



Capital Project Updates

(as presented at BGE, September 19, 2023)

University Planning, Design and Construction

University Senate Meeting
November 6, 2023

UConn

Agenda

Resolutions for September 2023 BOT Meeting

- South Campus Infrastructure
[Revised Final Budget: \$89,500,000, September BOT]
- Eversource Second Electrical Feed
[Final Budget: \$15,000,000, September BOT]

Other Topics

Real Estate Projects

- 110 Sherman Street
- Bergin Property Transfer
- CAV Test Track Land Sale Option
- 36 North Main Street, Waterbury
- XL Center
- Coventry Boathouse
- Eversource 2nd Electrical Feed Easement

Off-Campus Housing Development: Next 3 Years

Overview of Projects in Construction/Bidding

Overview of Projects in Design/Planning

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

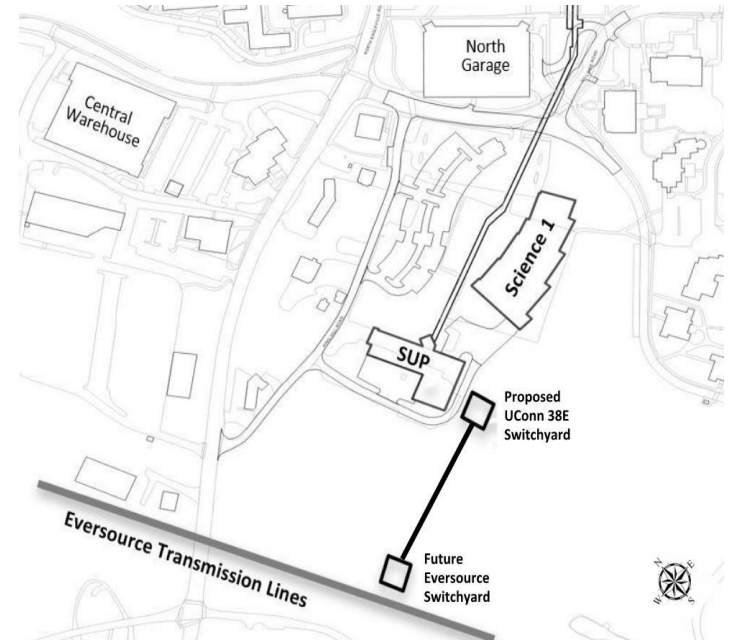
Typically, projects in construction may have a risk to schedule and/or to budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.

Project Updates

- Eversource Second Electrical Feed
- South Campus Infrastructure
- Residential Life Facilities- Mansfield Apartments Redevelopment
- Field House- Old Recreation Center Renovation
- Stamford Garage- Mill River Remediation
- Boiler Plant Equipment Replacement and Utility Tunnel Connections
- NW Science Quad: Site Improvements and Tunnel Phase 2
- Supplemental Utility Plant
- N. Eagleville Road & Discovery Drive Intersection Improvements
- South Campus Residence Hall
- Whitney House Demolition
- Mirror Lake Improvements
- School of Nursing New Building
- Freitas Arena Renovation
- Athletics Master Plan
- Gilbert Road Site Preparation
- Fenton River Well Field and Road Replacement
- UConn 2000 Code Remediation - Stamford
- UConn Hockey Arena
- University Safety Building Renovation
- B4 Steam Vault and Line Exigent Repair

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: \$3.0M Approved Design, December 2021 BOT
 - Proposed Final, Phase 1, \$15,000,000, 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: Potential for wetlands mitigation, environmental permitting, long lead times on equipment 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 Eversource scope completed).

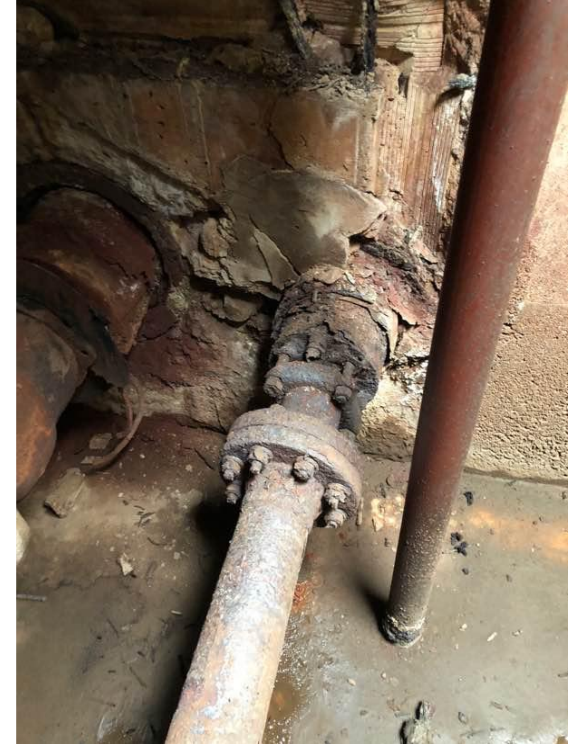


UConn 38E Switchyard and Eversource Transmission Line Connection.

Note: Eversource switchyard by Eversource

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, to the South Campus Residence Hall project. Project scope has been reduced to lower costs while still supporting the construction of the South Campus Residence Hall and providing the geothermal heat exchange system.
- Budget: \$82.0M, Approved Revised Final, Phases 1 - 3 BOT June 2023
 - Proposed Revised Final \$89.5M, September 2023 BOT
 - Project scope was reduced and was bid as Phases 2 and 3.
 - Some steam infrastructure replacement was removed and will be bid as a separate project at a future date.
 - Updated project bids and material delivery timelines are under review.
- 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, sustainability goals and requirements for new infrastructure, and impacts on budget and material availability due to the pandemic and market demand.



Existing Steam Vault, South Side of Campus

Mansfield Apartments Redevelopment



- Scope:
 - Construction of a new Apartment Complex on the current Mansfield Apartments site
- Budget: \$12.0M Approved Final for Design and Demolition only
 - **Redesign in process to make the building more efficient, will seek to rebid next winter**
 - **Project delivery method changed to design-bid-build**
- Schedule:
 - Bids received in February 2023, but redesign in process
 - Demolition and rough grading of site completed.
- Key Issues & Risks: Sustainability goals and requirements; and potential impacts on budget and material availability due to the pandemic, traffic and driveways, DOT right-of-way negotiations, Moss Sanctuary, redesign



Rendering of new Mansfield Apartments

Field House – Old Recreation Center Renovation

- Scope:
 - Programming/feasibility/due-diligence study for the Athletics backfill occupancy 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: \$4.5M, Approved Design, BOT June 2023
- Schedule:
 - Feasibility Study: Spring 2021 – Spring 2022
 - Design: Fall 2022 – Winter 2023
 - Construction: Winter 2024 – Spring 2025
- Key Issues & Risks: Funding for full design/construction to be identified, cost escalation and supply chain concerns and cost, swing space requirements



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 testing of river completed Fall 2022
 - Updated reports and testing results submitted to DEEP. DEEP still reluctant to finalize a remediation level. Risk assessment testing being done in September 2023.
 - Target Remediation Date: TBD. No earlier than Summer 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

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:

- GMP Finalized & Amended May 2022
- Construction August 2022 – December 2023

Key Issues & Risks:

- Material delays & long lead items
- Traffic control during construction
- Lengthy submittal reviews and permit approvals



North Eagleville Road at Discovery Drive & Auditorium Road

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
 - Steel substantially complete
 - Masonry exterior and window installation commenced
 - Construction Completion: Currently targeting Fall 2024
- Key Issues & Risks: Construction noise and dust, long lead times for electrical and mechanical equipment, discussions with DEEP regarding stormwater retainment and potential impacts on budget, required services completion from associated projects (South Campus Infrastructure and Mirror Lake) and material availability due to pandemic



View looking northeast of steel construction on one of two L-shaped wings of the Residence Hall

Mirror Lake Improvements

Scope:

- Due to capital budget constraints, the University deferred construction of the original Mirror Lake Improvements project in December 2022
- 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 is mutually satisfactory to CT DEEP has been completed and includes 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 allocation

Schedule:

- Revised Design, Permitting & Procurement, March 2023 – July 2024
- Enhanced Schematic Design Phase complete, July 2023
- Construction Document Phase beginning September 2023
- Construction August 2024 (tentative)

Key Issues & Risks:

- Environmental and construction permitting review periods



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

School of Nursing New Building



- Scope:
 - Construction of a School of Nursing new 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: \$2.0M Approved Planning- BOT June 2023
 - Architect selection is in process
 - CM selection process anticipated Fall 2023
 - Site Assessment, Survey and Geotechnical Investigations commenced
- Schedule:
 - CEPA – Public Scoping Complete; Post-Scoping Notice in process; Entire process completed by April 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



New School of Nursing Building located in the South Campus area

Athletics Master Plan

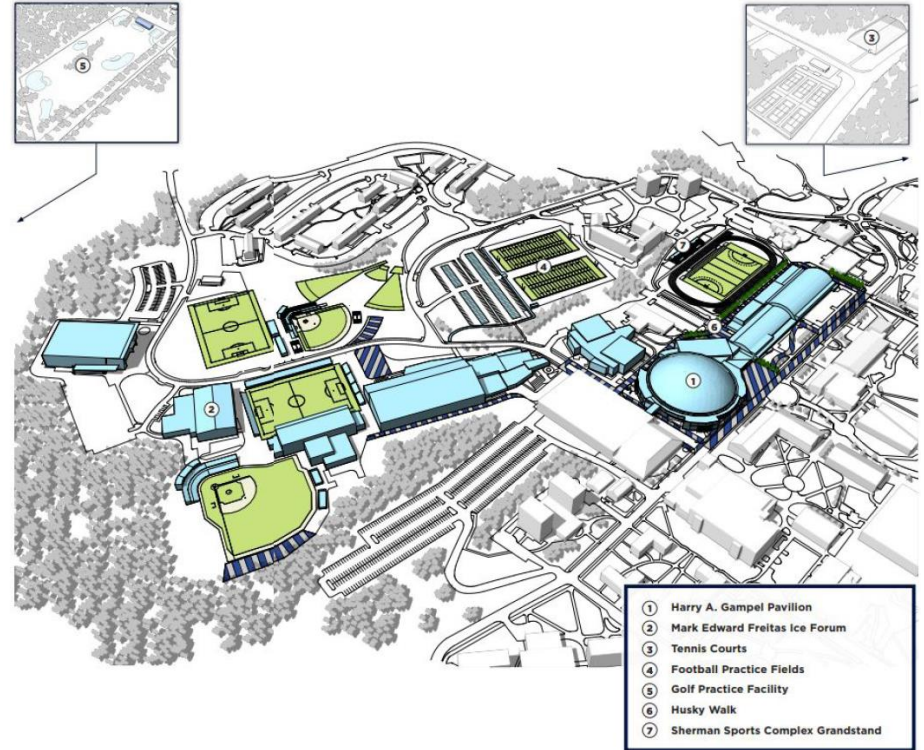
- Scope:
 - Identify future facility needs based upon input from department focus groups and stakeholders
 - Identify highest and best use analysis of existing buildings and athletic fields
 - Provide a comprehensive priority list of deferred maintenance projects that need to be addressed for each existing facility
 - Ensure Title IX compliance in proposed plan
 - Provide conceptual cost estimates and proposed implementation schedules
- Budget:
 - \$425,000, PRC Approved Planning
- Schedule:
 - Summer 2022 – September 2023
 - Final Draft Completed and Under Review



Aerial photograph of Athletics District

Athletics Master Plan

- Identifies potential projects reflective of excellence in first-class facilities, competition, and student-athlete experience
- Documents a strategy to enhance existing facilities to their fullest potential over the next 20 years
- Comprised of inspirational ideas and aspirational goals that may contribute to future projects
- There is no intention to implement the Master Plan beyond current priorities:
 - Title IX Compliance, including improvements to Tennis and Rowing facilities
 - Freitas Forum Renovations
 - Fieldhouse Renovations
 - Golf Practice Facility
- There are no requests for University Funds or Bonds for additional Master Plan projects



Real Estate Projects

110 Sherman Street, Hartford: OPM has agreed to transfer this building, which is integral with the UConn law school campus, to UConn effective October 2023. Performing due diligence on the condition of the building and studying possible short-term uses.

Bergin Property Transfer: Transfer documents are being drafted. Survey has been completed, utilities are being investigated and a site plan for the technical high school is being developed. Official transfer date has not yet been set but will likely be in early 2024.

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 in the process of being executed. Lease will be put into escrow until closing on the property and financing in completed in late 2023.

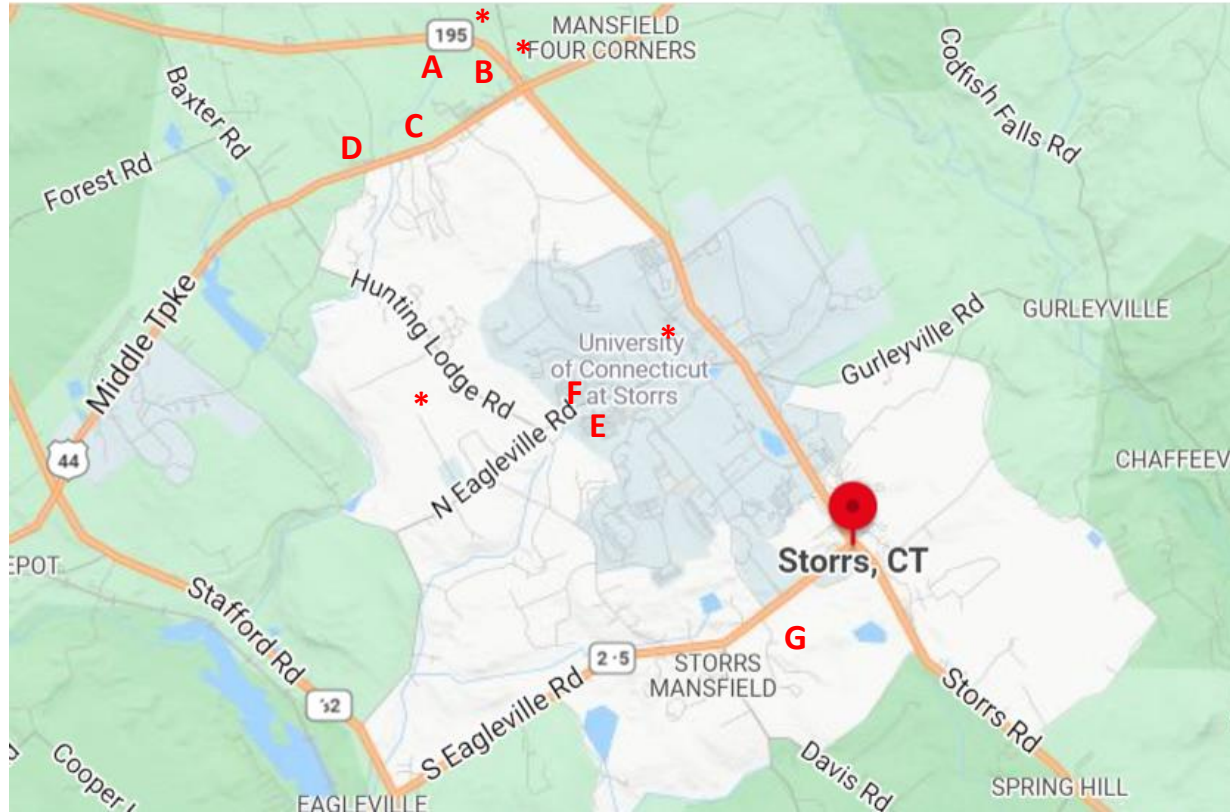
Real Estate Projects

XL Center Hartford: UConn investigating 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. Programming and identifying user groups for the space presently.

Coventry Boathouse: As part of Title IX for the women's rowing team, UConn proposes to construct a new boathouse on Coventry Lake. A ground lease is being negotiated with the Town of Coventry for a minimum 20-year term and with nominal rent.

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.

Off-Campus Housing Development: Next 3 Years

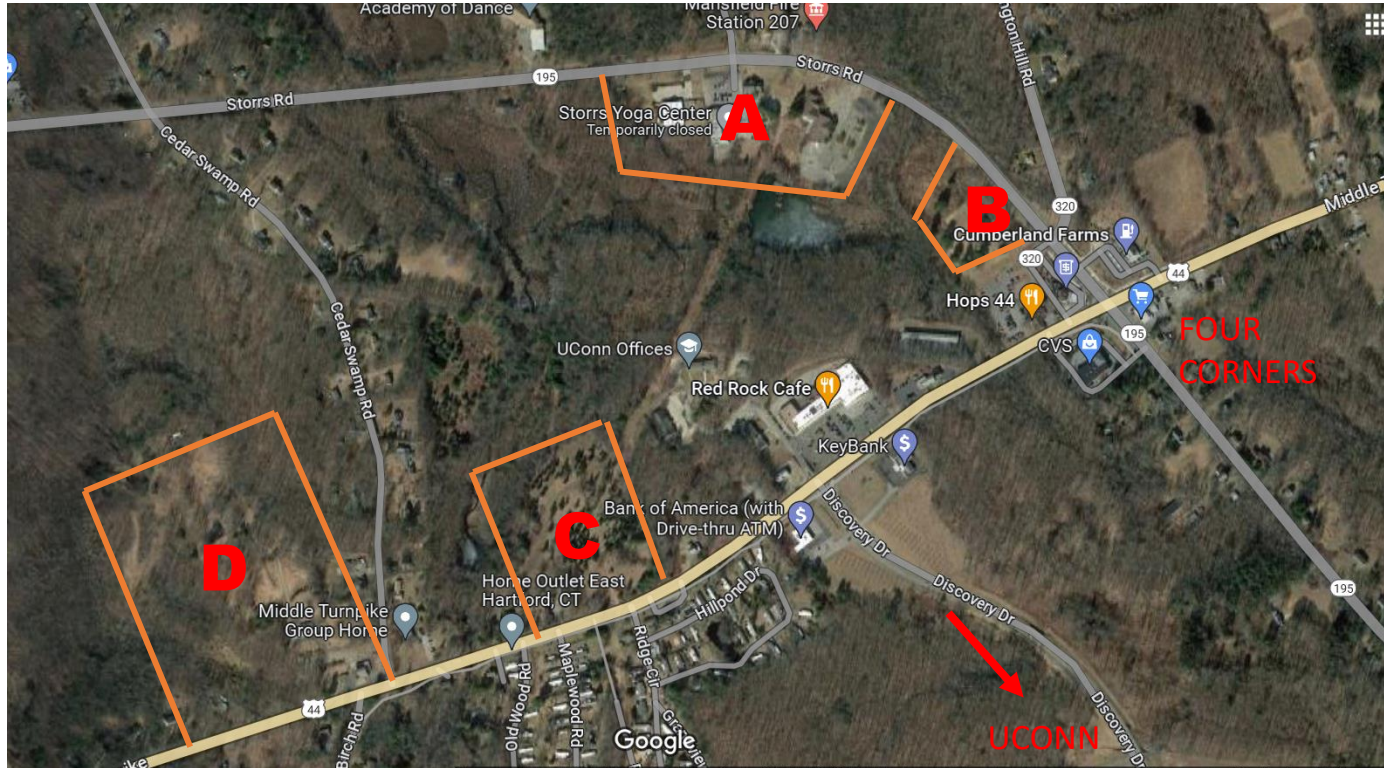


Site A (Landmark/Haven Development) and Site G (Eagleville Green) have been approved by the Town and are under construction.

Sites B through F represent large-scale housing developments with pending applications with the Town of Mansfield and are further detailed on the attached slides

* = Other potential applications that have not yet been submitted for review to the Town

Off-Campus Housing Development: Next 3 Years



Four Corners Area:

- A. The Standard at Four Corners (aka Landmark/Haven Development) – 900 Beds
- B. The Villages at Four Corners (aka Yamei Development) – 180 Beds
- C. Benchmark Cascade – 350 Beds
- D. CMC Storrs – 725 Beds

Off-Campus Housing Development: Next 3 Years



North Eagleville Road:

- E. Wilmorite Development South Half – 750 Beds
- F. Wilmorite Development North Half – 660 Beds



Off-Campus Housing Development: Next 3 Years












View of the proposed Wilmorite Development on North Eagleville Road as submitted by the Developer to the Mansfield Town Planning and Zoning Committee

Projects Recently Completed and in Bidding/Construction

Recently Completed ~\$15M+






-  University Safety Building Renovation
-  B4 Steam Vault and Line Exigent Repair

In Bidding/Construction ~\$400M+




-  Eversource Second Electrical Feed
-  South Campus Infrastructure
-  Boiler Plant Equipment Replacement and Utility Tunnel Connection
-  NER and Discovery Drive Intersection Improvements
-  Residential Life- South Campus Residence Hall
-  Freitas Renovation
-  Gilbert Road Site Preparation
-  Fenton River Well Field and Road
-  UConn 2000 Code Remediation - Stamford

Projects in Design and Planning

In Design ~\$350M

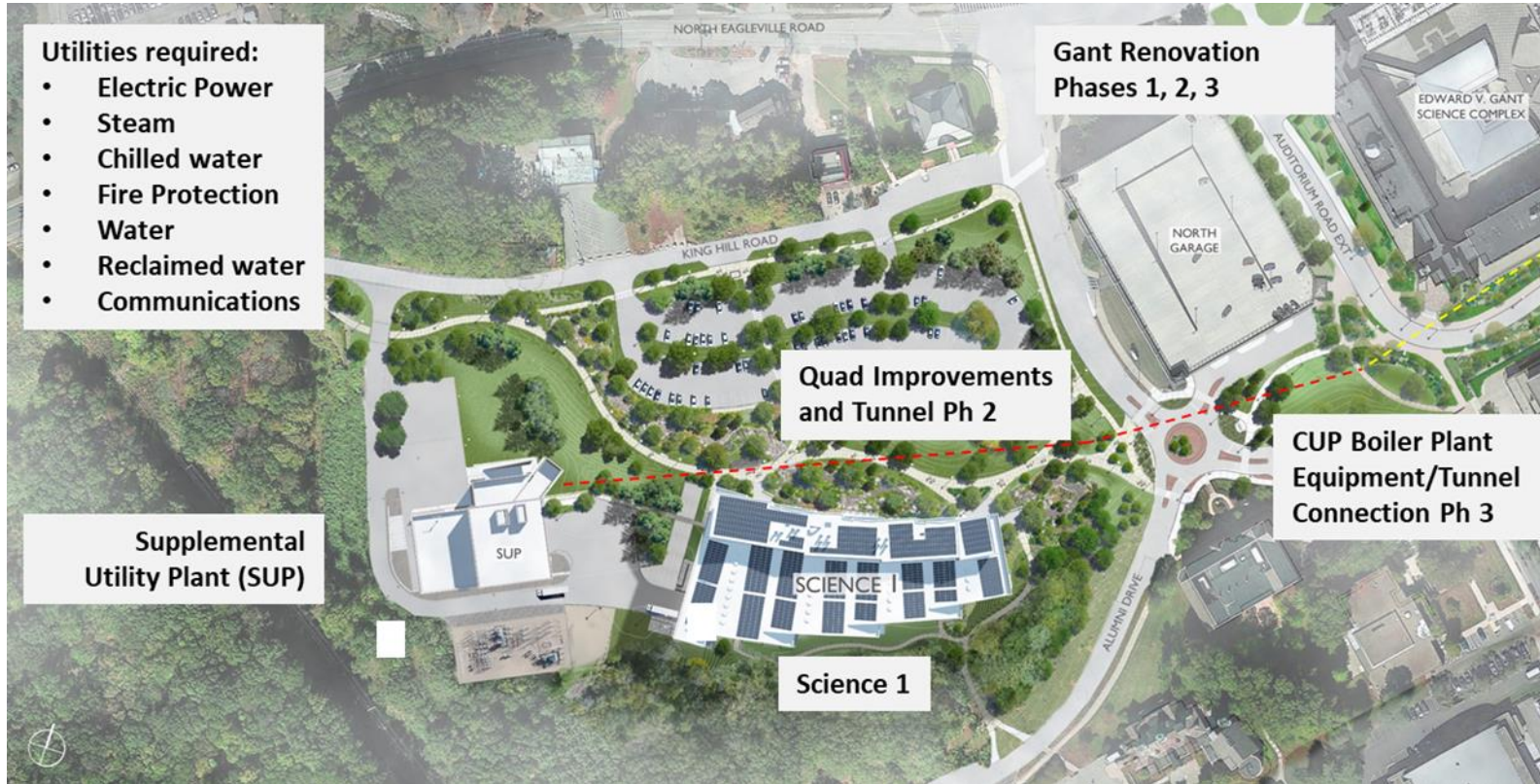
-  Residential Life- Mansfield Apartments Redevelopment
-  Fieldhouse- Old Recreation Center Renovation
-  School of Nursing New Building
-  Mirror Lake Improvements
-  Coventry Boathouse

In Planning ~ \$100M+

-  Stamford Mill River Remediation
-  Whitney House
-  Athletics Master Plan
- Unfunded Planning Backlog
- Utility Framework - ongoing Infrastructure planning
- Public Safety Risk Assessment and Design Guidelines
- Zero Carbon Scenario Planning & Geothermal Study
- 2025 Campus Master Plan Major Update

APPENDIX

NW Science Quad



Site Plan and 5 Projects (included in the Capital Plan, bond-funded)

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 June 2023
- 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.
- Key Issues & Risks: Material and labor availability during the pandemic is still a concern. Potential costs at close-out of all three phases. Tunnel steam pipe issues may require some rework in the CUP. Peer review of design and installations may require some rework.



New Packaged Boiler installed in the Central Utility Plant

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
 - Payette Architects, Dimeo Construction Manager
- Schedule: project in close-out
 - Design: Fall 2017 – Fall 2019
 - Construction: Summer 2020 – Fall 2023 (steam line repair Spring – Fall 2023)
- Key Issues & Risks:
 - Coordination with new SUP
 - Steam line repair with 3rd party oversight (proceeding on time and on budget)



North Elevation Looking East

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 Ph 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
- Key Issues & Risks: Coordination with Science 1 and NW Science Quad utilities and tunnel repairs



SUP View Looking South



SUP Interior View of 125 psi Steam Header

Whitney House Demolition



Scope:

- Abatement & demolition of unsafe structure irreparably damaged by fire, smoke and water
- Site commemoration and restoration

Budget: \$300K allocated to-date

Schedule:

- CEPA – Public Scoping Complete; Post-Scoping Notice in process; Entire process completed by October 2023
- Architectural consultant procurement and Facilities Operations coordination in process
- Planned Completion – Spring 2024

Key Issues & Risks:

- Continued coordination with SHPO and State Archeologist
- Environmental permitting
- Budget Allocation



Existing Conditions, July 2023

Freitas Arena Renovation

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



Phase 1- volleyball courts complete

Gilbert Road Site Preparation

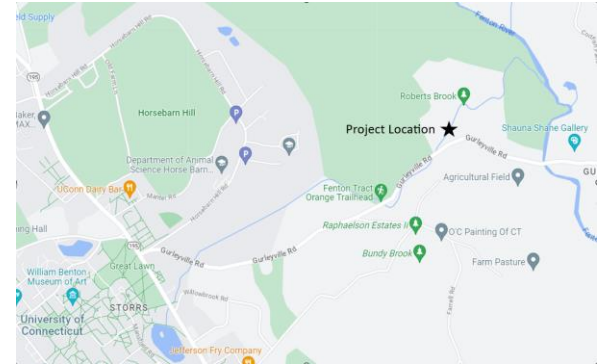
- Scope:
 - Preparation of the area along Gilbert Road for the South Campus Residence Hall
 - House Restoration scope pending SHPO review
- Budget: \$6.6M, Approved Final
 - Phase 1 on budget. Phase 2 pending.
- Schedule:
 - Relocation portion of the work proceeding (Phase 1). Balance of the restoration scope will consist of the exterior restoration only (Phase 2).
 - Phase 1 house temporary relocation completed in early December 2022. New foundations and relocation to final site completed in July 2023. Bid of Phase 2 work on-going.
- Key Issues & Risks: SHPO's expectations concerning the project, timing of approvals and potential impacts on budget, and material availability due to the pandemic.



4 Gilbert Road House Relocation

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:
 - Construction: Spring 2023–Fall 2023
- Key Issues & Risks:
 - None at this time



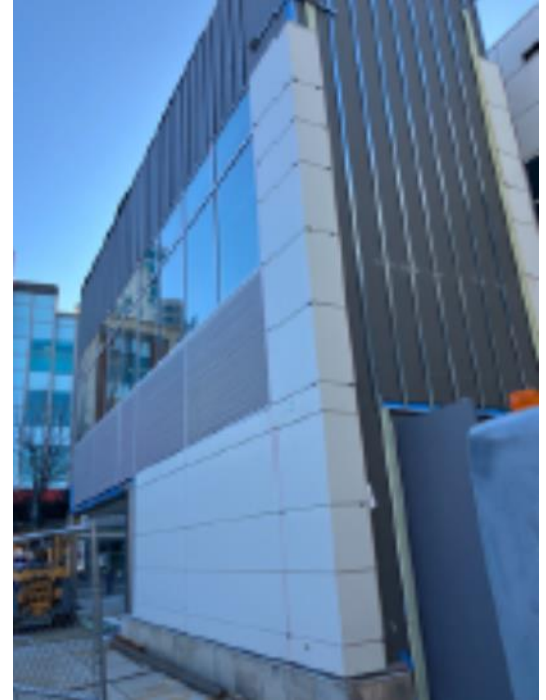
Location Map



Foundation for temporary bridge

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 continues to track on budget, but one large issue at atria will need to be addressed
- Schedule:
 - Phase I work completed Summer 2020
 - Phase II work substantially completed December 2022.
 - Close-out of most discrepancies is on-going – 11 remaining
 - Atria wall remediation nearly complete (Summer 2023)
- Key Issues & Risks: Potential discovery of additional code conditions during construction presents on-going budget and scheduling risks, COVID-19 potential impacts, including availability of materials



New Exterior Stairwell at West Side of Building

UConn Hockey

- Scope: New Hockey Arena
 - 2,600 seat (50% seatback, 50% benches) free-standing hockey arena
 - Men's & Women's home locker rooms, coaches' locker rooms, visitor locker rooms, training/hydro rooms, weight room, coaches' offices, press box, dining, ice plant, and support spaces.
- Budget: \$70.0M Approved Final
 - JCJ Architecture - Design Architect
 - Turner Construction - Construction Manager
- Schedule: project in close-out, punch list work in progress
 - Design: Summer 2020 – Winter 2021
 - Bid/Award: Winter 2021 – Spring 2021
 - Construction: Spring 2021 – Fall 2022
- Key Issues & Risks:
 - None



Interior View – Women's Locker Room



Center Ice View From Club Lounge

University Safety Renovation

- Scope: University Safety Building Addition
 - New 3,500 sf. addition to the east side of the building for the Fire Department staff and offices
 - Addition of vestibule
 - Enlarge the dispatch center, locker rooms and lobby of the existing building
- Budget: \$7.75M, Approved Revised Final
 - Cost increase due to relocation of communications duct bank, incorporation of primary electrical feeders into the project, absorption of already allocated funds for FF&E into project budget and relocation of the Fire Chief's suite to the first floor. Dispatch Center and Business Suite modifications on the second floor will be done under a separate project.
- Schedule:
 - Construction substantially complete
- Key Issues & Risks:
 - None



Fire Department Day Room



Police Men's Locker Room

B4 Steam Vault and Line Exigent Repair



Scope:

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

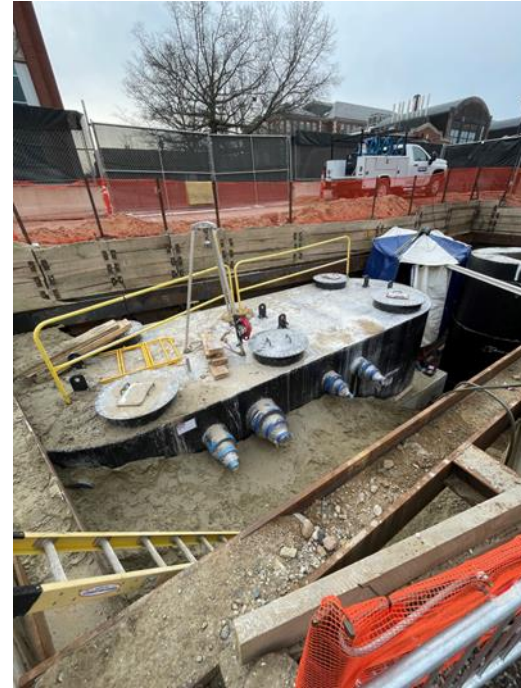
Budget: \$7.7M, Approved Revised Final

Schedule:

- Construction substantially complete, in closeout

Key Issues & Risks:

- None



B4 Steam Vault Installation