



# Project Updates

University Planning, Design and Construction

As Presented to the Buildings, Grounds and Environment Committee  
June 13, 2018

# Projects in/starting Construction: \$525M

## in Construction

- Babbidge Library- Electrical Distribution
- Fine Arts Music and Drama Library
- Innovation Partnership Building
- Stamford Garage Demo and Site Remediation
- Student Recreation Center
- Gant Renovation - Phase 1
- North Eagleville Road Infrastructure, Phase IIIB
- Northwest Science Quad Phase I Utilities
- Central Campus Infrastructure Upgrades
- Wilbur Cross Reading Rooms Renovation
- Central Campus Parking
- Fairfield Circle Reconstruction

## Projects starting Construction Spring/Summer 2018

- Fine Arts Production Facility
- Steam Line Repairs Koons Hall, Manchester Hall and Family Studies
- Spring Hill Farm ABSL 2
- Alumni Granite Restoration
- Alumni Shower Renovations
- Engineering II Roof Replacement
- Northeast Area Residence Halls – Security Camera System
- Steam Line Repairs vault 304 to Central Utility Plant
- CUP Equipment Replacement and Pumping Project

# Babbidge Electrical

- Scope:
  - Replace existing switchgear and transformers in Babbidge Library
- Budget: \$ 2.583M, Approved Final
  - General Contract Project
- Schedule:
  - Construction Complete August 2018
- Key Issues: None



*Transformer Conduits & Screen Wall*

# Fine Arts Phase II Music & Drama Library

- Scope: 9,000 GSF renovation
  - Renovation of First and Lower Levels for the Music & Drama Library, and support space on Upper Level
- Budget: \$2.1M, Approved Final
- Schedule: Construction Completed
  - Construction Start: September 2017
  - Construction Completed: April 2018
- Key Issues: Completing Punch list



*Fine Arts Music & Drama Library: First Floor*

# Innovation Partnership Building

- Scope: 114,000 GSF, 3 floors + Penthouse
  - Includes 25,000 SF shelled tenant lab space
  - Additive Manufacturing (AMIC) and Advanced Characterization (ACL) Specialty Labs
- Budget: \$162.3M, Approved Final
  - CM GMP project delivery
- Schedule:
  - AMIC completed September 2017
  - Main Entry Floor and Adjacent Tenant Spaces Completed September 2017
  - ACL Completed December 2017
  - ACL Tool installation completed – calibration and testing by manufacturers in process
  - POCC/Comcast/UTC/CT Manufacturing Simulation Center space on 3<sup>rd</sup> floor Furniture moved in week of April 16 2018
- Key Issues: None



Photo © Magda Biernat, 2017

# Innovation Partnership Building



*Comcast Center 3<sup>rd</sup> Floor Lab*



*Entrance to Connecticut Manufacturing  
Simulation Center Computer Lab – 3<sup>rd</sup> Floor*



# Stamford Garage Demo & Site Remediation

- Scope:
  - Demolition of existing three-story garage
  - Remediation of environmentally-impacted soils from site and adjacent properties
- Budget: \$13M, Approved Final
- Schedule:
  - Target remediation completion for site, except riverbank: June 2018
- Key Issues:  
DEEP/EPA and other governmental agency approvals of site remediation work for riverbank and adjoining properties. Access agreements for adjoining properties.



*Structure Demolition & Soil Removal*

# Student Recreation Center

- Scope: Student Recreation Center
  - Building steel erection and envelope in progress
- Budget: \$100M, Approved Final
  - Student fee funded, PLA
- Schedule:
  - Construction Start May 2017
  - Complete Construction Summer 2019
- Key Issues: Timing of enabling utility projects



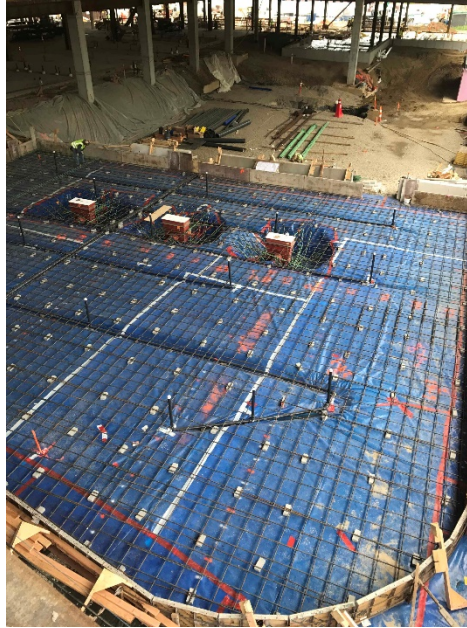
*West Façade Along Hillside Ave*



# Student Recreation Center



*Roof Installation*



*Pool Slab Prep*



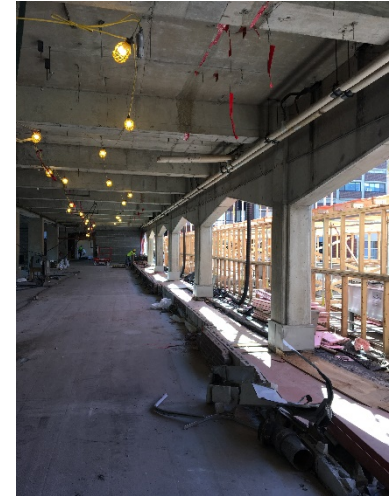
*View Looking into Fitness 2 Along Hillside Ave*

# Gant Building Renovation Ph 1 - STEM

- Scope: 285,000 GSF Renovation
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold
- Budget: \$85M Approved Final
  - Includes Ph 2 design and mobile office buildings for IT
  - \$190M anticipated, combined phases 1, 2, 3
- Schedule:
  - Construction Phase 1 Start – Winter 2018
  - Anticipated Completion – Summer 2019
- Key Issues: None



*4<sup>th</sup> Floor Framing*



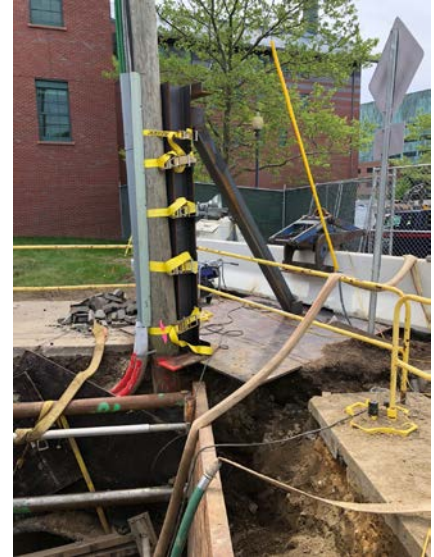
*1<sup>st</sup> Floor*

# North Eagleville Road Phase IIB Utilities

- Scope:
  - Replacement of aged Steam and Condensate lines, water lines and electrical ductbanks and sewer force main on the Northwest part of campus
- Budget: \$56M, Approved Rev Final
  - CM at Risk, PLA
- Schedule:
  - Project restarted following winter shutdown. Anticipated completion of utility installation August 2018. Site restoration, landscaping and final road repaving August - October 2018.
- Key Issues: Project continues to be plagued with existing unknown utilities. Project budget being closely monitored.



*Ledge excavation for new water line installation adjacent to existing storm drain and catch basin*



*Temporary Support of existing utility poles during excavation for new utilities*



# NW Science Quad – Phase 1 Utilities

- Scope: Water, Reclaimed Water, Fire, Chilled Water, Steam, Power, Teledata, Storm, and Sanitary and a cast-in-place utility tunnel
- Budget: \$20M, Approved Final, phase 1
  - BVH Integrated Services Engineers
  - Whiting Turner Construction – CM
- Schedule:
  - Construction Start June 2017
  - Complete Construction Spring 2018
  - Landscaping Completion Fall 2018
- Key Issues: Completion of Landscaping and site restoration before the start of the fall 2019 semester. Budget challenge due to necessary repair to stabilize existing UTEB foundation



*Tunnel looking West towards North Parking Garage*



*48 inch diameter storm drain relocation at tunnel intersection*

# Steam Line Replacement Koons Hall, Family Studies and Manchester Hall

- Scope: Removal and replacement of existing steam laterals, steam vaults and modifications to existing mechanical room piping.
- Budget: \$2.385M Approved Final
- BVH Integrated Services Engineers  
Nutmeg Construction – General Contractor
- Schedule:
  - Construction Start May 2018
  - Complete Construction August 2018
  - Landscaping Completion Fall 2018
- Key Issues: Aggressive schedule and confined work area.



*Excavation of existing steam line*



*Mechanical Room Valve –  
Family Studies Building*

# Central Campus Infrastructure

- Scope: This infrastructure upgrade project in central campus includes:
  - Steam, pumped condensate piping and vault install along Hillside Rd complete
- Budget: \$30M, Approved Rev Final, PLA (partial)
  - Includes \$5M to address failed steam lines found during construction
- Schedule:
  - Spring 2016 – Winter 2019
- Key Issues:
  - Connection to Burton steam lines planned for Spring 2018
  - Jim Calhoun Way Utility work to support the Student Rec facility planned for Summer 2018



*Duct Bank Installation*

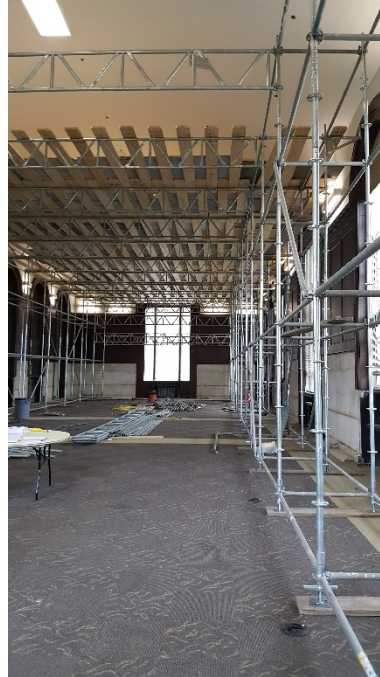


*Jim Calhoun Way Chilled Water Trench*



# Wilbur Cross Reading Rooms Renovation

- Scope: Renovation of the north and south reading rooms in Wilbur Cross
  - Enhance and expand student study and work space
  - Finishes, lighting, and acoustical upgrades
  - Modernize AV and IT technologies
  - New furniture in both reading rooms
- Budget: \$3.2M, Approved Final
- Schedule:
  - Construction – Spring 2018 – Summer 2018
- Key Issues: Furniture lead time



*Demolition @ North Reading Room*



*Demolition @ South Reading Room*

# Central Campus Parking

- Scope:
  - 90-100 parking spaces between Werth Family UConn Basketball Champions Center and Sherman Field
  - Shared use by permit holders during weekdays and Athletics during evening and weekend events
  - Relocate shotput, clean-up grounds and improve pedestrian safety for 1,000+ students who traverse area daily
- Budget: \$2.25M, Approved Final
- Schedule:
  - Design complete February 2018
  - Construction May-August 2018
- Key Issues: Coordination of construction logistics with adjacent projects; maintaining traffic flow around site



*Week 2 of Construction*

# Fairfield Circle Reconstruction

- Scope:
  - Reconstruct event plaza
  - Design – open plaza and UCONN wordmark pattern
  - Improved lighting and universal access
- Budget: \$0.9M, Approved Final
- Schedule:
  - Design complete February 2018
  - Favorable bid received; notice to award submitted
  - Construction May-August 2018
- Key Issues: Quality control of paver installation; Construction logistics; Hillside Road closure; Maintaining emergency access to Fairfield Way



Week 2 of Construction



# Fine Arts Phase II Production Facility

- Scope: 30,600 GSF production facility addition
  - Drama, Music and the Nate Katter Theater
  - New entry lobby & connectivity between current buildings
  - Curtainwall replacement on roadside elevations
- Budget: \$33.5M, Approved Final
  - Project bid under review
- Schedule: PLA project
  - Enabling/Utility work released
  - Construction Start: June 2018
  - Target Construction Completion: Dec 2019
- Key Issues: Reroofing other Fine Arts buildings may be added to project at additional cost



*Fine Arts Exterior Rendering looking North*

# Projects in Design: \$535M

- Gampel Security Bollards (bid opening 6/7/18)
- Stamford Surface Parking (bidding now)
- School of Pharmacy Medicinal Garden
- Gant Building Renovation – Phase 2
- STEM Science 1 & Northwest Quad Design
- Main Campus Parking Replacements
- South Campus Commons
- Babbidge Library Renovation
- University Athletics District Development
  - Stadia
  - Utilities (SW Campus Infrastructure Upgrades)
- Horsebarn Hill Rd Ext Pedestrian Safety Improvements
- Beach Hall Backfill – lab renovations
- School of Engineering Backfill – lab renovations
- Northeast Science Quad – in Schematic Design
- Wayfinding Implementation Phases I and II (bid opening now)
- Supplemental Utility Plant - Preconstruction Services
- Infrastructure Projects – Utility Framework
  - Southeast Campus Infrastructure Upgrades
  - Central Utility Plant chilled water upgrades
  - Water Pollution Control Facility Upgrades
  - Northwest Quad – Science 1 – Site Improvements and Tunnel Ph 2 (June BOT for Design Budget Approval)
  - Supplemental Utility Plant as part of NW Science Quad Utility Study

# Gampel Security Bollards

- Scope:
  - Security bollards at each of the five entrances
  - Concrete sidewalks
  - Removable sections for emergency and maintenance
- Budget: \$1.25M, Approved Final
- Schedule:
  - Design completed May 2018
  - Construction July-October 2018
- Key Issues: Shallow utilities; coordination with other planned improvements near Gampel; Construction logistics



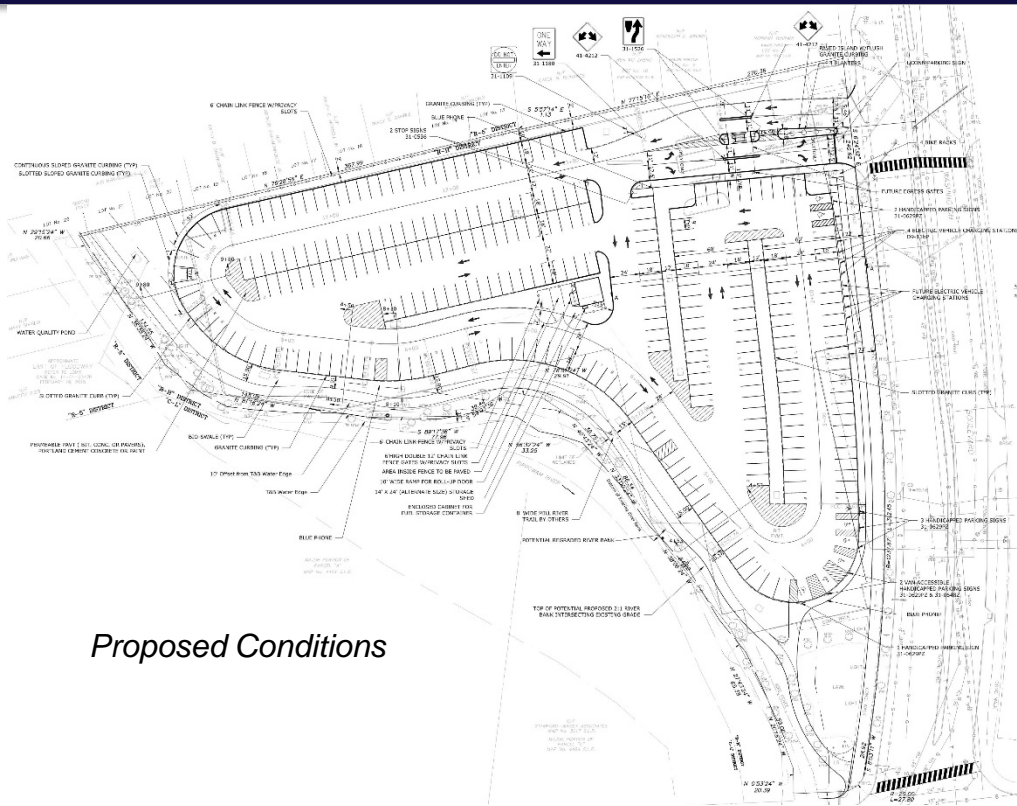
Proposed bollard locations

Row 1: AD Entrance, East Entrance  
Row 2: South Entrance, North Entrance  
Row 3: West Entrance/Loading



# Stamford Surface Parking

- Scope:
  - New 300+ space parking lot constructed upon completion of garage demolition
  - Controlled lot access for permit holders and visitors
  - Small storage facility for campus operations and maintenance
  - Extension of public greenway from Park through site along Mill River
- Budget: \$4.5M, Approved Final
- Schedule:
  - Design complete May 2018
  - Construction August-December 2018
- Key Issues: Environmental permitting; Coordination with demolition project; Subsequent remediation along river and adjacent properties; Abutter land concerns



# School of Pharmacy Medicinal Garden

- Scope:
  - Replacement garden for one that existed at former Pharmacy Building in 2005
  - 8,000 SF site directly adjacent to the northwest side of the Pharmacy/Biology Building
  - Educational landscape containing plantings with interpretative signs and space for seating and outdoor instruction

Budget: \$0.9M, Approved Design

- Schedule:
  - Design complete June 2018
  - Construction complete November 2018
- Key Issues: Donor coordination with Foundation; Fall alumni event coordination; Budget constraints



# Gant Building Renovation Ph 2 - STEM

- Scope: 285,000 GSF Renovation
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold
- Budget: see Gant Ph 1, in construction
- Schedule:
  - Design Development Phase 2 – Fall 2017
  - Anticipated Construction Start Phase 2 – Summer 2019
  - Construction Complete Phase 3 – Fall 2023
- Key Issues: Delay of construction start due to budget concerns, schedule may change



*3<sup>rd</sup> Floor North-West Connector*



*4<sup>th</sup> Floor North-West Connector*

# STEM Science1

- Scope: Science 1
  - 180,000+/- GSF Building program (including Clean Room)
- Budget: \$15M, Approved Rev Planning
  - Project Cost range \$240M
  - Payette Architects
  - CMr Selection Spring 2018
- Schedule:
  - Pre-Design Phase June 2017
  - Design Phase – Fall 2017 – Summer 2019
  - Construction Start Winter 2020
- Key Issues: Utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure



*Ground Floor Plan*



*Level 1 Lab Floor Plan*



# STEM Science1



*View Along Alumni Drive Looking North*



*View Along Proposed Woodland Corridor Looking West*

# Main Campus Parking Replacements

- Scope:
  - ~700 parking spaces in “Parcel D” across from Innovation Partnership Building
  - Accommodates ~75% of spaces to be displaced by Northwest Science Quad (NWSQ) development
  - Transit connector to W Lot (bid alternate)
- Budget: \$12M, Approved Design
- Schedule:
  - Design through June 2018
  - Construction Fall 2018 – Summer 2019
- Key Issues: Coordinate ~150 spaces to be designed/constructed with STEM Research Center I in NWSQ ; Identify other locations for ~150 additional spaces with Logistics Administration
- DRAFT Record of Decision on CEPA in progress, pending BOT review at June meeting



*Proposed Conditions*



# South Campus Commons

- Scope:
  - Restoration of Student Recreation Center construction staging area
  - Abatement/demolition of vacant buildings
  - Canopied yard for passive recreation and small social events per Master Plan
  - Tree succession plan and pedestrian safety improvements
- Budget: \$3.5M, Approved Final
  - Project Cost projected range \$5.4M
- Schedule:
  - Abatement, demolition & site stabilization complete
  - Design Spring 2018 – Fall 2018
  - Construction Summer – Fall 2019
- Key Issues: Construction logistics, phasing with planned utility improvements; budget constraints



*Schematic Site Plan*

# Babbidge Library Renovation

- Scope:
  - Plaza Level/Main Floor gut renovation
  - Level B staff areas and Lobby renovation
  - Egress stair addition for increased seating
  - Alternates for graduate study area and Level 3
- Budget: \$1.85M, Approved Planning
  - \$17.6M anticipated, combined phases
  - Phased construction over 3 years
- Schedule:
  - Presently in Schematic Design Phase
  - Target Design Completion: December 2018
  - Target Construction Start: May 2019
- Key Issues: Disruption and phasing of construction while operating the Library



*Homer Babbidge Library Level 1*

# Athletics District Development - Stadia

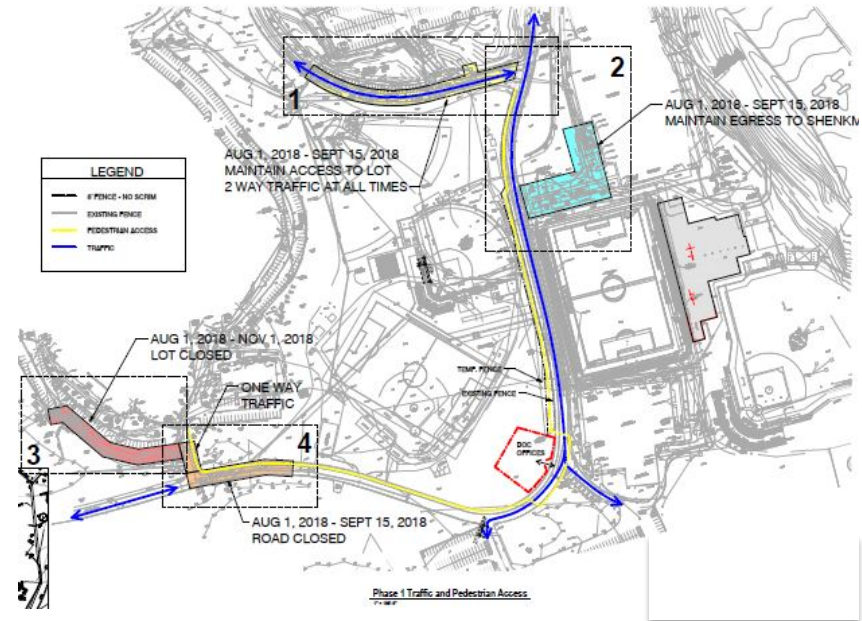
- Scope:
  - New Performance Center
  - New Athletic Fields including Baseball, Soccer and Softball
- Budget: \$88.3M, Approved Rev Planning
  - Includes cost for SW Campus Infrastructure and Hockey Renovation (public and locker areas)
- Schedule:
  - Design in progress. Completion of Construction Documents - Fall 2018
  - Construction start – Winter 2018
- Key Issues: Coordination, construction logistics, capital budget constraints



*Proposed Site Plan*

# Athletics District Development - Utilities

- Scope:
  - SW Campus Infrastructure Upgrades - Replacement, relocation and upgrades to potable and fire protection water distribution systems; storm water drainage; sewers electrical, telecommunications, natural gas and site restoration to support the new Stadia and generally improve area infrastructure systems.
- Budget: see Athletics District Development - Stadia
- Schedule:
  - Early Utility Design in progress. Completion of Construction Documents - May 25, 2018
  - Construction start – Fall 2018
- Key Issues: Coordination, construction logistics, capital budget constraints



*Infrastructure Phasing Plan*



# Infrastructure Projects – Utility Framework

- Current assessments/designs in progress to support the following:
  - Southeast Campus Infrastructure Upgrades – design in progress, coordinated with Fine Arts Production Facility, anticipated construction start Summer 2018
  - Southwest Campus Infrastructure Upgrades – Design complete May 25, 2018. Construction Start August 2, 2018. Construction Phased to coordinate with Stadia Upgrade Project
  - Central Utility Plant chilled water upgrades – CM selected. Preconstruction in process, Construction start Winter 2018/2019
  - Water Pollution Control Facility – Design completed, Construction start postponed until spring 2019
  - Northwest Science Quad development – Utility design to begin following site plan completion by the architects
  - Supplemental Utility Plant – Architect under contract January 2018. Schematic Design completion June 28, 2018. Anticipated construction documents completion mid 2019. CM at Risk selection completed – pre construction contract award pending. Construction start September 2019

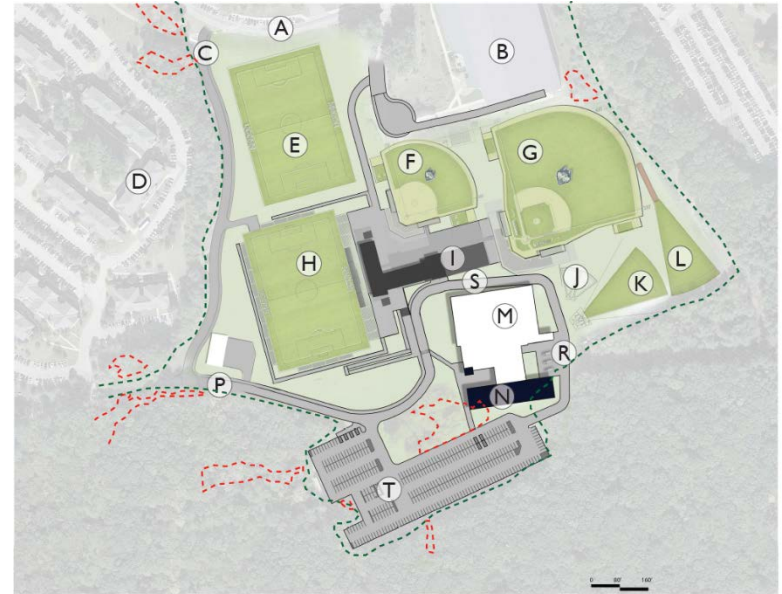
# Projects / Initiatives in Planning: \$75M

- Science Facilities Planning 2017 - 2025
  - Greenhouse Replacement – coordinating with Gant Renovation/Science 1
- Gant Building Renovation- Phase 3
- Infrastructure Ongoing Planning – Utility Framework
- University Athletics District Development – Hockey
- Campus Master Plan 2020 Supplement – in process



# Athletics District Development - Hockey

- Scope:
  - Renovation of Existing Public Space, Locker Rooms, Coach's Offices equipment
  - Addition to include Locker Rooms and Strength/Training Spaces
- Budget: see Athletics District Development - Stadia
- Schedule:
  - Design: Spring 2018 – Winter 2019
  - Construction: Spring 2019 – Spring 2020
- Key Issues: Coordination, construction logistics, capital budget constraints



*Building M and N + Conceptual Site Plan*

# Other Planning Activities

- Training and implementation of new Space Management software and business processes – ongoing
- Space inventory updates and drawing management system upgrades – ongoing
- Drainage Master Plan – DEEP reviewing final draft; review with Town pending
- Historic District Evaluation & Process – inventory/analysis of contributing resources complete
- Town-University Relations – ongoing
- Construction Mitigation Planning & Communication – ongoing
- Updates to Division I Specifications, Design Guidelines & Performance Standards – ongoing
- Deferred Maintenance Improvements – ongoing

# in Development

- UConn Hotel Request for Offers
- UConn Hockey Request for Expressions of Interest (RFEI)

# UConn Hotel RFEI

- Scope:
  - Public solicitation of Request for Offers concerning the Nathan Hale Inn
  - Sell or ground lease the property in exchange for investment and improvements to the property
  - Three (3) responses received at the end of April 2018
- Next Steps:
  - University will review responses and interview respondents in June 2018
  - Target agreement in place by the end of the Summer 2018





# UConn Hockey RFEI

- Scope:

- Public solicitation of Expressions of Interest to construct and operate a hockey arena
- Six (6) Responses received in October 2017
- Three responses were “qualifications only”
- Conducted interviews with the three responders who provided full proposals in December 2017

- Next Steps:

- University reviewed economics and viability of development, but all of the proposals required heavy subsidy from the University to construct a new arena
- While long-term strategy is being reviewed, renovations of the locker rooms in the existing Freitas Arena will start planning phase

