Project Updates
University Planning, Design and Construction

As Presented to the Buildings, Grounds and Environment Committee
June 13, 2018
Projects in/starting Construction: $525M

**Projects 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
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
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\textsuperscript{rd} floor Furniture moved in week of April 16 2018

• **Key Issues:** None
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
North Eagleville Road Phase IIIB 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.

Temporary Support of existing utility poles during excavation for new utilities

Ledge excavation for new water line installation adjacent to existing storm drain and catch basin
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
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.
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
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
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
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:**
  o New 300+ space parking lot constructed upon completion of garage demolition
  o Controlled lot access for permit holders and visitors
  o Small storage facility for campus operations and maintenance
  o Extension of public greenway from Park through site along Mill River
• **Budget:** $4.5M, Approved Final
• **Schedule:**
  o Design complete May 2018
  o 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
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
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
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:**
  o 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:**
  o Early Utility Design in progress. Completion of Construction Documents - May 25, 2018
  o Construction start – Fall 2018

• **Key Issues:** Coordination, construction logistics, capital budget constraints
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
  - 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
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:**
  o Public solicitation of Expressions of Interest to construct and operate a hockey arena
  o Six (6) Responses received in October 2017
  o Three responses were “qualifications only”
  o Conducted interviews with the three responders who provided full proposals in December 2017

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