Project Updates
University Planning, Design and Construction
August 2019

As Presented to the Buildings, Grounds and Environment Committee
September 11, 2019
Main Campus Parking Replacements

• **Scope:**
  - ~700 parking spaces in “Parcel D” across from Innovation Partnership Building
  - Accommodates majority of spaces to be displaced by Northwest Science Quad (NWSQ) development
  - Transit connector to W Lot

• **Budget:** $12M, Approved Final

• **Schedule:**
  - Schedule driven by start of Supplemental Utility Plant (SUP) construction and demolition of parking
  - Open/operational as Lot K, August 2019
  - Substantial Completion, September 2019

• **Key Issues & Risks:** Unusual amount of rainfall in created unsuitable base soil, resulting in schedule delay and increase in construction cost

*Construction Progress, August 2019*
NE Science Quad – Site Improvements

• **Scope:**
  - Restoration and improvement of quad used as Engineering and Science Building construction staging area
  - Safety and accessibility improvements
  - Renovation of parking area between Torrey Life Sciences and Atwater Laboratory

• **Budget:** $2M, Approved Final

• **Schedule:**
  - Construction: Summer – Fall 2019

• **Key Issues & Risks:** Unforeseen subsurface void remediation around vivarium increased costs and delayed schedule; Construction logistics; Maintaining research and avoiding disruption; Storm water management; Universal access to Atwater during construction

*Construction progress, August 2019*
Stamford Garage - Demo & On-Site Remediation

**Scope:**
- Demolition of existing three-story garage
- Remediation of environmentally-impacted soils on-site

**Budget:** $10M, Approved Revised Final

**Schedule:**
- Phase 1 of the site remediation complete October 2019
- Phase 2 of the site remediation will be done after the abutting property work (Fall 2019)
- Remediation of river and riverbank TBD

**Key Issues & Risks:** Schedule - working with DOT on permits to complete the remediation work at the site parking entrance
Stamford Garage – Neighboring Site Remediation

• **Scope:**
  ° Remediation of environmentally-impacted soils 11 properties to the north of UConn’s parking lot

• **Budget:** $2.5M, Approved Final

• **Schedule:**
  ° Access agreements in place for 10 of the 11 properties
  ° EPA approval of remediation plan received in May 2019
  ° Remediation work commenced at the end of May
  ° Target Completion: August 2019

• **Key Issues & Risks:** Property line dispute with one owner may lead to protracted delay of clean-up at that property. Landscaping delayed until cooler weather.
Gant Building Renovation – 3 Phases

- **Scope:** 285,000 GSF Renovation, 3 phases
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold

- **Budget:** $170M, Approved Revised Final for Ph 1 & 2
  - Ph 1 substantially complete, Ph 2 in bidding
  - Ph 1 included mobile office buildings for IT
  - Ph 3 to start design
  - $240 - $260M total anticipated, combined phases 1, 2, 3 and addition of 4th floor

- **Schedule:**
  - Construction Ph 1: Winter 2018 – Summer 2019
  - Construction Ph 2: Fall 2019 – Winter 2021
  - Construction Ph 3: Summer 2022 - Spring 2024

- **Key Issues & Risks:** Schedule; Cost escalation; 4th floor
Babbidge Library Renovation

- **Scope:**
  - Scope to include egress stair installation and minor staff area improvements only in 2019-2020
  - Major renovation of Plaza Level and Level B deferred for future review

- **Budget:** $5.7M, Approved Final
  - Proceeding with $5.7M of original $17.6M project scope in 2019-2020
  - Project was bid in May 2019, but bids were too high

- **Schedule:**
  - Rebid expected in Fall 2019
  - Stair tower target completion: November 2020

- **Key Issues & Risks:** Budget – Original bids exceeded budget by approximately $1.0M
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 and pedestrian safety improvements

• **Budget:** $3.5M, Approved Final

• **Schedule:**
  - Abatement, demolition & site stabilization complete
  - Planning/Design: Spring 2018 – Fall 2019
  - Construction: Summer – Fall 2020

• **Key Issues:** Construction logistics, subsequent phasing with planned utility improvements and house renovations; budget constraints.
Supplemental Utility Plant

• **Scope**: Supplemental Utility Plant to serve NW Science Quad and Gant. Project includes new chillers; emergency generator; new boiler; new electrical switchgear and future cogeneration turbines.

• **Budget**: $5M, Approved Design Phase
  - Project Cost range $55M - $65M (Phase 1)
  - Richard Turlington Architects, Bond Brothers CM
  - PLA

• **Schedule**:
  - Construction Documents completion July 2019
  - Construction: March 2020 to Summer 2021

• **Key Issues & Risks**: Budget – cost escalation. Schedule – issuance of State bonds. Coordination of construction schedule with Science 1 and Gant renovations.
**Scope:** NW Science Quad Boiler Plant Equipment Replacements and Utility Tunnel Connection

- Scope of work includes extension of utilities from Phase I tunnel to the Central Utility Plant.
- Replacement of 4 aged, existing boilers at the CUP. EPA requires the Boilers to be decommissioned by EPA by 2023. 2 @ 100,000 Btu/hour at the CUP and 1 @ 100,000 Btu/hr at the SUP.

**Budget:** Approved Design $2.3M

- Probable Project Cost range $35M
- BVH Design under the Framework Contract
- RFP issued for Construction Manager at Risk

**Schedule:**

- Design: Fall 2017 – Fall 2019
- Construction: Spring 2020 – Summer 2022

**Key Issues & Risks:** Budget – cost escalation. Schedule – issuance of State bonds. Boiler selection and delivery.
Student Housing

<table>
<thead>
<tr>
<th>Date Range</th>
<th>Housing SF</th>
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<tbody>
<tr>
<td>2000 to Present</td>
<td>1,106,947</td>
</tr>
<tr>
<td>1970 to 1999</td>
<td>491,010</td>
</tr>
<tr>
<td>Before 1969</td>
<td>1,550,700</td>
</tr>
<tr>
<td><strong>Total Housing SF</strong></td>
<td><strong>3,148,656</strong></td>
</tr>
</tbody>
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By Date of Last Renovation:

- 2000 to Present: 1,106,947
- 1970 to 1999: 491,010
- Before 1969: 1,550,700
- **Total Housing SF**: 3,148,656

Age of Student Housing: 49% 35% 16%
Student Housing RFEI

- **Scope:**
  - Requests for Expressions of Interest (RFEI) posted in June 2019 with responses due August 2019
  - Seeking site plans and financial proposals for apartment-style housing for 500 – 1,000 beds
  - Identifies existing Mansfield Apartments site as the preferred location, but allows other on-campus and off-campus locations to be considered

- **Next Steps:**
  - Initial responses are expected at the end of August 2019
  - Review options and financial submissions
UConn Hockey RFEI

- **Scope:**
  - 2,500 free-standing hockey arena with potential to expand to 3,500 seats
  - Board Committees approved a Plan of Finance for a new hockey arena in October 2018
  - Selected a preferred developer to design, construct, finance and operate the arena in December 2019
  - Term Sheet and Predevelopment Agreement executed in May 2019

- **Budget:** Approved Rev Planning $850K
  - Pre-Development Agreement time extension

- **Next Steps:**
  - Drafting the definitive Development Agreement continuing with target completion of November 2019
  - Design Documents and CEPA scoping continuing
  - Financing options and alternatives being reviewed
Beach Hall Lab Renovations

- **Scope:**
  - Renovate four lab areas in Beach Hall for new laboratories, including a new clean room

- **Budget:**
  - $6.0M, Approved Final

- **Schedule:**
  - Construction Complete

- **Key Issues & Risks:** None at this time

*New Clean Room*
Gant Building Renovation – STEM – Ph 1

Phase 1, Informal corridor lounge facing light court

Phase 1, Level 3 Optics laboratory
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
  - Construction complete Summer 2019
- **Key Issues & Risks**: None at this time

View Looking North on Hillside Ave
Student Recreation Center
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)
  ○ Included $5M to address failed steam lines found during construction

• **Schedule:**
  ○ Spring 2016 – Winter 2019
  ○ Connection to Burton steam lines complete
  ○ Jim Calhoun Way utility work to support the Student Rec facility complete

• **Key Issues & Risks:** None at this time
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

- **Schedule:**
  - Notice to Proceed issued August 2, 2018
  - Construction Substantial Completion Achieved March 15, 2019

- **Key Issues & Risks:** None at this time
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:**
  - Substantial completion, August 2019

- **Key Issues & Risks:** None at this time

*Completed East Entry, August 2019*
Horsebarn Hill Pedestrian Safety

- **Scope:**
  - Improve pedestrian safety and access along Horsebarn Hill Road Ext between Route 195 and Jones Building
  - Add sidewalks and lighting where none exist, correct drainage flows and storm water collection

- **Budget:** $1.75M, Approved Final

- **Schedule:**
  - Substantial completion, August 2019
  - Plantings, September 2019

- **Key Issues & Risks:** None at this time

*Substantial completion, August 2019*
Whitney Hall Dining Renovation

- **Scope:**
  - Renovate the upper level of the dining hall
- **Budget:**
  - $4.2M, Approved Final
- **Schedule:**
  - Substantial completion August 2019
- **Key Issues & Risks:** None at this time

New skylight

Dining Space
North Roof Replacement, Ph 2

• **Scope:**
  ○ Replace the Roofs on the North Residence Hall except for Fairfield and Hamden Halls (replaced summer 2018)

• **Budget:**
  ○ $1.576M, Approved Final

• **Schedule:**
  ○ Construction complete

• **Key Issues & Risks:** None at this time
Hicks, Grange Bathroom Renovation / Manchester Hall Asbestos Removal

- **Scope:**
  - Renovate the Bathrooms in Hicks and Grange Halls. Remove asbestos ceilings and floors in Manchester Hall in the north Dormitory Complex

- **Budget:**
  - $2.2M, Approved Final

- **Schedule:**
  - Construction complete

- **Key Issues & Risks:** None at this time
Avery Point Classroom Roof Replacement

- **Scope:**
  - Replace the Roofs on the Classroom Building on the Avery Point Campus
- **Budget:**
  - $1.27M, Approved Final
- **Schedule:**
  - Construction complete August 2019
- **Key Issues & Risks:** None at this time
Fine Arts Phase 2 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:** $37M, Approved Final
  - Includes additional funding to replace adjacent existing roof and utility costs

- **Schedule:** PLA project
  - Construction Started: June 2018
  - Target Construction Completion: Jan 2020

- **Key Issues & Risks:** Schedule - Steam must be reconnected by October 2019. Building must be fully enclosed by November 2019.
Southeast Campus Infrastructure Upgrades

- **Scope:**
  - Steam and condensate replacement and upgrades to support Fine Arts II Production Facility.

- **Budget:** $5M, Approved Final

- **Schedule:**
  - Design Complete
  - Construction will be coordinated with and incorporated into construction phase of Fine Arts II Production Facility

- **Key Issues & Risks:** Schedule - Coordination with Fine Arts Ph 2 Construction
Central Utility Plant Equipment Replacement and Pumping Project

• **Scope:**
  - Replacement of two gas fired chillers, four cooling towers, and CUP piping modifications necessary to improve distribution of chilled water throughout the campus.

• **Budget:** $23M, Approved Final

• **Schedule:**
  - Construction October 2018 - April 2020
  - 2 new chillers fully operational
  - 2 new chillers being piped and will be operational in June 2019.
  - Cooling Tower Installation scheduled for Nov 2019 through April 2020

• **Key Issues & Risks:** None at this time

*Chiller piped and connected to Chilled Water distribution system*
Campus Wayfinding Improvements

- **Scope:**
  - Continued implementation of new wayfinding program over next 5 years
  - Multi-year fabrication & installation contract
  - 2019 work includes completion of Building Identification Signs in Storrs and Signs for Law School

- **Budget:** $1.9M, Approved Final

- **Schedule:**
  - Concluding work for 2019 and initiating punch list
  - Planning for 2020 begins in October

- **Key Issues & Risks:** Coordination of utility conflicts & preferred locations; Site restoration; Maintain wayfinding during implementation; Remove old signs
Gampel Pavilion Dome Repair

• **Scope**: Gampel Pavilion Dome Repair
  - Mason-Grant, a 3rd party expert specializing in humidity control, dew point tracking/drying, provided observation, monitoring and technical analysis over a 15-month period, and confirmed that the Gampel Dome condenses moisture during cold weather in a freeze-thaw-drip cycle that is inherent in the original design of the roof and ceiling assemblies.
  - The current project will install two desiccant dehumidifiers that will inject dry air into the interstitial space between the ceiling panels and the exterior of the dome to prevent future freeze-thaw drips. A pilot test in Fall 2018/Winter 2019 was successful.

• **Budget**: $11.75M, Approved Revised Final

• **Schedule**: Roof panel removal and replacement construction complete

• **Key Issues & Risks**: Completion before basketball season

*View of final ceiling panel installation from the cupola*
Athletics District Development - Stadia

- **Scope:**
  - New 54,400 GSF, 2-Story Performance Center
  - New Athletic Fields including Baseball, Soccer, Softball and Recreation Field
  - Infrastructure Phase 1 (SW Campus Infrastructure Upgrades) and Phase 2

- **Budget:** $106.6M, Approved Revised Final
  - Includes cost for SW Campus Infrastructure
  - Includes cost for Site Enabling
  - Includes cost of Recreation Field
  - Freitas Renovation canceled

- **Schedule:**
  - GMP: executed Spring 2019
  - Construction: Spring 2019 – Fall 2020

- **Key Issues & Risks:** None at this time
• **Scope:** Science 1
  ° 198,000 +/- GSF Building program (including Clean Room)

• **Budget:** $15M, Approved Design
  ° Project Cost range $240M, PLA
  ° Payette Architects, Dimeo Construction Manager,

• **Schedule:**
  ° Design: Fall 2017 – Fall 2019
  ° Construction: Spring 2020 – Summer 2022

• **Key Issues & Risks:** Budget – cost escalation; change in scope. Schedule – issuance of State bonds. Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure.
NW Science Quad – Site Improvements and Tunnel, Phase 2

- **Scope**: NW Science Quad Site Development
  - Scope of work includes extension of existing Gant utility tunnel (Ph 2) terminating at new SUP, direct burial utilities for connections to the campus loop, woodland corridor extension from Gant, surface parking, improvements to King Hill Rd, Alumni Drive and Hillside Rd.

- **Budget**: $7.5M, Approved Design
  - Project Cost range $48M, PLA
  - Payette Architects, Dimeo CM

- **Schedule**:
  - Design: Fall 2017 – Fall 2019
  - Construction: Spring 2020 – Summer 2022

- **Key Issues & Risks**: Budget – cost escalation. Schedule – issuance of State bonds. Coordination with new SUP.
CEPA Record of Decision on NW Science Quad

• **Background:**
  - Process began in November 2017
  - Environmental Impact Evaluation completed in 2018 – included traffic impact study & wetland delineation
  - Two public meetings held in 2018 and 2019
  - Comments received from public, faculty, staff, Town of Mansfield and State agencies
  - Development alternatives and potential impacts assessed – all avoidance, mitigation & offsets adopted during Design

• **Next Steps:**
  - Accepted: Record of Decision sent to Office of Policy and Management
  - Phased construction to mobilize by March 2020