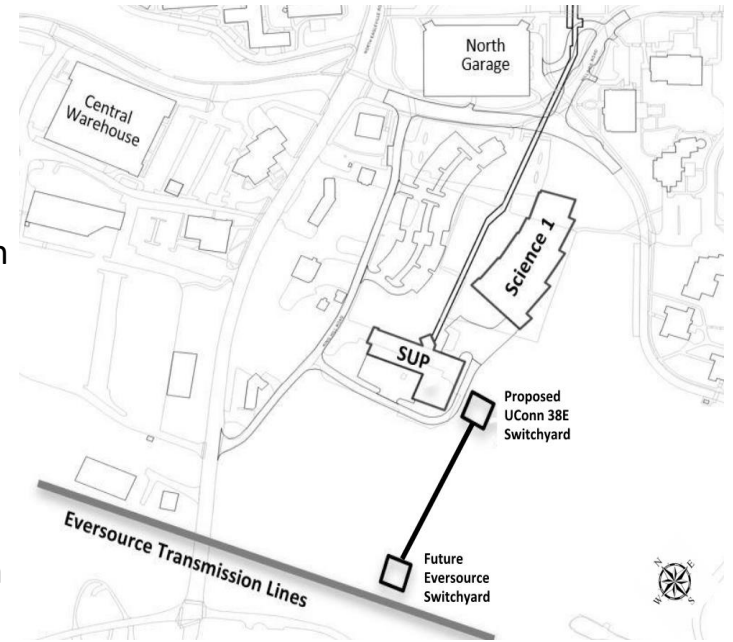
- Scope:
 - Remediation of environmentally-impacted soils and sediments at the Mill River adjacent to the west of UConn's parking lot
- Budget: \$0.5M, Approved Planning, construction funding TBD
- Schedule:
 - Initial Ecology Report and testing completed and submitted in September 2020. DEEP requested additional study.
 - Access agreements from adjacent property owners completed and second round of testing of river completed Fall 2022
 - Updated reports and testing results submitted to DEEP. DEEP still reluctant to finalize a remediation level. Additional risk assessment testing being done in Spring 2024.
 - Target Remediation Date: TBD. No earlier than Fall 2024
- Key Issues & Risks: Extent of remediation may include adjacent properties not owned by UConn. Permitting of work will take 9 – 12 months after agreement on scope with DEEP. Budget will depend on remediation scope of work. Market escalation.



Mill River adjacent to UConn Parking Lot

Eversource Second Electrical Feed

- Scope:
 - Construction of a new UConn 38E switchyard adjacent to the Supplemental Utility Plant (SUP) and connection to Eversource transmission lines.
- Budget: \$15.0M Approved Final, Phase 1, September 2023 BOT
- Schedule:
 - Design continues and has been completed through the selection of certain equipment with long lead times.
 - Phase 1, the procurement and installation of equipment with long lead times, has been bid.
 - Construction Schedule: TBD based upon updated lead times for equipment.
- Key Issues & Risks: Environmental permitting, long lead times on equipment and cost escalation due to large volume of transmission upgrades nationwide, Eversource completion of its enabling design and construction (risk mitigated by selecting a transformer which can be put into service on the UConn side before new Eversource scope completed).



UConn 38E Switchyard and Eversource Transmission Line Connection

Note: Eversource switchyard by Eversource

Mirror Lake Improvements

Scope:

- Construction of the New School of Nursing Building, South Campus Residence Hall and associated infrastructure requires stormwater improvements for environmental compliance
- A near-term, phased scope of work within a reduced budget and an updated feasibility study that was mutually satisfactory to CT DEEP was completed, and included two key components of work:
 - (1) Interim improvements and/or repairs to the dam and spillway due to its hazard class and existing conditions
 - (2) Stormwater attenuation and water quality improvements associated with past and active development
- Emergency Action (Safety) Plan for the dam remains in effect

Budget: \$4.0M, Revised Design, BOT approved April 2023

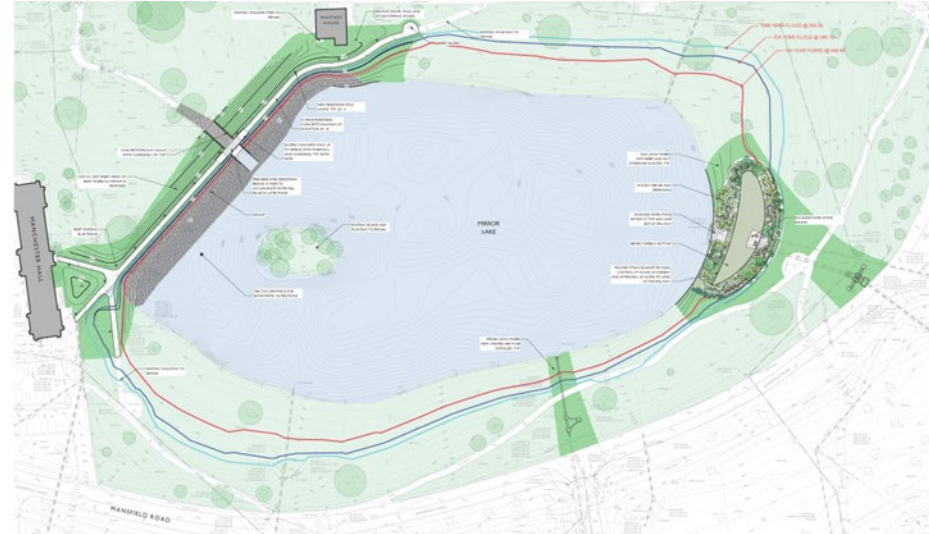
- \$10M, total project budget target

Schedule:

- Construction Document Phase complete January 2024
- Environmental permitting and notices underway
- Bidding anticipated in the Fall 2024
- Construction: March 2025 – November 2025 (tentative)

Key Issues & Risks:

- Environmental and construction permitting review periods
- Escalation and market for favorable bids on tight budget



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

Real Estate Update

Real Estate Projects

Bergin Property Transfer: OPM has indicated that transfer is on hold, but DAS and CT Department of Education would still like to pursue the site. Updated request pending from DAS for UConn approval re-review. DAS conducting due diligence and updating site plans before submitting request.

CAV Test Track Land Sale Option: Option executed by Developer, UConn and AG in August 2022. Nine (9) month due diligence period has ended. Developer and UConn have agreed on a smaller parcel of land on Depot campus for the track and the Option is being revised for reapproval.

36 North Main Street - Waterbury: Lease and Design documents has been completed and are executed. Closing on the property has occurred and financing is in place. Design continuing and construction will likely run until mid-2025.

XL Center Hartford: UConn leasing 51,000 square feet of former St Joseph's School of Pharmacy space in Hartford. Some bond funds available to off-set some of the potential renovation costs of the space. Lease has been finalized and will be brought forth for BOT approval at the February 2024 meeting.

Real Estate Projects

XL Center Parking: Reduced-rate parking being negotiated with CRDA near the XL Center and will be brought forth for approval in April 2024.

Coventry Boathouse: As part of Title IX for the women's rowing team, UConn proposes to construct a new boathouse on Coventry Lake. Town has stepped back from a proposed ground lease and is undertaking a park master plan process. UConn reviewing all available options for the team.

Eversource 2nd Feed Easement: To increase power to the University, a second high voltage feed is being added by Eversource. An amendment to the existing easement for this service widening it from 50' to 100' will be submitted to BGE in the future for same.

Parcel "E": Transfer of 1.2 acres to Downtown Storrs 3rd-party developer planned in February 2024.

Off-Campus Development: Five (5) developments have been approved by the Town to date totaling approximately 3,250 beds. Two (2) pre-moratorium applications still pending and working their way through the approvals process totaling an additional 950 beds.

Facilities Operations Project Status Summary

In Bidding/Construction

- IPB Renovations for C2E2
- Jones Annex Renovation
- North and South Garages Restoration Phase 4
- Andover Infrastructure and Software Upgrade Phase 4
- Wilbur Cross Cupola Repair
- Von Der Mehdon Recital Hall Roof Restoration
- Electrical Vehicle Charging Infrastructure & Service Upgrades
- Hydrogen Fuel Dispenser
- Dining Hall Ventilation Upgrades
- Branford House Exterior Repairs Phase 1 and 2

Planning/In Design

- Energy Savings Performance Contract Phase 2
- IPB Fuel Cell Installation under PPA
- Putnam Hilltop Fuel Cell Installation under PPA

Close Out

- Avery Point Seawall Improvements

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

■ Least Risk ■ Some Risk ■ Most Risk

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

Facilities Projects In Construction

Innovation Partnership Building Renovations for the Center for Clean Energy Engineering



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

Budget: \$5,400,000 Approved Final
Target Overall Budget: \$20,000,000

Schedule: Phase 1 Design Completion: January 2024
Phase 1 Target Construction Completion: Winter 2025

Phase 2 Target Design Completion: April 2024
Phase 2 Target Construction Completion: Fall 2025

Key Issues & Risks: Aggressive Schedule



Jones Annex Renovation



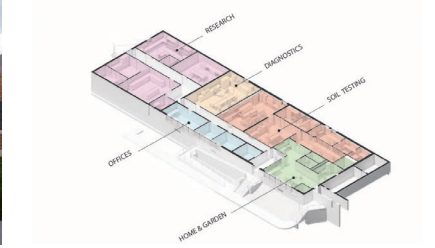
Scope: Renovation of the Jones Annex building consolidating several outreach education fee-based services at one location. The consolidation will help facilitate efficiency between personnel, collaboration of group and increase opportunities for profession staff to contribute to undergraduate educational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

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

Schedule: Target Design Completion: March 2024

Target Project Completion: Spring/Summer 2025

Key Issues & Risks: Aggressive Schedule



North and South Garage Restoration Phase 4



Scope: Repairs of the joint sealants, deteriorated or damaged concrete floors, beams, columns, walls, curbs, welded shear connectors, beam support, cleaning and repairs of the drainage system and paints miscellaneous surface and items. This aligns with the strategic initiative to maintain University owned parking garages that support safe/adequate parking for Storrs campus. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University.

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

Schedule: Construction documents complete January 2024 and construction to begin May 2024.

Key Issues & Risks: None



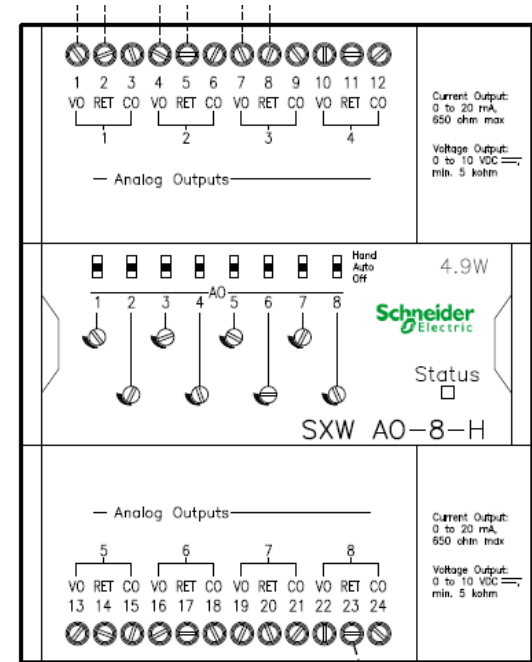
Andover Infrastructure and Software Upgrade

Scope: This project includes 4 phases to upgrade the building automation system software in most buildings throughout campus. The system controls and monitors the buildings' mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems and security systems. This aligns with the strategic initiative in supporting the upgrades to aging software for buildings and infrastructure. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University.

Budget: \$3,855,439 - Approved Final

Schedule: Phase 1, 2, and 3 are completed. Phase 4 construction began in January 2024 and will be completed in July 2024.

Key Issues & Risks: None



Von Der Mehden Recital Hall Roof Restoration

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

Budget: \$1,010,000- Approved Planning

Schedule: Target Construction Completion: August 2024

Key Issues & Risks: None



Wilbur Cross Cupola Repair



Scope: Replace the existing wood shake roof, repair the rot and water damage on the inside and outside of the cupola. This aligns with the strategic initiative in supporting the repair to aging buildings and infrastructure. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

Budget: \$932,000- Approved Final

Schedule: Construction Completion: August 2024

Key Issues & Risks: None



Electric Vehicle Charging Infrastructure and Service Upgrades

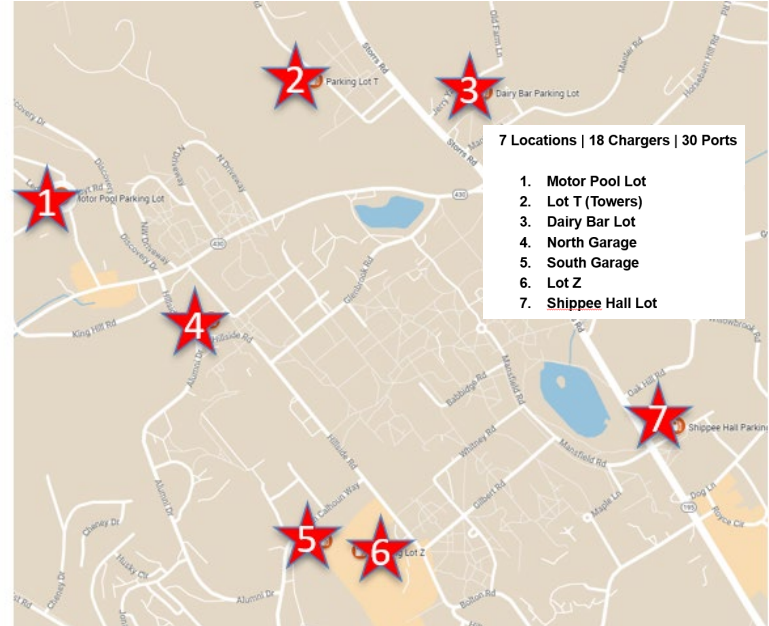


Scope: The project will install new EV charging equipment and upgrade infrastructure associated in 7 new locations at the Storrs Campus. This strategic initiative to accelerate carbon mitigation implements a key step to reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiative Wellness of People and Planet.

Budget: \$957,200 Approved Final

Schedule: Procurement through State Contract (21PSX0027) in Fall 2023 for equipment and construction scheduled for May 2024.

Key Issues & Risks: Lead time on material and ensuring this is complete meeting compliance with proposed regulation PR2023-023 to adopt section 22a-174-36d of the RCSA.



Hydrogen Fuel Dispenser

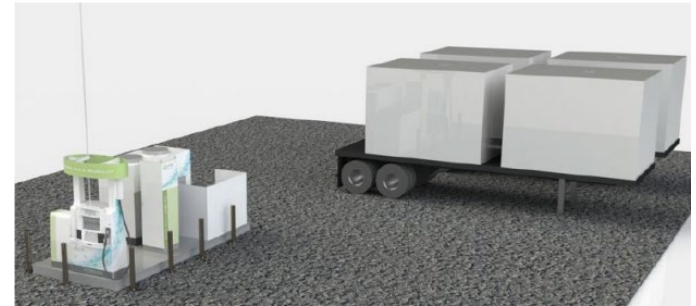


Scope: The project will install a hydrogen fuel dispenser at the Storrs Campus. Hyundai and Toyota confirmed approval to fuel their light – duty vehicles (NEXOs and Mirai). This implements a strategic initiative to accelerate carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiative Wellness of People and Planet and Excellence in Research, Innovation, and Engagement.

Budget: \$835,500 Approved Final

Schedule: Procurement through a Sole Source in Fall 2023 for equipment and construction schedule for May 2024.

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



Dining Hall Ventilation Upgrades



Scope: Dining hall ventilation upgrades to support energy conservation measures for 6 locations (Northwest, Towers, North, Rome, Buckley, and Shippee). This aligns with the strategic initiative to accelerate carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiative Wellness of People and Planet.

Budget: \$892,700 Approved Final

Schedule: Northwest Dining Hall upgrade is complete, and Towers Dining Hall is in design.

Key Issues & Risks: None



Branford House Exterior Repairs, Phases 1 & 2



Scope: Repairs to the building envelope of the historic, three-level, granite masonry manor at the Avery Point campus. The repairs include repointing mortar joints, flashing, downspouts, repair of certain windows, etc. This aligns with the strategic initiative in supporting the repair to aging buildings and infrastructure, especially our historical buildings. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Husky Pride and Resilience.

Budget: \$800,000 Approved Final

Schedule: The majority of construction is complete with some minor repairs to be scheduled Spring 2024. There was a minor delay due to the recent rain events.

Key Issues & Risks: None



Facilities Projects In Design

Energy Services Performance Contract Phase 2

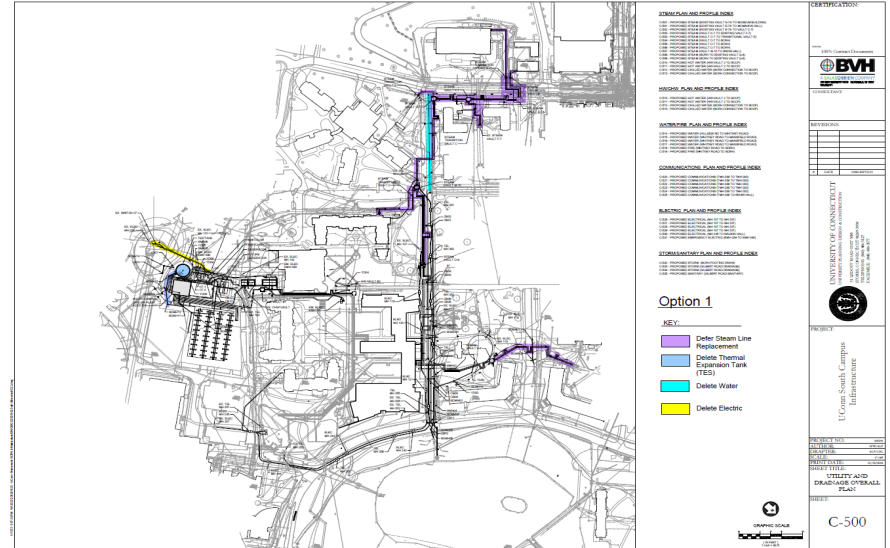


Scope: This project includes Energy Conservation Measures (steam/condensate line replacement, Retro-Commission 24 buildings (3M sq ft), LED Lighting Conversion 44 buildings (2.1M sq ft), Solar Canopies on various parking lots (1.6M sq ft). This accelerates carbon mitigation towards reaching the Carbon Neutrality Goal by 2030. This aligns with the strategic initiative Seven World-Class Campuses, One Flagship University and Husky Pride and Resilience.

Budget: \$500,000 Approved Planning

Schedule: Procurement through the Federal Energy Management Program March 2024, audit to be complete Spring/Summer 2024.

Key Issues & Risks: Contract Negotiations



APPENDIX

UPDC Projects in Planning and Close-Out

UPDC Projects in Planning

Hartford Cafe



Scope: Build out a café space on the 1st Floor within the Hartford Times Building to provide students with an affordable option and address food insecurity.

Budget: \$100,000 approved Planning

- Target budget in the range of \$650,000 to \$800,000

Schedule:

- Design: Winter 2024-Spring 2024
- Bidding anticipated Summer 2024,
- Construction Summer 2024-Fall 2024 with target completion by the start of the second semester 2024-2025

Key Issues & Risks: Long-lead Dining Service Equipment



Wilbur Cross- One Stop Student Services



- Scope:
 - Consolidation of Student Services, Financial Aid, Admissions, and Registrar's Office in Wilbur Cross to modernize the approach to student support services.
- Budget: \$490,000 Approved January 2024 PRC
- Schedule:
 - Design completion anticipated in Spring 2024
 - Construction anticipated Summer 2024-Winter 2025
- Key Issues & Risks: Market conditions and lead times for certain furniture and materials



Other Projects in Planning



- **PBB Research Support Expansion**
 - Design Team Selection proceeding
 - Fit-out the shell space adjoining the existing research support facility within the Pharmacy Biology Building on the Storrs Campus. The scope of the project is approximately 3,615 NSF.
- **Peace Park**
 - In collaboration with UConn Global Affairs, the project will also create an outdoor pocket park on the Storrs Campus to foster a sense of global-mindedness, and recognize tolerance as a precursor to peace, in an increasingly diverse world.
- **Coventry Boathouse**
 - Provide a new boathouse and locker room for the Women's Rowing Team
 - Project is on hold while University is negotiating with the Town of Coventry for land lease

Other Projects in Planning



- Athletics Master Plan
 - Status – Final Draft Complete Fall 2023 and under review

- Tennis Practice Facility
 - Consultant selected, beginning design
 - Improve the existing facility to Title IX requirements by constructing a new building that includes team locker room and public restrooms

- Golf Practice Facility
 - Fundraising ongoing, project initiation March 2024 (tentative)
 - Plan, design and construct an indoor practice facility with an outdoor driving range and chipping/putting greens.

Facilities Projects in Planning

IPB Fuel Cell Installation under PPA

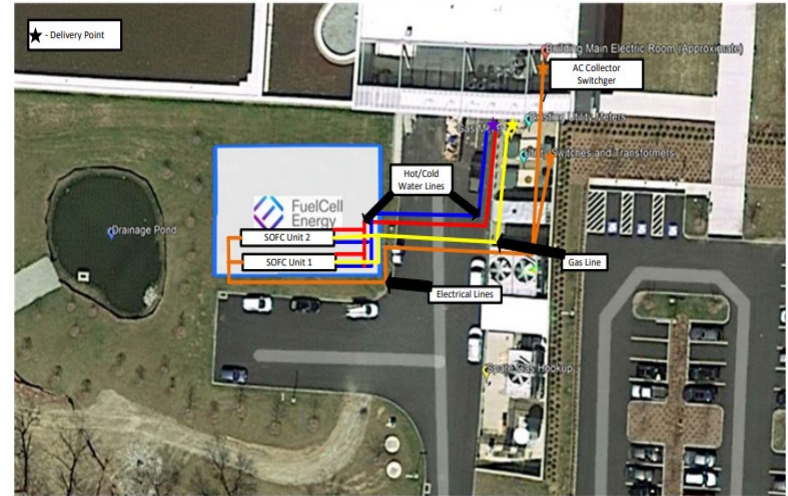
Scope: Installation of fuel cells are an integral component of the University goal for carbon neutrality by 2030. Selection of Hydrogen capable future equipment is necessary to meet the electrical demand on campus and improve our greenhouse gas emissions profile. The fuel cells will generate electrical and thermal energy to be consumed at the installation site through two Energy Power Purchase Agreements in which the vendor FCE will design, build, and operate for 8 years two nominally rated 250kW solid oxide fuel cells. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: \$6,500,000 per unit - Planning

Schedule: PPA Contract February 2024 Construction commence May 2024.

Key Issues & Risks: Financing

Exhibit E: Phase 1 FuelCell Energy Preliminary Electricity, Thermal, and Utility Delivery Points



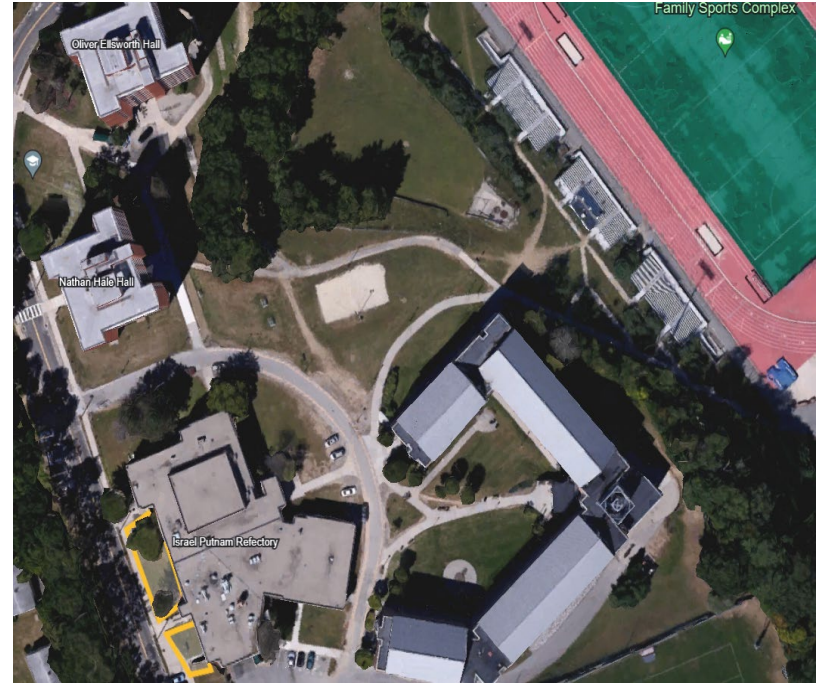
Putnam Hilltop Fuel Cell Installation under PPA

Scope: Installation of fuel cells are an integral component of the University goal for carbon neutrality by 2030. Selection of Hydrogen capable future equipment is necessary to meet the electrical demand on campus and improve our greenhouse gas emissions profile. The fuel cells will generate electrical and thermal energy to be consumed at the installation site through a Energy Power Purchase Agreement in which the vendor VFS will design, build, and operate for twenty years two nominally rated 460kW solid oxide fuel cells. This aligns with the strategic initiative Excellence in Research, Innovation, and Engagement.

Budget: \$15,000,000 - Planning

Schedule: PPA Contract February 2024 Construction commence May 2024.

Key Issues & Risks: Financing



UPDC Projects in Close-Out

Gant Building Renovation

- Scope: 300,000 GSF Renovation
 - Teaching labs, faculty offices and support space upgrades
 - Infrastructure and Envelope Upgrades
- Schedule:
 - Ph 1-South Wing complete 2019
 - Ph 2- East Wing complete 2021
 - North Wing- Make safe- Spring 2024
 - Ph 3- North Wing- Final Design and Construction – On Hold
- Key Issues & Risks:
 - Coordination with EPA and timing of Phase 3 work
 - Cost of future Phase 3 work



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

Boiler Plant Equipment Replacement and Utility Tunnel Connections

- Scope: Boiler Plant Equipment Replacements and Utility Tunnel Connection
 - Scope of work includes extension of the tunnel and utilities from the Central Utility Plant (CUP) to the SUP, and installation of two new dual-fuel boilers at the CUP and one new boiler at the SUP.
- Budget: Approved \$43.0M Revised Final BOT
- Schedule:
 - Phase 1: Mechanical systems to receive new boilers: Complete
 - Phase 2: Start-up of new boilers in CUP for winter heat: Complete
 - Phase 3: Installation of third new boiler in the SUP commenced in October 2022. Installation and piping work will continue through Summer 2023. Peer review of installations on-going.
 - Rework of systems will likely continue into the Spring 2024
- Key Issues & Risks: Potential costs at close-out of all three phases. Tunnel steam pipe issues may require some rework in the CUP. Potential additional costs from rework.



New Boiler installed in the Central Utility Plant

Supplemental Utility Plant

- Scope: Supplemental Utility Plant (SUP) to enable completion of the Next Generation CT Science program, including heating and cooling for the Gant Complex renovation and the new construction Science 1 research building.
 - Project includes 4 new chillers; 2 emergency generators; electrical switchgear.
 - Formerly known as Phase 2, construction with combustion turbines for power production is on hold pending study of renewable energy sources by University committees and working groups.
- Budget: \$67M Approved Final
- Schedule: Project in close-out
 - Construction Start Summer 2020
 - Construction Completed Summer 2022
 - Rework of some systems due to peer review will continue until the Spring 2024
- Key Issues & Risks: Coordination with Science 1 and NW Science Quad utilities and tunnel repairs and peer review



SUP View Looking South



SUP Interior View of 125 psi Steam Header

NW Science Quad, Ph 2 Utilities and Site



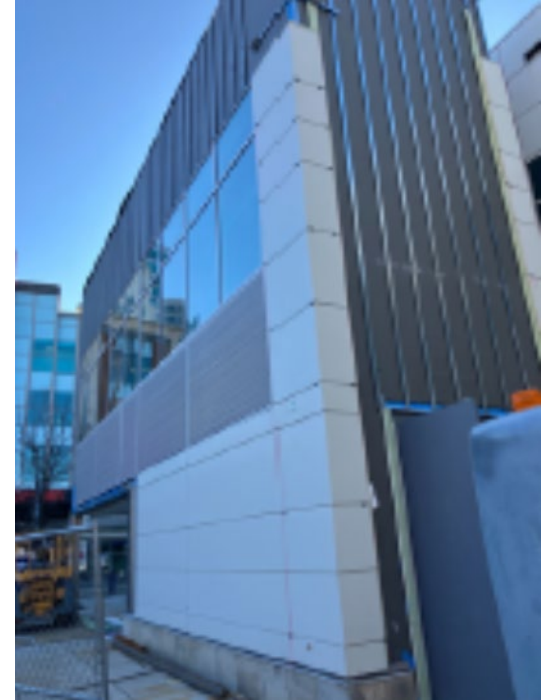
- Scope: NW Science Quad Site Development
 - Scope of work included extension of existing Gant utility tunnel (Ph 2) terminating at new SUP, direct burial utilities for connections to the campus loop, woodland corridor stormwater extension from Gant, surface parking, improvements to King Hill Rd, Alumni Drive and Hillside Rd.
- Budget: \$56M, Approved Final
- Schedule: project in close-out
 - Design: Fall 2017 – Fall 2019
 - Construction: Summer 2020 – Fall 2023.
 - Steam line repair substantially completed in November 2023; steam line operational and serving Science 1.
- Key Issues & Risks:
 - Tunnel remains under a TCO; investigation and repair of an isolated steam line support issue will take place in Spring 2024, after which final CO will be issued.



North Elevation Looking East

UConn 2000 Code Remediation – Stamford Downtown Relocation

- Scope: Remediation of code discrepancies relating to the original UConn 2000 project. Primary scope of work includes sprinkler, egress, fire separation assemblies and new restrooms.
- Budget: \$22M, Approved Revised Final
 - Contract executed June 2021. Project will be completed within the budget
- Schedule:
 - Phase I work completed Summer 2020
 - Phase II work substantially completed December 2022.
 - Phase III Atria wall remediation completed Summer 2023
 - Close-out of project with fire marshal continuing and we are awaiting sign-off on all 18 open discrepancies
- Key Issues & Risks: None



New Exterior Stairwell at West Side of Building

B4 Steam Vault and Line Exigent Repair



Scope:

- Replace the steam and condensate return lines and new B4 Vault

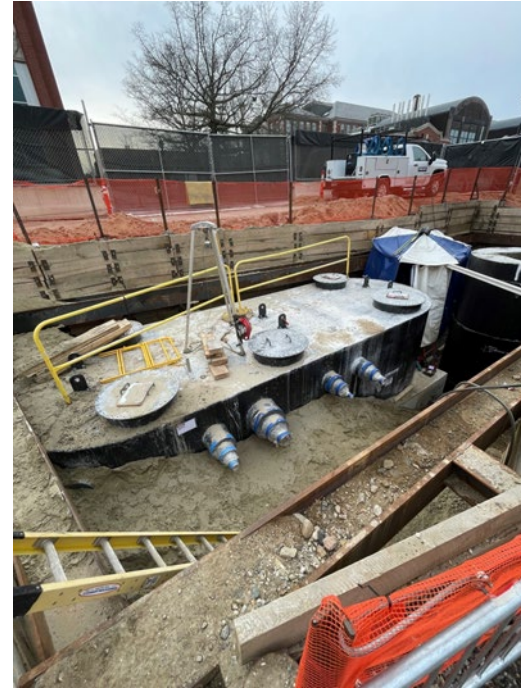
Budget: \$7.7M, Approved Revised Final

Schedule:

- Project complete and in closeout

Key Issues & Risks:

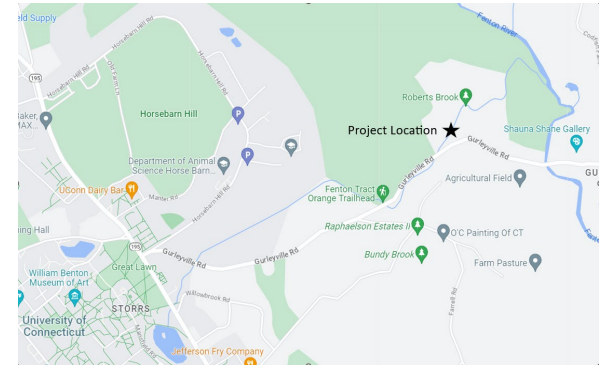
- None



B4 Steam Vault Installation

Fenton Well Field Road Bridge Replacement

- Scope: Replace the bridge on the service road to the Fenton Well Field
 - Install a temporary roadway and bridge
 - Dam the stream above the bridge and install a temporary diversion pipe
 - Construct a new bridge
 - Remove temporary dam, diversion pipe, roadway and bridge
- Budget: \$1.7M, Approved Final – BOT April 2023
 - Budget is based on low bid construction cost
- Schedule:
 - Project substantially complete and in close out. Minor wash outs will be repaired in the spring of 2024
- Key Issues & Risks:
 - None



Location Map



New Roadway being installed

Facilities Projects in Close-Out

Avery Point Seawall Improvements



Scope: Restore the shoreline protection (seawall) on the east side of Avery Point Campus . This aligns with the strategic initiative in supporting the repair to aging infrastructure and protecting the shoreline.

Budget: \$3,063,069- Approved Final

Schedule: Construction completed December 2023.

Key Issues & Risks: None



ATTACHMENT 5

Buildings Grounds & Environment Committee

February 22, 2024

UConn Health Updates
Facilities Development & Operations

Campus Planning Design and Construction

FUNDING STATUS :

FY24 CAPITAL POOL

- Approximately \$14.1 million allocated for FY24
- Pool used to fund requests for Clinical Equipment, IT and Capital Projects
- Approximately \$3.4 million remaining

DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

- Projects are reviewed and prioritized based on Guiding Principles.
- \$25 million of DM Funding received in FY22. Commitment of \$22.5 million to active projects.
- \$40 million of DM Funding received in FY23 . Commitment of \$31.2 million to projects
- \$30 million of DM Funding authorized in FY24 (not yet received). Planned allocations of \$27.25 million to upcoming projects.

Campus Planning Design and Construction

Capital Project Metrics:

Phase	DIVISION						Total
	Admin	DM	JDH	SODM	SOM	UMG	
Initiation	6	15	18	0	4	4	47
Pending Approval	2	1	0	0	0	0	3
A & E Selection	0	2	0	0	0	0	2
Design	2	16	12	0	4	5	39
Procurement	1	4	5	0	0	1	11
Construction	0	10	10	1	4	1	26
Substantially Complete	3	7	28	0	10	8	56
Total	14	55	73	1	22	19	184

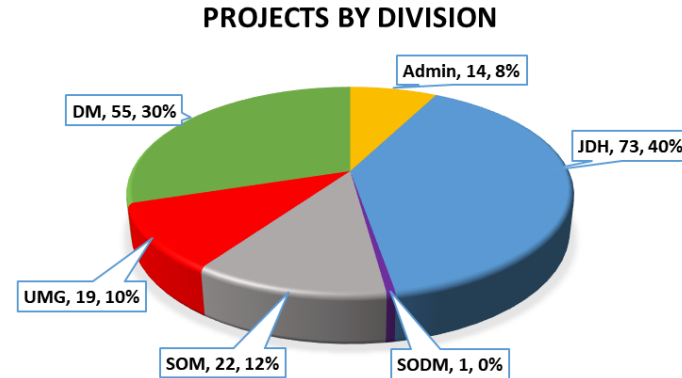
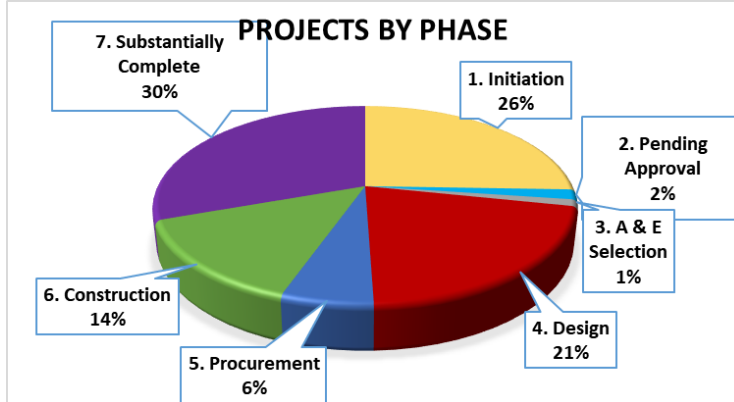
Project Data

Project Total Last Report: 198

Projects Added: 15











Projects Closed: 29




Data date: February 01, 2023



BOD / BOT BUDGET RESOLUTIONS




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

-  Labor & Delivery Infant Protection System Replacement (*Planning \$760,000*)
-  Building F & Building M Roof Replacement (*Design \$1,615,000*)
-  Southington Clinic Expansion (*Design \$1,325,000*)
-  LINAC Unit Replacement (*Design \$4,985,000*)
-  KB034 -036 Research Lab Renovation (*Final \$760,000*)
-  Garage 1, 2 & 3 Electric Vehicle Charger Installation (*Final \$550,000*)
-  CT-7 Med Surg/Observation Unit Renovation (*Final \$2,500,000*)
-  Outpatient Pavilion 3rd Floor Backfill (*Final \$4,250,000*)
-  Outpatient Pavilion X-Ray & Blood Draw Relocation (*Final \$1,925,000*)
-  Muscular Skeletal Institute Rehabilitation Expansion (*Final \$1,010,000*)







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




Summary Project Status – Planning & Design

Board Projects – Planning phase

-  Labor & Delivery Infant Protection System Replacement
-  Southington Clinic Expansion
-  UT-7 Pharmacy Fit-Out

Board Projects – Design phase

-  Building F & Building M Roof Replacement
-  KB034 -036 Research Lab Renovation
-  Interventional Radiology Equipment Replacement & Renovation
-  Hybrid OR#2 Fit-Out
-  Cryo Electron Microscope Installation
-  LINAC Unit Replacement







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

Summary Project Status: Bidding & Construction















Board Projects – Bidding / Contract phase




-  Garage 1, 2 & 3 Electric Vehicle Charger Installation
-  Outpatient Pavilion 3rd Floor Backfill
-  Outpatient Pavilion X-Ray & Blood Draw Relocation
-  Muscular Skeletal Institute Rehabilitation Expansion
-  CG045-047 Anatomic Pathology & Autopsy Renovation
-  16 Munson Rd Emergency Lighting & Egress Upgrades

Board Projects – Construction phase

-  CT-7 Med Surg/Observation Unit Renovation
-  Central Sterile Washer & Sterilizer Replacement
-  New England Sickle Cell Institute Renovation
-  TB-121 Blood Bank Relocation
-  CGSB Data Center Cooling Upgrades
-  Fluoroscopy Equipment Replacement & Renovation

Board Projects – Construction phase - *continued*

-  Muscular Skeletal Institute Chiller Replacement
-  Cadaver Lab Renovation & AHU Replacement
-  Transitional Nursery Renovation
-  Canzonetti (F) Building Wound Care Center Renovation
-  Buildings E & K Roof Replacement
-  16 Munson Road Parking Lot Repaving
-  Buildings D & N Roof Replacement
-  Replace Buildings F & H Hot Water Tanks
-  Main Bldg. Lab (L) Area Renovations – 2nd Flr
-  Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation
-  5 Munson Road Clinical Fit-Out
-  Psychiatry Seclusion Suite & Nurse Station Security Renovation
-  CGSB & ARB Autoclave & Washer Replacement
-  Replace Chilled Water Pump #4

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

Campus Planning Design and Construction

**Detailed Project Update
Planning & Design**

Labor & Delivery Infant Protection System Replacement

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

Schedule: Vendor selection is underway. Design work related to infrastructure support will start once a vendor has been selected.

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

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



Funding Source: UCH Capital

UConn
HEALTH

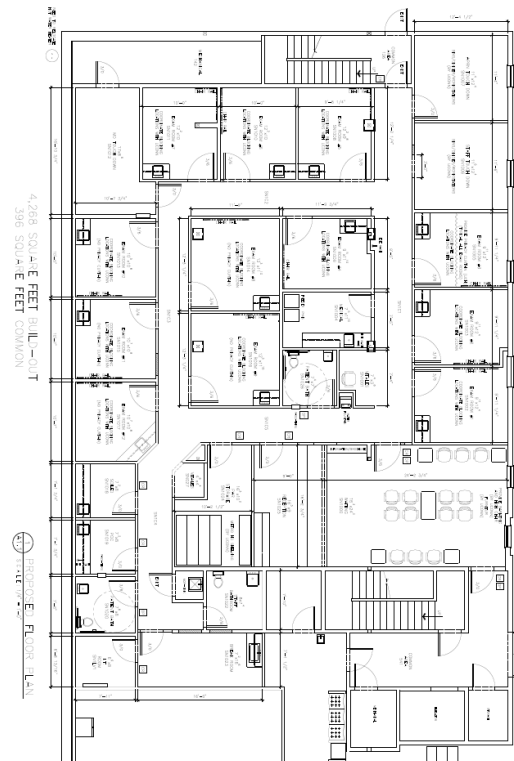
Southington Clinic Expansion

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

Schedule: The Landlord has completed preliminary design work. Once the lease is finalized the design work will be completed.

Budget: \$1,325,000 (Design). Budget based on conceptual Landlord estimates. The Budget may change as the design is developed.

Issues/Concerns: None at this time



Funding Source: UCH Capital **UConn**
HEALTH

UT-7 Pharmacy Fit-Out

Scope: This project will renovate shell space located on the 7th Floor of the University Tower to accommodate the relocation and expansion of the Pharmacy and thus free up much needed space to allow for the expansion & renovation of Lab Medicine.

Schedule: The issuance of the Design RFP was delayed. Preliminary schedule is:
Design: March thru October 2024
Bid / Contracting Nov/Dec 2024
Construction: Jan 2025 thru August 2025

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

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the project schedule and budget.

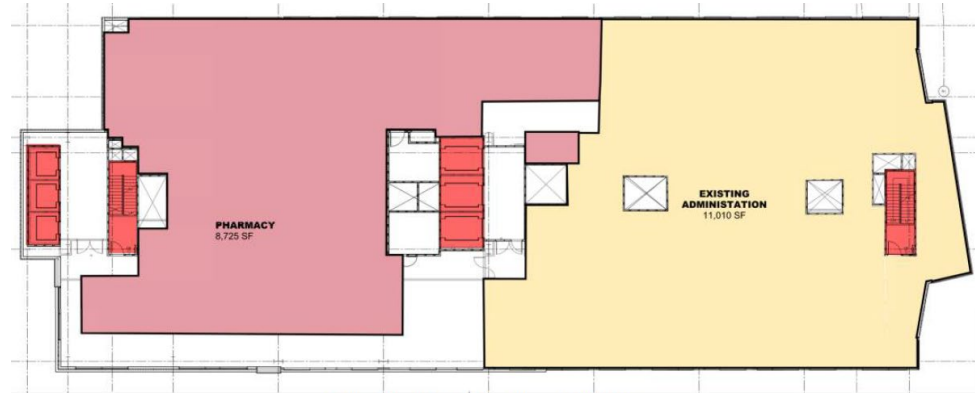


Figure 7: Option 1 Departmental Diagram

Funding Source: UCH Capital,
FY23 GO DM

UCONN
HEALTH

Building F & Building M Roof Replacement

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

Schedule: Preliminary design work is underway. Goal is to have roof replacement occur over the summer / fall of 2024.

Budget: \$1,615,000 (Design). Budget based on conceptual estimates. The Budget may change as the design is developed.

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



Funding Source: FY23 GO DM

**UConn
HEALTH**

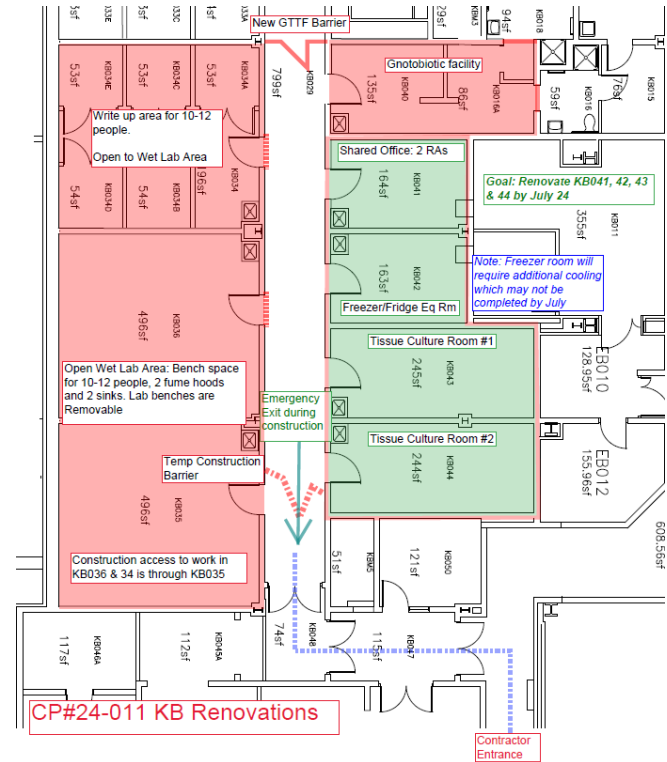
KB034 - 036 Research Lab Renovation

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

Schedule: Schematic Design is underway. Preliminary Schedule is Design: Feb- March 24
Bid / Contract: April / May 24
Construction: TBD

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

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



**Funding Source: UCH SOM
Operating Funds**

**UConn
HEALTH**

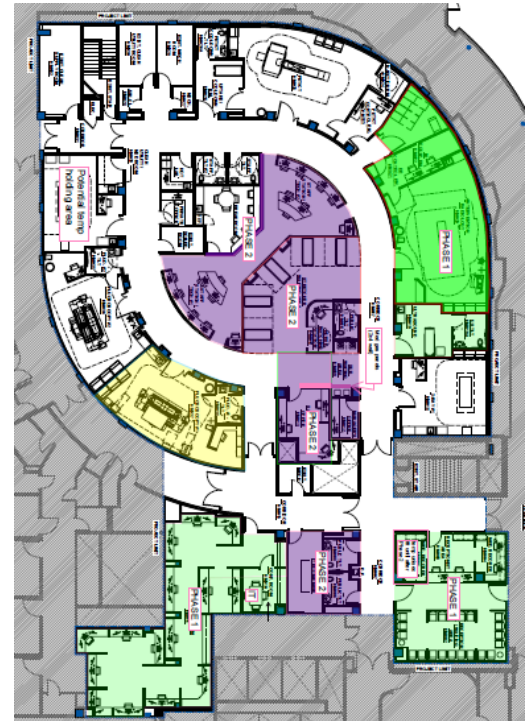
Interventional Radiology Equipment Replacement & Renovation

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

Schedule: The architect is completing a conceptual design study to evaluate renovation options. Actual design /construction duration will be based upon the selected renovation option.

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

Issues/Concerns: The extent of renovation scope beyond the replacement of the existing IR unit has not been finalized and could impact the project schedule and cost.



Funding Source: UCH Capital **UConn
HEALTH**

Hybrid OR#2 Fit-Out

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

Schedule: Schematic Design work is underway.

Design Complete: September 2024

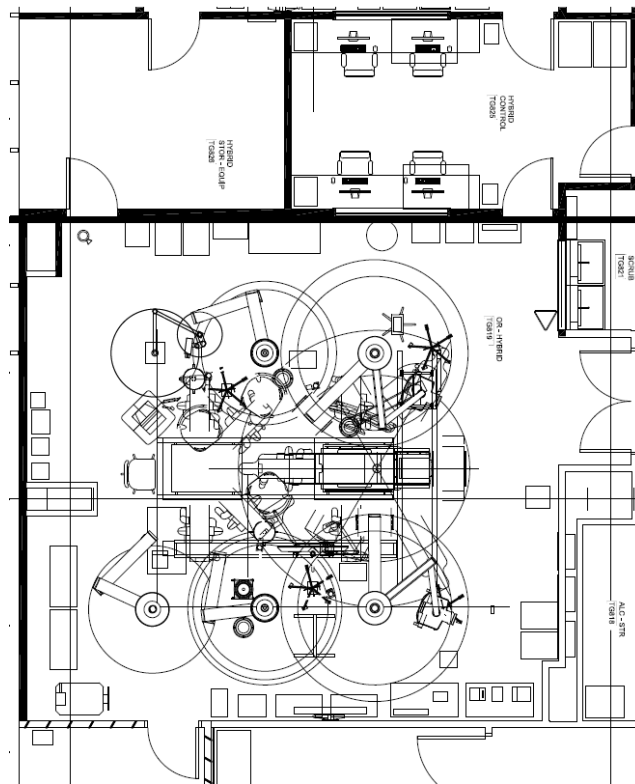
Bidding / Contracting: September / October 2024

Construction Start: November 2024

Construction Complete: May 2025

Budget: \$7,100,000 (Planning). Budget based on conceptual estimates. The Budget includes the hybrid OR imaging equipment. The budget may change as the design is developed.

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



Funding Source: UCH Capital

UConn
HEALTH

Cryo Electron Microscope Installation

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

Schedule: Design changes to coordinate with construction occurring in adjacent areas have pushed completion to February 2024.

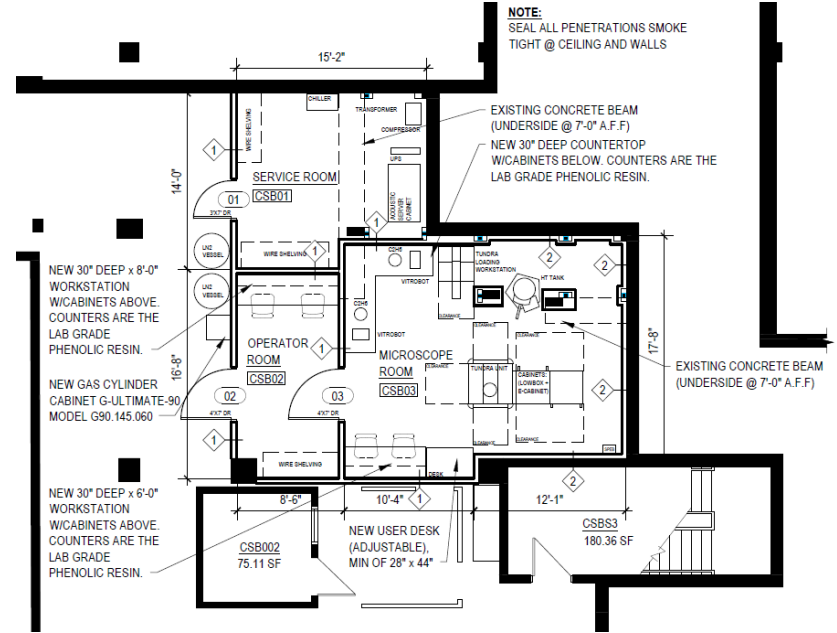
Bid/Contracting: March/April 2024

Construction start: June 2024 (tentative)

Construction complete: TBD

Budget: \$960,000 (Design). The Design Budget is based on consultant estimates and may change based on actual bids received.

Issues/Concerns: The HVAC systems required for the project are being pre-ordered to reduce the overall project schedule.



Funding Source: UCH Research & IDC Capital

**UConn
HEALTH**

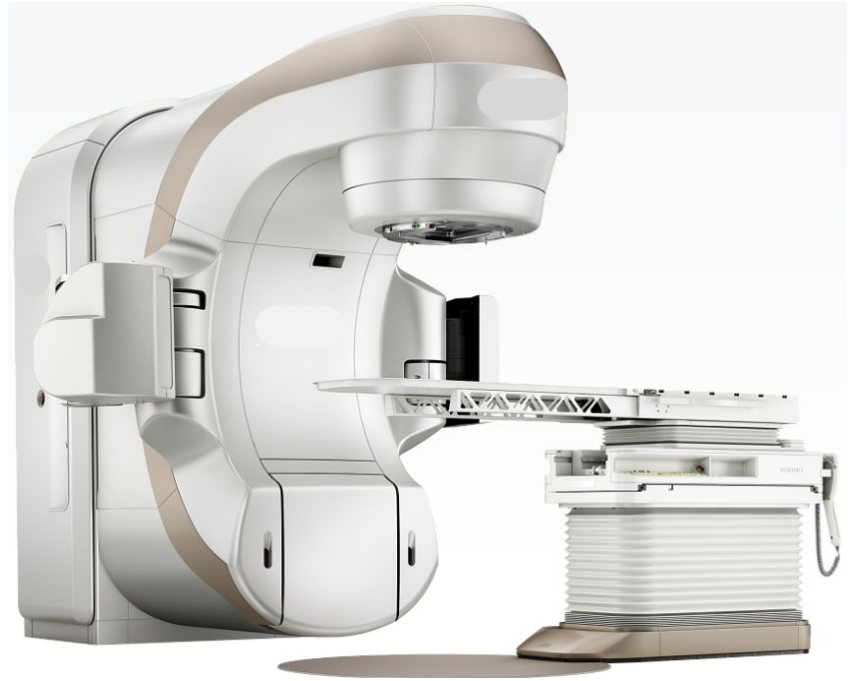
LINAC Unit Replacement

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

Schedule: Feasibility Study has been complete
Preliminary schedule: Design: Feb – May 24
Bidding / Contract: June / July 2024
Construction start: August 2024 (tentative)

Budget: \$4,985,000 (Design). Budget based on conceptual estimates and vendor equipment quotes. The Budget may change as the design is developed. The previous Planning budget was \$5,220,000

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



Funding Source: UCH Capital

**UConn
HEALTH**

Detailed Project Update Bidding & Construction

Garage 1, 2 & 3 Electric Vehicle Charger Installation

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

Schedule: Design work is complete and project is scheduled to go out to bid. Preliminary Schedule:
Bid / Contracting: February / March 24
Construction: April 24 - TBD

Budget: \$550,000 (Final) Budget based on design estimates and vendor equipment quotes. The Budget may change based on actual bids received

Issues/Concerns: None at this time.



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

Outpatient Pavilion X-Ray & Blood Draw Relocation

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

Schedule: Design complete.
Bid/Contracting: Feb/March 2023
Construction start: April 2024 (tentative)
Construction complete: August 2024 (tentative)

Budget: \$1,925,000 (Final). The Final Budget is based on consultant estimates and may change based on actual bids received. The previous Design Budget was \$850,000.

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



Funding Source: UCH Capital



Outpatient Pavilion 3rd Floor Backfill

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

Schedule: Design complete
Bid/Contracting: Feb/March 2024
Construction start: April 2024 (tentative)
Construction complete: Oct 2024 (tentative)

Budget: \$4,250,000 (Final). The Final Budget is based on consultant estimates and may change based on actual bids received. The previous Design Budget was \$3,300,000.

Issues/Concerns: The phased renovation can be impacted by the delays in completion of other projects.



Funding Source: UCH Capital



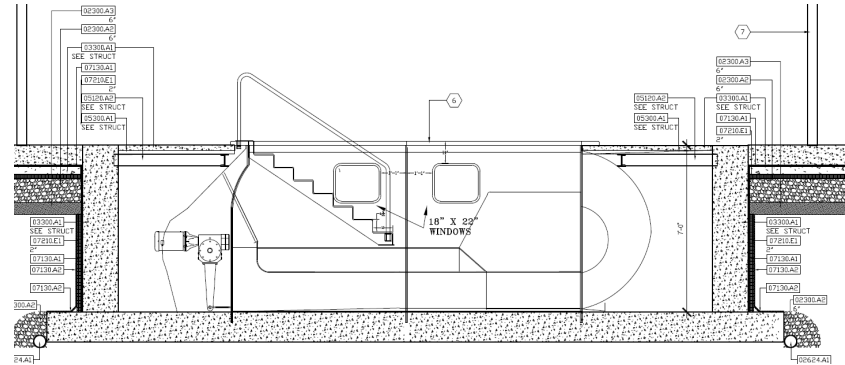
Muscular Skeletal Institute Rehabilitation Expansion

Scope: This is an OP-3 Backfill enabling project to relocate program. This project will remove an existing water therapy pool to allow for expansion of Physical Therapy / Rehabilitation at the Muscular Skeletal Institute (MSI).

Schedule: Design work complete.
Bid/Contracting: Feb/March 2024
Construction start: April 2024 (tentative)
Construction complete: July 2024 (tentative)

Budget: \$1,010,000 (Final). The Final Budget is based on consultant estimates and may change based on actual bids received. The previous Design Budget was \$640,000.

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



Funding Source: UCH Capital



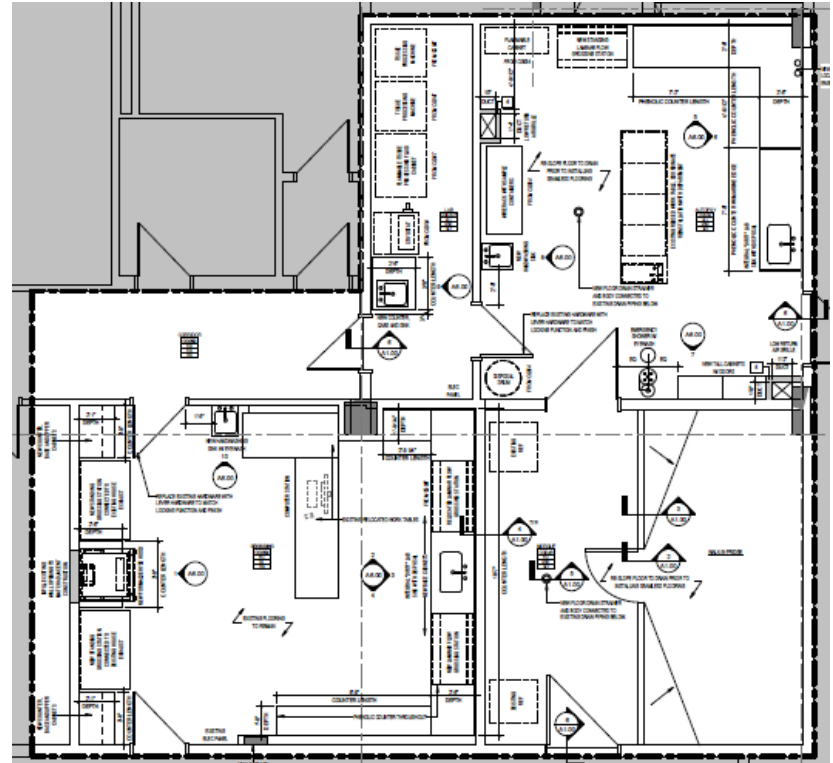
CG045-047 Anatomic Pathology & Autopsy Renovation

Scope: The project will replace outdated equipment and renovate the Anatomic Pathology Lab and Autopsy area. The project budget based on consultant estimates was under \$500,000.

Schedule: Construction start: March 2024
Construction Finish: July 2024

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

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



Funding Source: UCH Capital

UConn
HEALTH

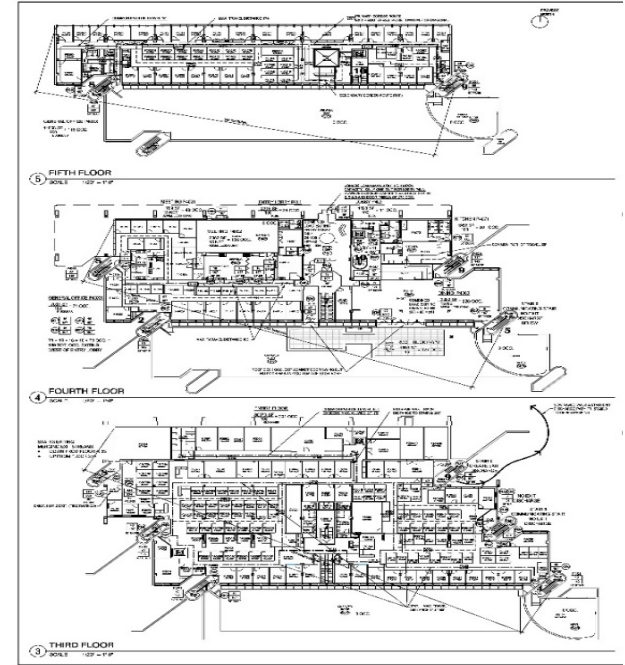
16 Munson Rd Emergency Lighting & Egress Upgrades

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

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

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

Issues/Concerns: Continued volatility in electrical gear could impact the project schedule.



Funding Source: FY22 DM



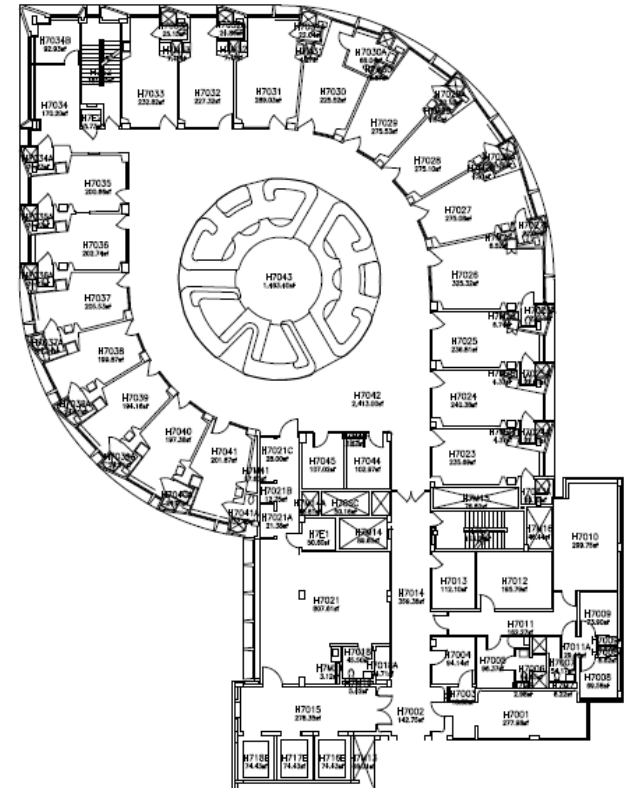
CT-7 Med Surg / Observation Unit Renovation

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

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

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

Issues/Concerns: None at this time.



Funding Source: UCH Capital

UConn
HEALTH

Central Sterile Washer & Sterilizer Replacement

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

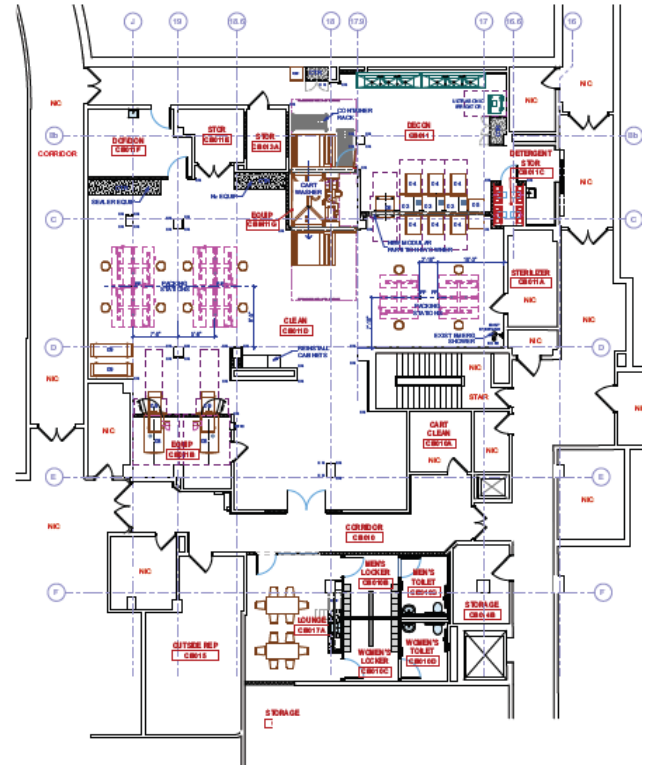
Schedule: Project will have 2 phases. Phase 1 Endoscopy Scope Washer Relocation and Phase 2 Central Sterile Equipment Replacement. Actual construction mobilization will be coordinated with the delivery date of the HVAC equipment.

On-site construction start: June 2024 (tentative)

Construction completion: January 2025 (tentative)

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

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



Funding Source: UCH Capital, FY22 DM

**UConn
HEALTH**

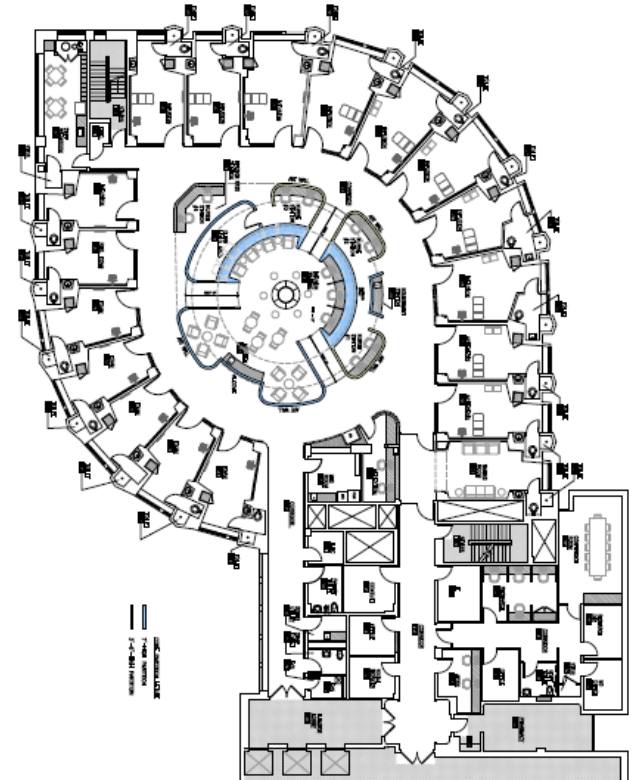
New England Sickle Cell Institute Renovation

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

Schedule: Construction start: March 2024
Construction completion: September 2024.

Budget: \$4,865,000 (Final). The Final Budget is based on actual bids received.

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



Funding Source: UCH Capital
FY22 DM

UConn
HEALTH

TB-121 Blood Bank Relocation

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

Schedule: Construction start: February 2024
Construction completion: July 2024.

Budget: \$1,075,000 (Revised Final). UConn Health is expecting to receive \$128,265 under a Federal CIRP award.

Issues/Concerns: Contractor has noted the specified laboratory casework has a significant lead time which could delay the completion of the project.



*Funding Source: UCH Capital,
CIRP*

**UConn
HEALTH**

CGSB Data Center Cooling System Upgrades

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

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

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

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



Funding Source: FY22 DM

UConn
HEALTH

Fluoroscopy Equipment Replacement & Renovation

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

Schedule: Construction start: February 2024
Construction completion: August 2024.

Budget: \$745,000 (Final) Current Budget is based on actual bids received.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

UConn
HEALTH

Muscular Skeletal Institute Chiller Replacement

Scope: This project will replace a 55 ton chiller and associated pumps that serves critical areas including the MRI, CT and IT data closets.

Schedule: Contract awarded. Construction start: February 2024
Construction completion: May 2024.

Budget: \$570,000 (Final) Budget is based on actual bids received.

Issues/Concerns: None at this time. Chiller unit pre-ordered and in contractor's yard.



Funding Source: FY22 DM

UConn
HEALTH

Cadaver Lab Renovation & AHU Replacement

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

Schedule: On-site construction is scheduled to start in May 2024 and be complete by August 2024. Construction start is being coordinated with the delivery of the replacement Air Handling Unit.

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

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the delivery of the air handling unit and would postpone the project start / completion.



Funding Source: FY22 DM

UConn
HEALTH

Transitional Nursery Renovation

Scope: This project will create a Level 1 Transitional Nursery for 5 bassinets and an infant isolation room.

Schedule: Issues with unforeseen existing conditions and the coordination of utility shutdowns to limit the disruption to the Labor & Delivery and NICU area have pushed the project completion date to April 2024.

Budget: \$1,800,000 (Final) Project is tracking under budget.

Issues/Concerns: None at this time



Funding Source: UCH Capital

**UConn
HEALTH**

Canzonetti (F) Building Wound Care Center Renovation

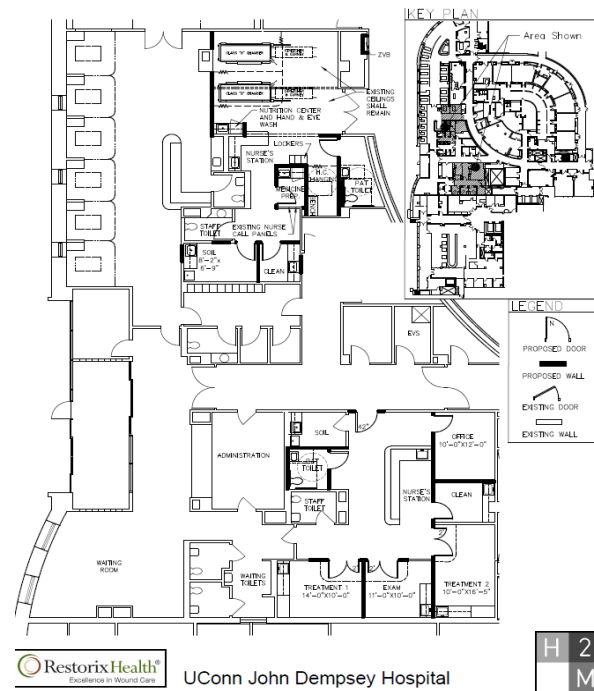
Scope: The project will create a Comprehensive Wound Care Center (CWC) utilizing Hyperbaric Oxygen Therapy within the Canzonetti Building (F) that will be designed, furnished and operated by Restorix.

Schedule: The start of construction has been significantly delayed due to difficulties in coordinating / limiting the impact of utility shutdowns with existing clinical operations. Options are being reviewed to make up lost time. The Construction completion date will be revised accordingly.

Construction complete: TBD.

Budget: \$1,225,000 (Final) Budget approved by Boards in June. Restorix is contributing \$350,000 to cover the cost of design and a portion of construction. Project tracking on budget.

Issues/Concerns: Staff hirings cannot be completed without a firm completion date.



Funding Source: UCH Capital & Restorix Allowance

UConn HEALTH

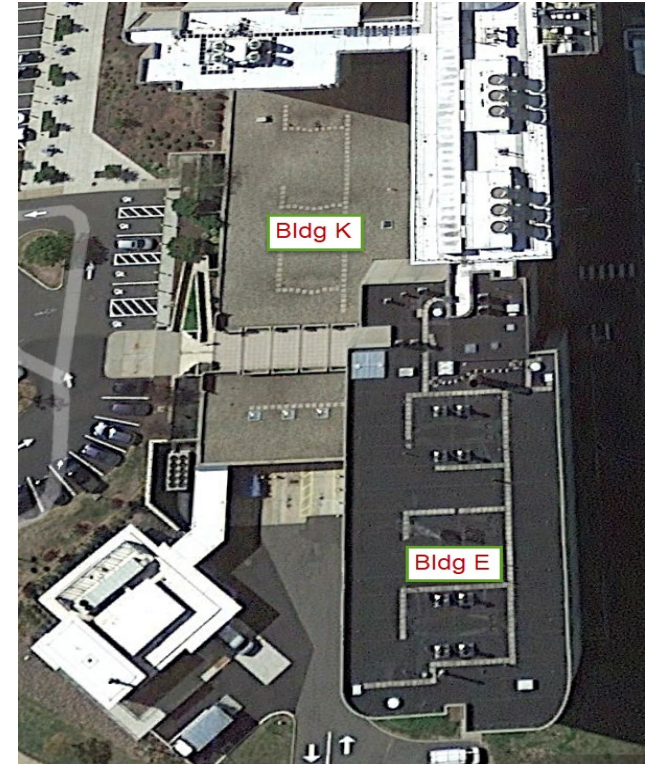
Buildings E & K Roof Replacement

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

Schedule: Completion of design work on Building K has been delayed due to changes in the project scope. Project is being broken out into separate bid packages for each building to allow roof replacement on Building E to proceed. Replacement of Building E roof has been completed. Bidding of Building K scheduled for a summer 2024 construction start.

Budget: \$2,160,000 (Final). A Revised Final will be submitted if bids for Building K come in over budget.

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



Funding Source: FY22 DM

UConn
HEALTH

16 Munson Road Parking Lot Repaving

Scope: The project will replace the parking lot pavement at 16 Munson Road that is in poor shape and continues to deteriorate despite patching efforts.

Schedule: Paving was completed in November 2023.

Budget: \$2,075,000 (Revised Final). Project is tracking under budget.

Issues/Concerns: Design solutions were developed to limit the replacement of unsuitable soils discovered within the Phase 2 parking area resulting in significant cost savings.



Funding Source: FY22 DM

UConn
HEALTH

Buildings D & N Roof Replacement

Scope: The project will replace the roofs on the Administrative Service Building (D) and the Muscular Skeletal Institute (N) that have been leaking and are in poor shape.

Schedule: Weather delayed the completion of the project by over 2 months. The Building D roof was completed in December 2023 and the Building N roof in February 2024.

Budget: \$2,500,000 (Final) Budget approved in June. Project tracking on budget.

Issues/Concerns: None at this time



Funding Source: FY22 DM

UConn
HEALTH

Replace Buildings F & H Hot Water Tanks

Scope: The original domestic hot water tanks that serve the Connecticut Tower have reached the end of their useful life and will be replaced with instantaneous units powered by steam.

Schedule: Coordination of domestic water shutdowns to limit the impact on the Labor & Delivery and NICU areas has delayed the completion of the project. The revised completion date is March 2024.

Budget: \$845,000 (Revised Final). At \$580,000, project is tracking under budget.

Issues/Concerns: None at this time.



Funding Source: FY22 DM

UConn
HEALTH

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

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

Schedule: Construction underway. The schedule completion has been pushed to July 2024 due to the continued need to address unforeseen existing conditions.

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

Issues/Concerns: None at this time.



*Funding Source: FY 22 DM, UCH Capital, UCH
Research IDC Capital & UCH SOM Operating Funds*

**UConn
HEALTH**

Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation

Scope: This project will renovate the existing Cardiac Imaging Surgical unit to comply with Connecticut Department of Health guidelines and replace outdated (2007) Cath and EP Lab imaging equipment.

Schedule: A manufacturing delay for the roof top mechanical unit delayed the start of Phase 1 EP Lab to January 2024 and the Go Live date has been pushed out to June 2024. The Phase 2 Cath Lab schedule has been pushed out to start June 2024 with a Go Live in December 2024.

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

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



Funding Source: UCH Capital **UConn**
HEALTH

5 Munson Road Clinical Fit-Out

Scope: This project will relocate the Neurology, Neurosurgery and Spine clinics from the Outpatient Pavilion into leased space located at the newly constructed building known as 5 Munson Road to allow for much needed expansion of clinical programs within the Outpatient Pavilion.

Schedule: Construction is complete. The 2nd floor Neurology clinic has opened. The remaining clinics are scheduled to open in April 2024 in coordination with the opening of the adjacent radiology services.

Budget: \$9,344,000 (Revised Final). On Budget. Metro Realty, the building landlord will be responsible for approximately \$3.2m of the construction fit-out cost per the terms of the lease.

Issues/Concerns: Occupancy of the remaining clinical areas is contingent upon the activation of radiology services provided by adjacent tenant.



**Funding Source: UCH Capital
& Landlord Fit-Out Allowance**

**UCONN
HEALTH**

Psychiatry Seclusion Suite & Nurse Station Security Renovation

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

Schedule: The project construction is complete and awaiting final inspections from the Department of Health.

Budget: \$1,197,000 (Revised Final). Project is tracking on budget.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

UConn
HEALTH

CGSB & ARB Autoclave & Washer Replacement

Scope: Research facilities located in the Cell and Genome Science Building (CGSB) and the Academic Research Building (ARB) utilize specialized autoclaves and washers to clean and sterilize laboratory instruments and containers. This project will replace the broken autoclaves and washers along with necessary support equipment.

Schedule: Installations of washers & autoclaves have been completed. The installation of the remaining Millipore units has been delayed and is scheduled for an April 2024 completion. .

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

Issues/Concerns: None at this time.



*Funding Source: UCH Research
& IDC Capital*

**UConn
HEALTH**

Replace Chilled Water Pump #4

Scope: The project will replace the 450 hp pumps that provides chilled water to the Main Building complex.

Schedule: The new pump has been installed. Conflicts and coordination with existing infrastructure continue to delay the completion of work which is now scheduled for April 2024.

Budget: \$642,000 (Final), Project is on budget.

Issues/Concerns: None at this time



Funding Source: FY22 DM

**UConn
HEALTH**

Upcoming Projects – Clinical

Clinical & Medical Equipment Projects over \$500k

CT TOWER RADIOLOGY NEW PET-CT SYSTEM	\$	TBD
LABOR & DELIVERY RENOVATION	\$	TBD

Potential Funding Source: UCH Capital

Upcoming Projects – Research

Research Projects over \$500k

HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT	\$ 12,000,000
CELI RESEARCH LAB METABOLIC CHAMBER	\$ TBD

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

Upcoming Projects – Deferred Maintenance

Deferred Maintenance Projects over \$500k

L3 PARKING LOT REPAVEMENT	\$ 705,000
MAIN COOLING TOWER CELL REPAIRS & PUMP REPLACEMENT	\$ 1,200,000
UNIVERSITY TOWER DISASTER RECOVERY ROOM	\$ 600,000
MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT	\$ 550,000
MAIN ENTRANCE LOT M1 & H1 IMPROVEMENTS	\$ 1,200,000
ASB DATACENTER GENERATOR REPLACEMENT & POWER IMPROVEMENTS	\$ TBD
REPLACEMENT OF UNDERGROUND STORAGE TANK C1	\$ TBD

Potential Funding Source: UCONN 2000 Bond Funds

ATTACHMENT 6

February 28, 2024

TO: Members of the Board of Trustees

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

RE: Project Budget for Werth Residence Tower High Humidity Mitigation
(Design: \$1,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$1,500,000, as detailed in the attached project budget, for the Werth Residence Tower High Humidity Mitigation project. This reflects an increase of \$575,000 to the previously approved Revised Planning budget of \$925,000. 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 \$1,500,000 in University Funds for the Design Phase of the Werth Residence Tower High Humidity Mitigation project.”

BACKGROUND:

Werth Residence Tower is an approximately 350 room, 8-story residence hall, which opened in 2016, and was constructed using the design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the in-room HVAC system. Approximately 40% of the rooms have issues with excessive humidity and condensation, with no apparent pattern identified from semester-to-semester. In order to provide a better student success journey for our students in Werth Tower, we propose to mitigate the humidity conditions in the building.

A forensic MEP engineering firm was hired to investigate the HVAC system and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms in the summer 2023 and data from sensors is collected bi-weekly. Although the data collection will continue through the heating season, all indications to date are that increasing dry air flow directly to the rooms is the only solution that reduces the humidity significantly.

An engineering firm has been hired to design a long-term solution that introduces dry air into the rooms. Due to long lead times for procurement of equipment, the final modifications to the HVAC system cannot be completed until the summer 2025. As an interim measure, to help lower the

humidity level in the building for this upcoming year, temporary dehumidifiers will be installed in the corridors of the seven floors housing students and will remain in place for the 2024 – 2025 academic year.

This increase of \$575,000 is to purchase and install temporary dehumidification equipment in the corridors of Werth Residence Tower.

The Design Phase Budget is attached for your information.

Attachment

DRAFT

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **DESIGN**

PROJECT NAME: **WERTH RESIDENCE HALL HIGH HUMIDITY MITIGATION**

	APPROVED PLANNING 5/21/2021	APPROVED REVISED PLANNING 6/6/2023	APPROVED REVISED PLANNING 9/14/2023	APPROVED REVISED PLANNING 12/6/2023	PROPOSED DESIGN 2/24/2024
<u>BUDGETED EXPENDITURES</u>					
	PRC	PRC	PRC		
CONSTRUCTION	\$ -	\$ 100,000	\$ 185,000	\$ 285,000	\$ 845,000
DESIGN SERVICES	60,000	150,000	200,000	500,000	500,000
TELECOMMUNICATIONS	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-	-	-
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-
INSURANCE AND LEGAL	-	5,000	5,000	5,000	5,000
MISCELLANEOUS	10,000	20,000	25,000	25,000	25,000
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	\$ 70,000	\$ 275,000	\$ 415,000	\$ 815,000	\$ 1,375,000
PROJECT CONTINGENCY	10,000	35,000	50,000	110,000	125,000
TOTAL BUDGETED EXPENDITURES	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000
<u>SOURCE(S) OF FUNDING</u>					
UNIVERSITY FUNDS	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000
TOTAL BUDGETED FUNDING	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000

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

ATTACHMENT 7

February 28, 2024

TO: Members of the Board of Trustees

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

RE: Project Budget for Freitas Renovation (Revised Final: \$3,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$3,000,000 for the Freitas Renovation project, as detailed in the attached project budget. This represents an increase of \$500,000 to the previously approved Final Budget of \$2,500,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$3,000,000 in Gift funds for design and construction for the Freitas Renovation.”

BACKGROUND:

The Mark Freitas Ice Forum opened in the fall of 1998. Prior to the opening of the Toscano Family Ice Forum, the Mark Freitas Ice Forum was the home of the University of Connecticut Men’s and Women’s ice hockey teams. To foster Husky Pride and a stronger and more inclusive University, this project will renovate the facility to support the Women’s Volleyball program and bring the facilities in line with Title IX requirements.

The previous request provided funding for Phase 1 construction services which included the decommissioning of the ice system, demo of the existing dasher boards, installation of a new volleyball floor and installation of new bleachers. Phase 1 was completed in summer 2023. The previous request also provided funding for the Phase II design of the Women’s Volleyball locker room, as well as the procuring of long lead items for Phase II.

This request provides funding to complete the renovation of the current locker room and bathroom, as well as minor renovations to the strength and training space, a new scoreboard and audio-visual equipment and connections to tie the broadcast of the games to the Rizza Performance Center production facility. If the project budget allows, desired scope including additional finish upgrades to the arena such as lighting, painting and branding will take place.

Since the majority of the scope of work is minimal and only on the interior of the building, the project will not be registered with LEED and will not meet Connecticut High Performance Buildings requirements.

The Revised Final Budget is attached for your information.

Attachment

DRAFT

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: FREITAS RENOVATION

	APPROVED DESIGN 11/18/2022	APPROVED FINAL 4/19/2023	PROPOSED REVISD FINAL 2/28/2024
<u>BUDGETED EXPENDITURES</u>			
	PRC		
CONSTRUCTION	\$ -	\$ 1,700,000	\$ 1,875,000
DESIGN SERVICES	385,000	425,000	320,000
TELECOMMUNICATIONS	-	-	100,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	550,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	100,000	-
INSURANCE AND LEGAL	5,000	5,000	3,000
MISCELLANEOUS	15,000	20,000	2,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 405,000	\$ 2,250,000	\$ 2,850,000
PROJECT CONTINGENCY	45,000	250,000	150,000
TOTAL BUDGETED EXPENDITURES	\$ 450,000	\$ 2,500,000	\$ 3,000,000
<u>SOURCE(S) OF FUNDING*</u>			
GIFT FUNDS	\$ 450,000	\$ 2,500,000	\$ 3,000,000
TOTAL BUDGETED FUNDING	\$ 450,000	\$ 2,500,000	\$ 3,000,000

* 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.

FREITAS RENOVATION
Project Budget (REVISED FINAL)
FEBRUARY 28, 2024



ATTACHMENT 8

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Labor & Delivery Infant Protection System Replacement (Planning: \$760,000)

RECOMMENDATION:

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

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$760,000 from UConn Health Capital for the UConn Health Labor & Delivery Infant Protection System Replacement project.”

BACKGROUND:

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

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

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

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 2/28/2024</u>
CONSTRUCTION	\$ 300,000
DESIGN SERVICES	50,000
TELECOMMUNICATIONS	300,000
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	10,000
SUBTOTAL	\$ 660,000
PROJECT CONTINGENCY	100,000
TOTAL BUDGETED EXPENDITURES	\$ 760,000
<u>SOURCE(S) OF FUNDING*</u>	
UCONN HEALTH CAPITAL FUNDS	\$ 760,000
TOTAL BUDGETED FUNDING	\$ 760,000

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

UCONN HEALTH/IMPROVEMENTS
UConn Health Labor & Delivery Infant Protection System
Replacement
Project Budget (Planning) \$760,000
February 28, 2024



TYPICAL PROTECTION SYSTEM TAG FOR AN INFANT

ATTACHMENT 9

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Building F & Building M Roof
Replacement (Design: \$1,615,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$1,615,000 for the UConn Health Building F & Building M Roof Replacement project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,615,000 from UCONN 2000 Phase III Deferred Maintenance Funds for the UConn Health Building F & Building M Roof Replacement project and; approve the request for a waiver of the three-stage budget approval process, to allow bidding to occur as soon as project design work is completed.”

BACKGROUND:

The Canzonetti Building (Building F) and the Daycare Center (Building M) roofs have reached the end of their service life. The roofing membrane has deteriorated beyond the scope of normal maintenance and a full replacement is required. In order to maintain Farmington as part of our Seven World-Class Campuses, One Flagship University and improve the Wellness of People and Planet; these roofs will be replaced with a sustainable / high solar reflectance EPDM membrane system over the Summer/Fall of 2024.

The Design Budget is attached for your consideration. The Design Budget is based on estimates and may change based on actual bids received. This Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

**PROJECT NAME: UCONN HEALTH - BUILDING F & BUILDING M ROOF
REPLACEMENT**

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED DESIGN 2/28/2024</u>
CONSTRUCTION	\$ 1,302,000
DESIGN SERVICES	163,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	-
SUBTOTAL	\$ 1,465,000
PROJECT CONTINGENCY	150,000
TOTAL BUDGETED EXPENDITURES	\$ 1,615,000
<u>SOURCE(S) OF FUNDING*</u>	
UCONN 2000 PHASE III DM	\$ 1,615,000
TOTAL BUDGETED FUNDING	\$ 1,615,000

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

UCONN HEALTH/IMPROVEMENTS
UConn Health Building F & Building M Roof
Replacement
Project Budget (Design) \$1,615,000
February 28, 2024



BUILDING F (CANZONETTI BUILDING) ROOF



BUILDING M (DAYCARE CENTER) ROOF

ATTACHMENT 10

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Southington Clinic Expansion
(Design: \$1,325,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$1,325,000 for the UConn Health Southington Clinic Expansion project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,325,000 from UConn Health Capital and a Fit-out Allowance from 1137- 1145 West Street, LLC (the “Landlord”) for the UConn Health Southington Clinic Expansion project and; approve the request for a waiver of the three-stage budget approval process, to allow bidding to occur as soon as the lease is signed and project design work is completed.”

BACKGROUND:

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

UConn Health is in the process of negotiating the lease terms. UConn Health is requesting the Landlord develop the plans and complete the tenant fit-out of the space. The Landlord has provided an allowance to UConn Health of \$20/square feet of useable space (approximately \$94,280) to be used for the tenant fit-out. UConn Health is responsible for all construction costs in excess of the allowance.

The Design Budget is attached for your consideration. The Design Budget is based on estimates and may change based on actual bids received. This Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

DRAFT

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HEALTH - SOUTHTON CLINIC EXPANSION

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

ATTACHMENT 11

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health LINAC Unit Replacement
(Design: \$4,985,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$4,985,000 for the UConn Health LINAC Unit Replacement project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$4,985,000 from UConn Health Capital for the LINAC Unit Replacement project.”

BACKGROUND:

The UConn Health Neag Comprehensive Cancer Center offers many innovative programs, such as radiation therapy using a linear accelerator (LINAC) unit. The LINAC treatment is tailored to the specific type and location of the cancer and provides precise delivery of the radiation while sparing healthy surrounding tissue. The LINAC unit acquires 3D images of tumors before every treatment and uses rotating narrow “pencil” beams of radiation with variable intensity to deliver precise treatments customized to the exact size and shape of the tumor. It targets large, small and multiple lesions and minimizes radiation to healthy tissue.

The current LINAC unit was installed in 2007 and has reached the end of service life and needs to be replaced. This project will improve the Wellness of People & Planet by fitting-out a shelled vault within the Neag Comprehensive Cancer Center to accommodate the new LINAC unit.

The Design Budget is attached for your consideration. The Design Budget is based upon consultant estimates and approved vendor quotes and may change as the design is developed. This Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

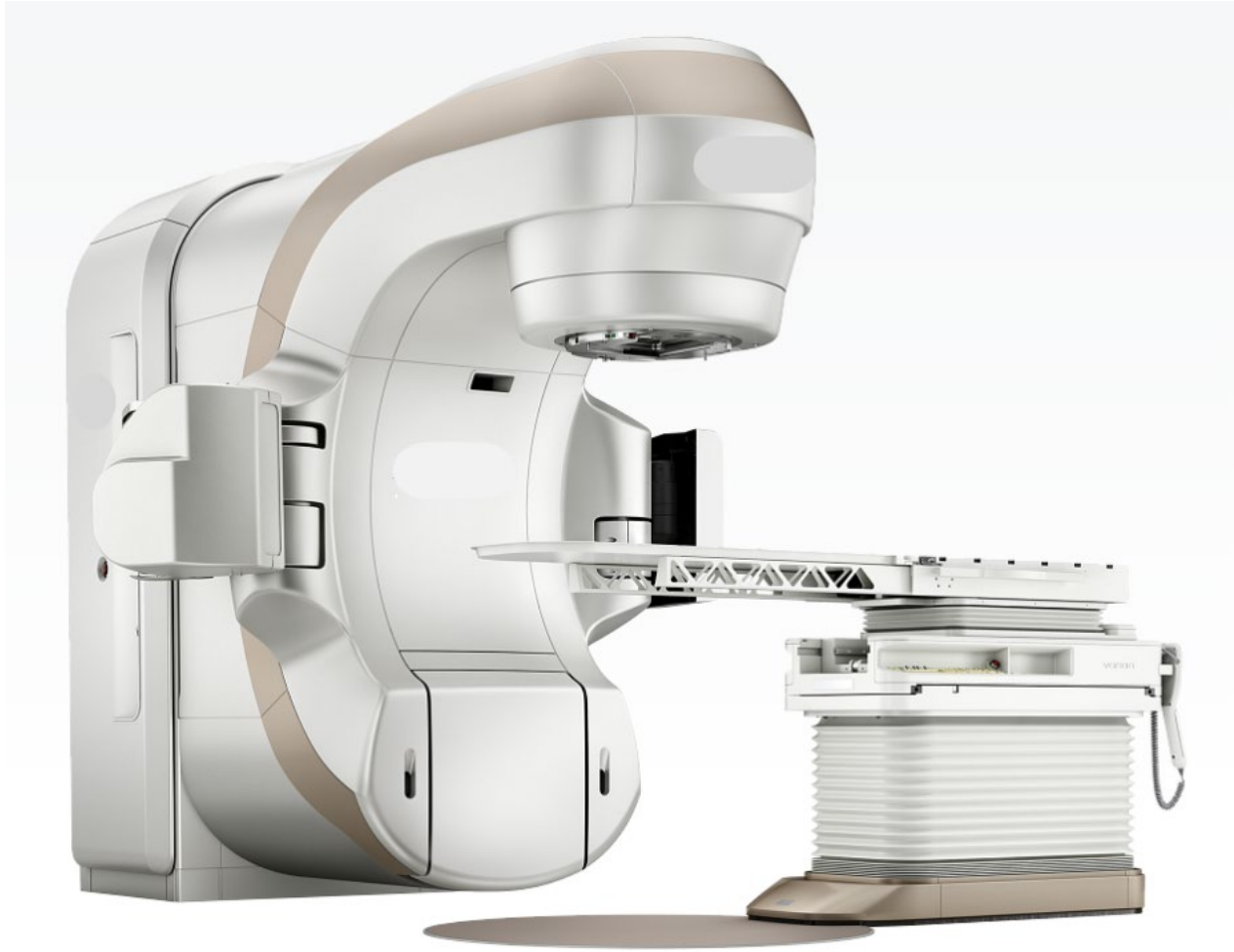
PROJECT NAME: UCONN HEALTH - LINAC UNIT REPLACEMENT

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 4/19/2023</u>	<u>PROPOSED DESIGN 2/28/2024</u>
CONSTRUCTION	\$ 1,230,000	\$ 865,000
DESIGN SERVICES	185,000	195,000
TELECOMMUNICATIONS	10,000	12,000
FURNITURE, FIXTURES AND EQUIPMENT	3,465,000	3,730,000
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	34,000	10,000
ART	-	1,000
RELOCATION	-	5,000
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	-	2,000
SUBTOTAL	\$ 4,924,000	\$ 4,820,000
PROJECT CONTINGENCY **	296,000	165,000
TOTAL BUDGETED EXPENDITURES	\$ 5,220,000	\$ 4,985,000
<u>SOURCE(S) OF FUNDING*</u>		
UCONN HEALTH CAPITAL FUNDS	\$ 5,220,000	\$ 4,985,000
TOTAL BUDGETED FUNDING	\$ 5,220,000	\$ 4,985,000

* 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.

** LINAC Equipment purchase not included in Project Contingency calculation

UCONN HEALTH/IMPROVEMENTS
UConn Health LINAC Unit Replacement
Project Budget (Design) \$4,985,000
February 28, 2024



LINAC Unit

ATTACHMENT 12

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health KB034-036 Research Lab Renovation
(Final: \$760,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$760,000 as detailed in the attached project budget for the UConn Health KB034-036 Research Lab Renovation Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$760,000 from UConn Health School of Medicine Operating Fund for the UConn Health KB034-036 Research Lab Renovation Project and; approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

This project will promote Excellence in Research, Innovation and Engagement by renovating approximately 2,500 sf of animal research / holding space located within the basement of the Transgenic Animal Facility (building K) to create a flexible/open wet research laboratory area for the new head of the Department of Surgery.

The Final Budget is attached for your consideration. The Final Budget is based on conceptual estimates and may change based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

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

<u>BUDGETED EXPENDITURES</u>	PROPOSED FINAL 2/28/2024
CONSTRUCTION	\$ 450,000
DESIGN SERVICES	65,000
TELECOMMUNICATIONS	35,000
FURNITURE, FIXTURES AND EQUIPMENT	100,000
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	10,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	-
SUBTOTAL	\$ 660,000
PROJECT CONTINGENCY	100,000
TOTAL BUDGETED EXPENDITURES	\$ 760,000
<u>SOURCE(S) OF FUNDING*</u>	
UCH OPERATING FUNDS	760,000
TOTAL BUDGETED FUNDING	\$ 760,000

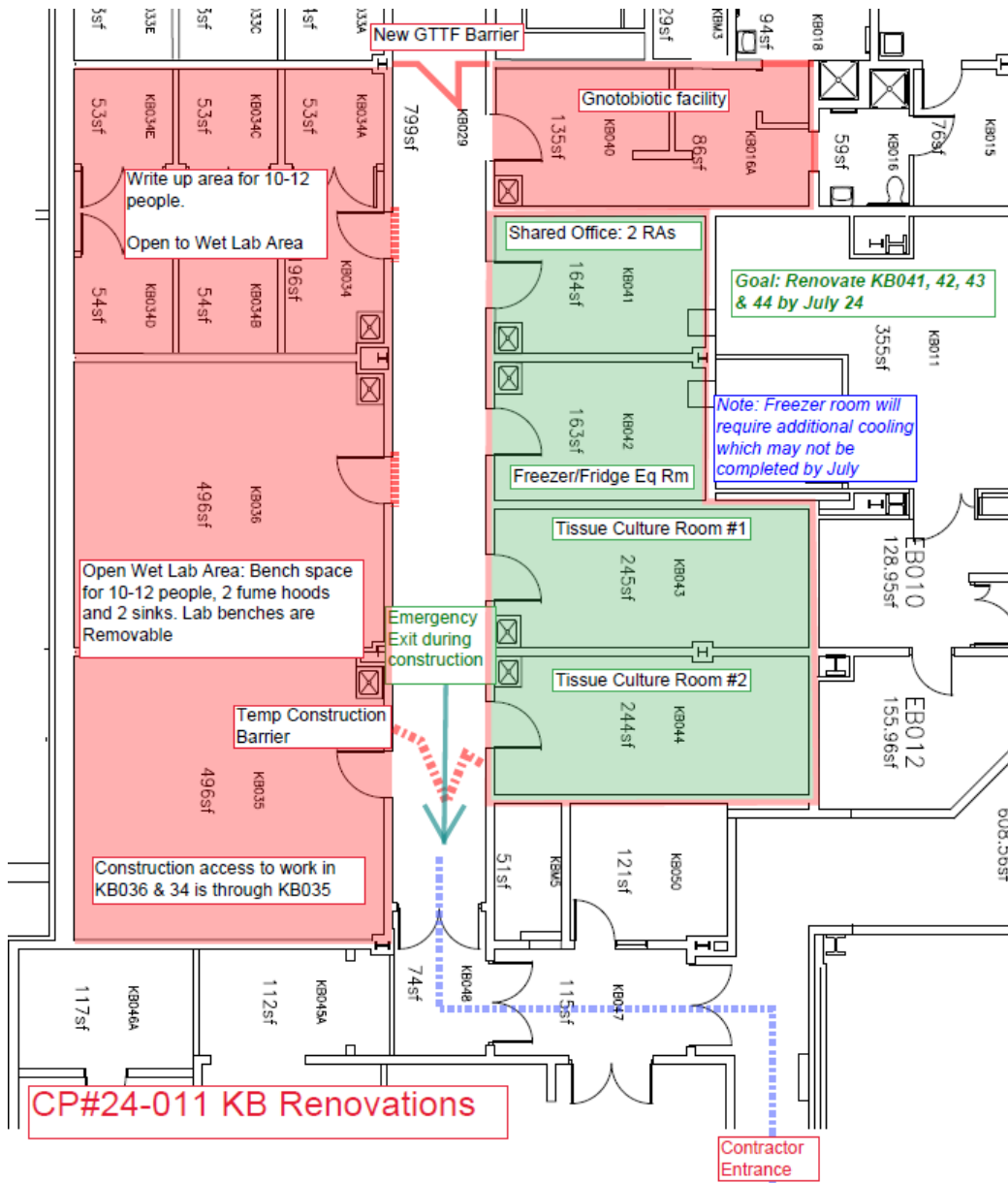
* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount,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

UCONN HEALTH/IMPROVEMENTS

UConn Health KB034-036 Research Lab Renovation

Project Budget (Final) \$760,000

February 28, 2024



Conceptual Floor Plan

ATTACHMENT 13

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Garage 1, 2 & 3 Electric Vehicle Charger Installation (Final: \$550,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$550,000 as detailed in the attached project budget for the UConn Health Garage 1, 2 & 3 Electric Vehicle Charger Installation Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$550,000 from UConn Health Energy Conservation Pool for the UConn Health Garage 1, 2 & 3 Electric Vehicle Charger Installation Project with partial reimbursement for CT DEEP and Eversource and; approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

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

The Final Budget is attached for your consideration. The Final budget is based on consultant estimates and may change based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

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

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

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

UCONN HEALTH/IMPROVEMENTS
UConn Health Garage 1, 2 & 3
Electric Vehicle Charger Installation
Project Budget (Final) \$550,000
February 28, 2024



Example Overhead Level 2 EV Charger

ATTACHMENT 14

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation (Final: \$2,500,000)

RECOMMENDATION:

That the Board of Trustees approves the Final Budget in the amount of \$2,500,000 for the UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$2,500,000 from UConn Health Capital for the UConn Health Connecticut Tower (CT) 7th Floor Med-Surg/Observation Unit Renovation and; approve the request for a waiver of the three-stage budget approval process, given the minimal construction costs associated with this project.”

BACKGROUND:

With the end of the COVID pandemic, the UConn Health John Dempsey Hospital has seen an increased demand for inpatient beds. The John Dempsey Hospital is consistently at full capacity which is putting strains on other areas such as the Emergency Department. Prior to the construction of the new hospital tower under Bioscience CT, the 7th floor of the Connecticut Tower was an inpatient unit. This project will improve the Wellness of People and Planet through the implementation of upgrades and purchases of the necessary equipment and furniture required to reactivate the 7th floor as an inpatient/observation unit to address the demand/shortage of patient beds.

The Final Budget is attached for your consideration. The Final Budget is based on quotes received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

CAPITAL PROJECT BUDGET REPORTING FORM

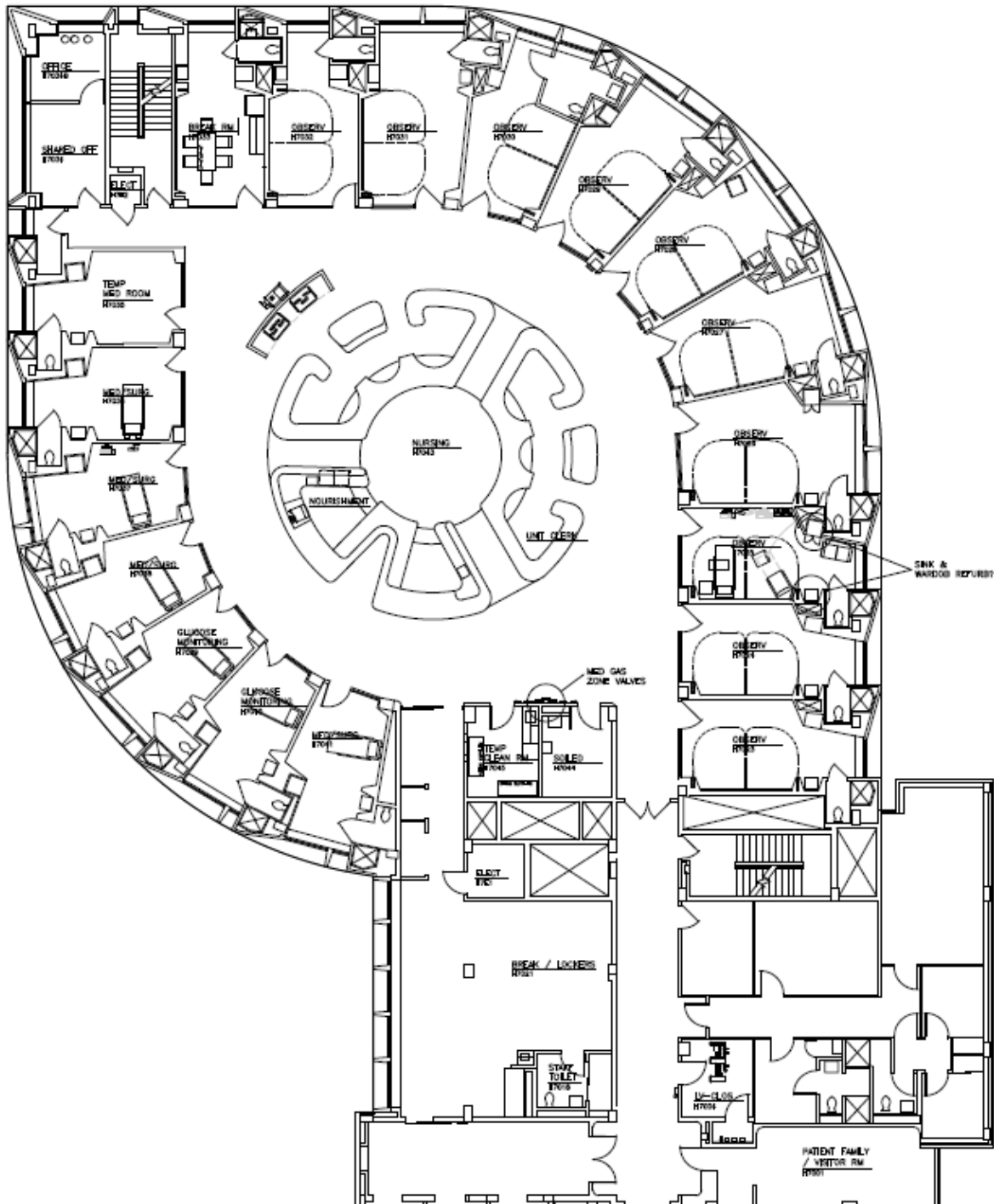
TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - CONNECTICUT TOWER (CT) 7th FLOOR MED-SURG/OBSERVATION UNIT RENOVATION

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 6/28/2023</u>	<u>PROPOSED FINAL 2/28/2024</u>
CONSTRUCTION	\$ 300,000	\$ 90,000
DESIGN SERVICES	43,000	-
TELECOMMUNICATIONS	700,000	700,000
FURNITURE, FIXTURES AND EQUIPMENT	1,020,000	1,300,000
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	-	-
ART	-	-
RELOCATION	10,000	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	10,000	10,000
SUBTOTAL	\$ 2,083,000	\$ 2,100,000
PROJECT CONTINGENCY	417,000	400,000
TOTAL BUDGETED EXPENDITURES	\$ 2,500,000	\$ 2,500,000
 <u>SOURCE(S) OF FUNDING*</u>		
UCONN HEALTH CAPITAL FUNDS	\$ 2,500,000	\$ 2,500,000
TOTAL BUDGETED FUNDING	\$ 2,500,000	\$ 2,500,000

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

UCONN HEALTH/IMPROVEMENTS
UConn Health Connecticut Tower (CT) 7th Floor Med-
Surg/Observation Unit Renovation
Project Budget (Final) \$2,500,000
February 28, 2024



CT-7 FLOOR PLAN

ATTACHMENT 15

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Outpatient Pavilion 3rd Floor Backfill
(Final: \$4,250,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$4,250,000 for the UConn Health Outpatient Pavilion 3rd Floor Backfill project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$4,250,000 from UConn Health Capital for the UConn Health Outpatient Pavilion 3rd Floor Backfill project.”

BACKGROUND:

The Women’s OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices located in the Outpatient Pavilion need to expand to address the increased demand for services. This project will renovate portions of the 3rd floor of the Outpatient Pavilion to allow for the relocation and expansion of these clinical practices and promote the Wellness of People and Planet and a Stronger, More Inclusive University by increasing community access to clinical services.

The Final Budget is attached for your consideration. The Final Budget is based on consultant estimates and may change based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - OUTPATIENT PAVILION 3rd FLOOR BACKFILL

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 6/28/2023</u>	<u>APPROVED DESIGN 9/27/2023</u>	<u>PROPOSED FINAL 2/28/2024</u>
CONSTRUCTION	\$1,650,000	\$ 1,650,000	\$ 2,500,000
DESIGN SERVICES	290,000	290,000	245,000
TELECOMMUNICATIONS	120,000	120,000	120,000
FURNITURE, FIXTURES AND EQUIPMENT	757,000	757,000	790,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-
ART	32,000	32,000	20,000
RELOCATION	10,000	10,000	10,000
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	9,000	9,000	10,000
SUBTOTAL	\$2,868,000	\$ 2,868,000	\$ 3,695,000
PROJECT CONTINGENCY	432,000	432,000	555,000
TOTAL BUDGETED EXPENDITURES	<u>\$3,300,000</u>	<u>\$ 3,300,000</u>	<u>\$ 4,250,000</u>
<u>SOURCE(S) OF FUNDING*</u>			
UCONN HEALTH CAPITAL FUNDS	\$3,300,000	\$ 3,300,000	\$ 4,250,000
TOTAL BUDGETED FUNDING	<u>\$3,300,000</u>	<u>\$ 3,300,000</u>	<u>\$ 4,250,000</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/IMPROVEMENTS
UConn Health Outpatient Pavilion 3rd Floor Backfill
Project Budget (Final: \$4,250,000)
February 28, 2024



Conceptual Floor Plan

ATTACHMENT 16

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation (Final: \$1,925,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$1,925,000 for the UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,925,000 from UConn Health Capital for the UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation project.”

BACKGROUND:

This project will renovate vacant space on the Outpatient Pavilion 1st floor to accommodate the relocation of X-Ray and Blood Draw services from the 3rd floor of the Outpatient Pavilion to allow for the renovations required for the expansion of the Women’s OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices. The expansion of these clinical practices will promote the Wellness of People and Planet and a Stronger, More Inclusive University.

The Final Budget is attached for your consideration. The Final Budget is based on consultant estimates and may change based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: UCONN HEALTH - OUTPATIENT PAVILION X-RAY & BLOOD DRAW RELOCATION

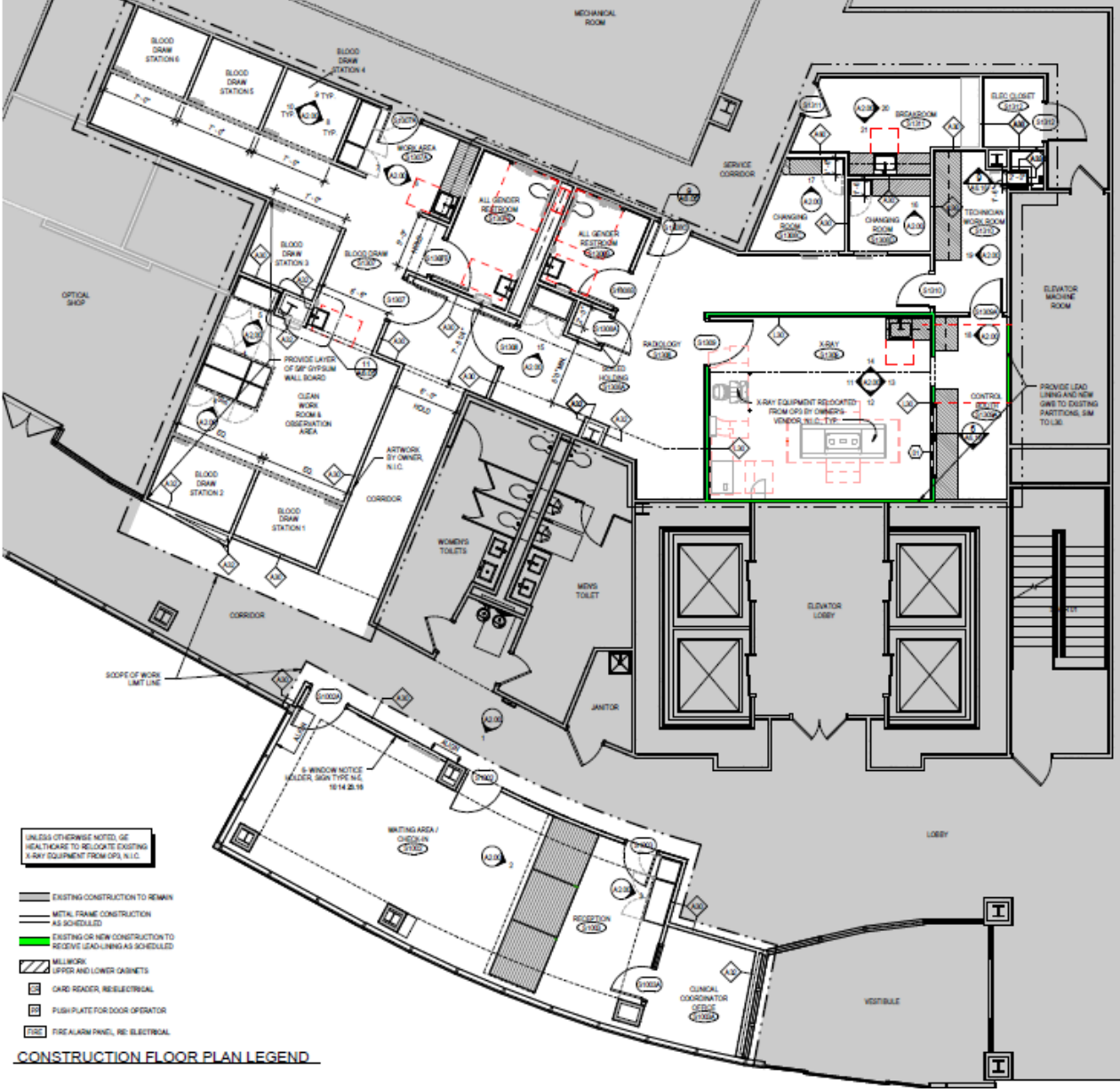
<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 6/28/2023</u>	<u>APPROVED DESIGN 9/27/2023</u>	<u>PROPOSED FINAL 2/28/2024</u>
CONSTRUCTION	\$ 375,000	\$ 500,000	\$ 1,240,000
DESIGN SERVICES	90,000	115,000	115,000
TELECOMMUNICATIONS	47,000	60,000	100,000
FURNITURE, FIXTURES AND EQUIPMENT	48,000	75,000	200,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	1,500
ART	-	-	5,000
RELOCATION	15,000	15,000	3,500
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	5,000	5,000	5,000
SUBTOTAL	\$ 580,000	\$ 770,000	\$ 1,670,000
PROJECT CONTINGENCY	70,000	80,000	255,000
TOTAL BUDGETED EXPENDITURES	\$ 650,000	\$ 850,000	\$ 1,925,000
<u>SOURCE(S) OF FUNDING*</u>			
UCONN HEALTH CAPITAL FUNDS	\$ 650,000	\$ 850,000	\$ 1,925,000
TOTAL BUDGETED FUNDING	\$ 650,000	\$ 850,000	\$ 1,925,000

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

UCONN HEALTH/IMPROVEMENTS

UConn Health Outpatient Pavilion X-Ray & Blood Draw Relocation

Project Budget (Final) \$1,925,000
February 28, 2024



Floor Plan

ATTACHMENT 17

UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

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

RE: Project Budget for the UConn Health Musculoskeletal Institute Rehabilitation Expansion (Final: \$1,010,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget in the amount of \$1,010,000 for the UConn Health Musculoskeletal Institute Rehabilitation Expansion project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,010,000 from UConn Health Capital for the UConn Health Musculoskeletal Institute Rehabilitation Expansion.”

BACKGROUND:

This project will remove an in-ground pool that is no longer used for water therapy located on the ground floor of the Musculoskeletal Institute (MSI) to create the additional physical therapy treatment rooms needed for the consolidation of the Outpatient Pavilion Physical Therapy /Rehabilitation program located on the 3rd floor with the MSI program. The consolidation will promote the Wellness of People and Planet and a Stronger, More Inclusive University by allowing for the renovations required for the expansion of the Women’s OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices on the 3rd floor of the Outpatient Pavilion.

The Final Budget is attached for your consideration. The Final Budget is based on consultant estimates and may change based on actual bids received. This Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

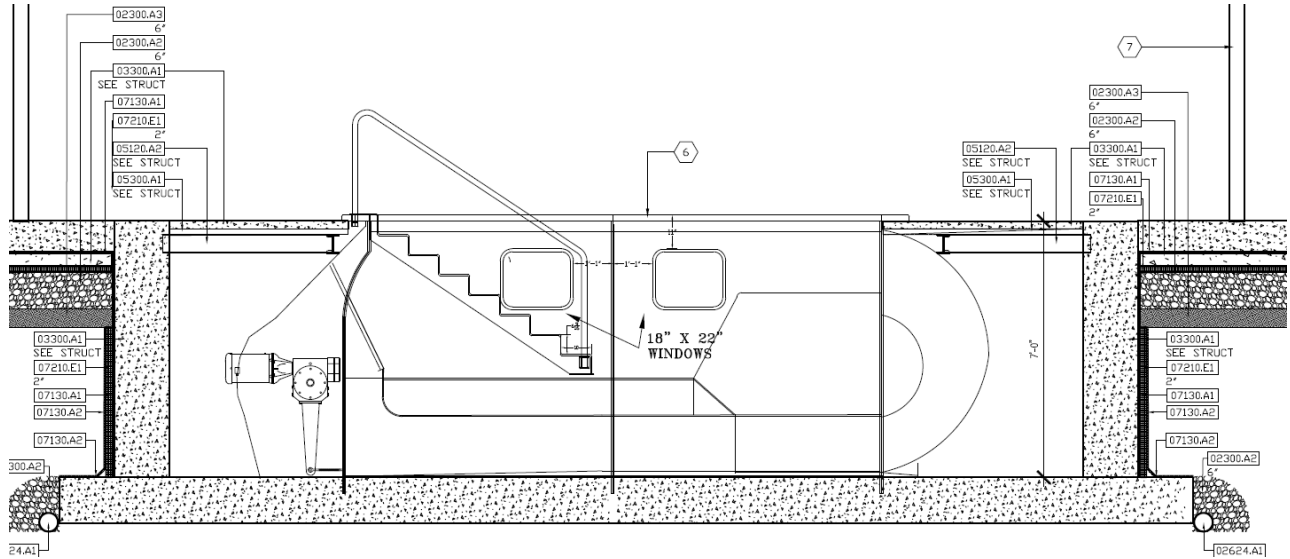
TYPE BUDGET: FINAL

**PROJECT NAME: UCONN HEALTH - MUSCULOSKELETAL INSTITUTE REHABILITATION
EXPANSION**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 6/28/2023</u>	<u>APPROVED DESIGN 9/27/2023</u>	<u>PROPOSED FINAL 2/28/2024</u>
CONSTRUCTION	\$ 460,000	\$ 460,000	\$ 715,000
DESIGN SERVICES	65,000	65,000	90,000
TELECOMMUNICATIONS	5,000	5,000	10,000
FURNITURE, FIXTURES AND EQUIPMENT	32,000	32,000	55,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-
ART	-	-	-
RELOCATION	10,000	10,000	10,000
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	-	-	-
SUBTOTAL	\$ 572,000	\$ 572,000	\$ 880,000
PROJECT CONTINGENCY	68,000	68,000	130,000
TOTAL BUDGETED EXPENDITURES	\$ 640,000	\$ 640,000	\$ 1,010,000
<u>SOURCE(S) OF FUNDING*</u>			
UCONN HEALTH CAPITAL FUNDS	\$ 640,000	\$ 640,000	\$ 1,010,000
TOTAL BUDGETED FUNDING	\$ 640,000	\$ 640,000	\$ 1,010,000

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

UCONN HEALTH/IMPROVEMENTS
UConn Health Transitional Musculoskeletal Institute
Rehabilitation Expansion
Project Budget (Final: \$1,010,000)
February 28, 2024



Existing Therapy Pool Section

ATTACHMENT 18



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

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

Period: 11/01/2023 - 01/15/2024

During the period between November 1, 2023 and January 15, 2024 no individual project's construction change order value equaled or exceeded 3% of the project cost.

ATTACHMENT 19

University Planning, Design & Construction UCONN 2000 Code Correction Program

Exception Report

19-Jan-24

Summary

<i>TOTAL NUMBER OF OPEN PROJECTS</i>	<i>1</i>
<i>NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI</i>	<i>18</i>
<i>NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR</i>	<i>0</i>
<i>NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED</i>	<i>0</i>

Category Type 2 - Major Addition and Renovation and Other New Construction

Number of Projects In Progress 1

<u>Project #</u>	<u>Building</u>	<u>Discrepancies</u>		<u>Corrected/</u>	<u>Correction by</u>	<u>Balance</u>	<u>Status/Projected Completion</u>
		<u>Cited</u>	<u>Corrected</u>	<u>Pending Inspection</u>	<u>Original Contractor</u>		
900475	Stamford Downtown Relocation	55	37	18	0	0	October 31, 2023
Totals		55	37	18	0	0	

Program Summary

TOTAL NUMBER OF OPEN PROJECTS	1
TOTAL NUMBER OF CITED DISCREPANCIES IN REMAINING OPEN PROJECTS	55
NUMBER OF CORRECTED AND APPROVED DISCREPANCIES IN REMAINING OPEN PROJECTS	37
NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI	18
NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR	0
NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED	0

