



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Period Ending: December 31, 2019

Storrs and Regional Campuses

UConn Health



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Period Ending: December 31, 2019

Section 1 - Storrs and Regional Campuses

Index of Reports

The reports listed below are compiled in this Quarterly Report and provide a summary overview of each project together with progress photographs and the project manager's estimate of the cost to complete the project. Because the reports contain projected costs and also account for budget risks identified by the project manager individual reports may not necessarily exactly correlate with the actual committed or expended costs contained in the financial records of the University.

<u>Project</u>	<u>Project Number</u>
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UConn 2000 Code Remediation - Wilbur Cross
Project Number: 201525

Project Parameters

Project Architect/Engineer:	Silver Petrucelli & Associates Inc	Notice to Proceed:	03/16/2020
General Contractor/CM:	G Donovan Associates Inc	Contract Substantial Completion:	09/01/2020
UConn Project Manager:	Jeffrey Olsen	Projected Substantial Completion:	09/01/2020
Project Phase:	Procurement/Bidding	Current Phase Budget:	\$1,640,000.00
Percent Complete:	96 %	Estimated Total Project Cost:	\$1,625,912.71

Project Description:

The project will remediate cited code discrepancies from the UConn 2000 code remediation program which included fire separation, emergency lighting, electrical violations, and fire suppression and alarm deficiencies. Work will include construction of smoke partitions and fire separation assemblies, fire stopping of existing penetrations, addition of fire dampers at duct penetrations, installation of fire rated doors, frames and hardware, fire rated access doors, and construction of fire rated shafts.

Current Project Status:

The University Office of Fire Marshal and Building Inspector (FMBIO) issued a preliminary discrepancy report dated 8/28/09 citing (30) building and fire code discrepancies resulting from the original UConn 2000 Construction Project. Four of these discrepancies were identified by FMBIO as needing immediate or short term correction as they were determined by FMBIO to represent an elevated life safety risk. On 9/1/09, UPDC issued an Exigent Procurement request and the (4) discrepancies were corrected. The discrepancies were attributed to the original contractor who was placed on notice that the repairs were being completed on an exigent basis and that the University would seek to recover the costs. On 9/4/09 FMBIO issued a revised discrepancy report containing a total of (67) discrepancies (including the four identified as in need of immediate correction). On 9/15/09 a final report dated 9/4/09, citing (2) additional discrepancies was issued, bringing the total number of discrepancies cited to (69). The University triaged the discrepancies and the following actions were taken:

- (54) discrepancies were attributed to the original contractor
- (12) discrepancies were attributed to original Architect
- (3) discrepancies were attributed to the University

Sixty-six of the original sixty-nine cited code discrepancies have been corrected to date. Corrective work has been completed through several phases based on trades (mechanical, electrical, fire protection, etc.). Of the remaining three open discrepancies, one has been completed and is pending inspection and the other two required additional design. Design documents have been completed and have been reviewed and approved by FMBIO. The work was bid on October 17, 2019, however, no bids were received. The University has decided to complete the work utilizing its own trade forces and selective on-call trade contractors.

Due to the lack of bidder interest, completion of the overall project is anticipated to extend beyond the current contract completion date and the actual completion date will be finalized after a corrective work plan is confirmed.

The remainder of the project is anticipated to be completed within the approved budget.

Project Issues/Risks:

This is an occupied building and all work is being closely coordinated with building users in order to minimize disruptions.

The final phase of this project has been estimated to cost \$58,000 per the project architect. Receipt of costs in excess of this estimate would result in the need for additional project funding.

Scheduled completion date is unknown and wont be finalized until a corrective work plan is confirmed. At this time we are targeting September 1, 2020.



Installation of Smoke Partition and Sprinklers



Completed Smoke Partition/Barrier



**UNIVERSITY PLANNING,
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Project Name: UConn 2000 Code Remediation - Wilbur Cross
Project Num.: 201525
Project Phase: Procurement/Bidding

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$1,129,000.00	\$1,129,000.00	\$646,084.32	\$222,675.19	\$868,759.51	\$58,000.00	\$926,759.51	\$202,240.49	\$821,264.02
02000	Design Services	\$96,000.00	\$96,000.00	\$130,125.00	\$0.00	\$130,125.00	\$0.00	\$130,125.00	-\$34,125.00	\$129,240.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$198,200.00	\$198,200.00	\$407,890.70	\$84,288.68	\$492,179.38	\$0.00	\$492,179.38	-\$293,979.38	\$484,381.60
06000	Other A/E Services	\$30,800.00	\$30,800.00	\$38,430.00	-\$19,352.50	\$19,077.50	\$0.00	\$19,077.50	\$11,722.50	\$19,077.50
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$60,000.00	\$60,000.00	\$54,527.50	-\$1,582.50	\$52,945.00	\$0.00	\$52,945.00	\$7,055.00	\$52,945.00
11000	Miscellaneous	\$26,000.00	\$26,000.00	\$12,773.82	-\$7,947.50	\$4,826.32	\$0.00	\$4,826.32	\$21,173.68	\$4,826.32
	DIRECT COST SUBTOTAL	\$1,560,000.00	\$1,560,000.00	\$1,289,831.34	\$278,081.37	\$1,567,912.71	\$58,000.00	\$1,625,912.71	-\$65,912.71	\$1,511,734.44
12000	Contingency	\$80,000.00	\$80,000.00						\$80,000.00	
	TOTAL	\$1,640,000.00	\$1,640,000.00	\$1,289,831.34	\$278,081.37	\$1,567,912.71	\$58,000.00		\$14,087.29	\$1,511,734.44

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,625,912.71
TOTAL APPROVED BUDGET	\$ 1,640,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 14,087.29

Total Current Funding	\$ 1,640,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 222,675.19	34.47%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 222,675.19	34.47%

Comments - Construction Changes over 5%:
During construction, additional code violations were discovered after opening walls. Additional violations included fire separation, smoke detection, and fire alarm devices. These discoveries resulted in change orders exceeding 5% of the construction budget.



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University Athletic District Development
Project Number: 201696

Project Parameters

Project Architect/Engineer:	Newman Architects PC	Notice to Proceed:	04/22/2019
General Contractor/CM:	Daniel OConnells Sons Inc	Contract Substantial Completion:	03/05/2021
UConn Project Manager:	John Robitaille	Projected Substantial Completion:	03/05/2021
Project Phase:	Construction	Current Phase Budget:	\$96,600,000.00
Percent Complete:	36 %	Estimated Total Project Cost:	\$87,002,869.60

Project Description:

This project will replace existing outdated facilities with new stadia for baseball, softball and soccer. The project includes a new Performance Center, approximately 50,000 sf, which consists of new team and coach locker rooms, coaches' offices, equipment room, strength and conditioning, athletic training, hydro-therapy pools, conference room, video room and associated support spaces. This project also includes a new multi-purpose field that supports both Athletics and the Student Recreation departments. This new field will support activities such as lacrosse, soccer, and other club sports.

In order to ready the site for the Athletics District Development, two phases of enabling projects are necessary in advance of the construction proper. These include the Southwest Campus Infrastructure Utilities project, which has finished construction, as well as additional enabling work which includes site work, mass excavation, retaining walls, demolition and relocation of utilities in preparation of construction of the stadia facilities.

Current Project Status:

Baseball Field: 98% complete with turf installation. Final review to begin in March (weather permitting) and final punch list items addressed before March 24, 2020.

Baseball press box CMU is complete. Steel Framing is ongoing.

Baseball Grandstand installation begins February 3, 2020.(3-Week Installation)

Performance Center: Steel is complete, masonry and framing is ongoing. Steel roof deck above batting tunnels to be complete early January 2020. Roof and building envelope construction ongoing.

Soccer turf installation anticipated to begin April 15, 2020 and be complete by July 10, 2020. Foundation for soccer grandstands is complete. Drilling for scoreboard and Musco field lights is ongoing.

The permanent switch gear installation for the performance center is scheduled for January 15, 2020.

The overall project is on schedule and within budget.

Project Issues/Risks:

Baseball field to be ready for play March 2020

Soccer field to be ready for play August 2020.

Performance Center substantially complete November 2020 with beneficial occupancy in January 2021.



Baseball Astro Turf Installed



Daniel O'Connell's Sons
Wayne Fleming Photo & Video

Athletic District Development
University of Connecticut
Project No. 201696

Performance Center 112119_75

Performance Center - Steel Structure



**UNIVERSITY PLANNING,
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Project Name: University Athletic District Development
Project Num.: 201696
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$72,500,000.00	\$72,500,000.00	\$68,252,755.00	\$2,359,383.32	\$70,612,138.32	\$1,625,000.00	\$72,237,138.32	\$262,861.68	\$21,444,706.60
02000	Design Services	\$8,000,000.00	\$8,000,000.00	\$4,310,524.00	\$2,919,251.38	\$7,229,775.38	\$0.00	\$7,229,775.38	\$770,224.62	\$5,967,437.10
03000	Telecom	\$500,000.00	\$500,000.00	\$381,263.05	\$24,130.52	\$405,393.57	\$0.00	\$405,393.57	\$94,606.43	\$0.00
04000	Furniture, Fixtures & Equipment	\$2,800,000.00	\$2,800,000.00	\$0.00	\$0.00	\$0.00	\$3,100,000.00	\$3,100,000.00	-\$300,000.00	\$0.00
05000	Internal Costs	\$3,155,000.00	\$3,227,000.00	\$1,653,405.00	\$1,720,814.00	\$3,374,219.00	\$0.00	\$3,374,219.00	-\$147,219.00	\$2,031,205.14
06000	Other A/E Services	\$595,000.00	\$595,000.00	\$332,018.44	\$102,628.00	\$434,646.44	\$100,000.00	\$534,646.44	\$60,353.56	\$362,094.22
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$580,000.00	\$580,000.00	\$88,600.00	\$0.00	\$88,600.00	\$0.00	\$88,600.00	\$491,400.00	\$7,700.00
10000	Insurance & Legal	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$12,193.50
11000	Miscellaneous	\$150,000.00	\$78,000.00	\$13,096.89	\$0.00	\$13,096.89	\$0.00	\$13,096.89	\$64,903.11	\$13,096.89
	DIRECT COST SUBTOTAL	\$88,300,000.00	\$88,300,000.00	\$75,051,662.38	\$7,126,207.22	\$82,177,869.60	\$4,825,000.00	\$87,002,869.60	\$1,297,130.40	\$29,838,433.45
12000	Contingency	\$8,300,000.00	\$8,300,000.00						\$8,300,000.00	
	TOTAL	\$96,600,000.00	\$96,600,000.00	\$75,051,662.38	\$7,126,207.22	\$82,177,869.60	\$4,825,000.00		\$9,597,130.40	\$29,838,433.45

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 87,002,869.60
TOTAL APPROVED BUDGET	\$ 96,600,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 9,597,130.40

Total Current Funding	\$ 56,050,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 910,194.30	1.33%
TOTAL PENDING CHANGE ORDERS	\$ 1,449,189.02	2.12%
TOTAL CONSTRUCTION CHANGES	\$ 2,359,383.32	3.46%

Comments - Construction Changes over 5%:



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Stamford Campus Garage - Demolition
Project Number: 300021

Project Parameters

Project Architect/Engineer:	Tighe & Bond Inc	Notice to Proceed:	01/10/2018
General Contractor/CM:	Standard Demolition Services Inc	Contract Substantial Completion:	08/06/2018
UConn Project Manager:	George Barnes	Projected Substantial Completion:	06/12/2020
Project Phase:	Construction	Current Phase Budget:	\$10,000,000.00
Percent Complete:	97 %	Estimated Total Project Cost:	\$9,226,996.64

Project Description:

A structural study done by Macchi Engineer's in 2017 concluded that the parking facility contains environmentally hazardous materials, is structurally unsound and has exceeded its useful life. The University determined it would demolish the Stamford Garage.

Additional testing has confirmed the presence of environmentally hazardous materials on site, at the abutting properties to the north, the DOT right of way along Washington Blvd, and the bank of the Mill River.

This project is for the demolition and disposal of the existing parking structure, and site remediation as required for future use. Remediation of the adjacent properties or at the Mill River are being addressed by separate projects.

This project is an enabling project for the Stamford Campus Surface Parking Lot project 300024, which is currently in progress.

Current Project Status:

The project is being done in two phases. The first phase consisted of demolition of the existing garage and soil remediation on the majority of the 4 acre site. This phase enabled construction of a new 235 space surface parking lot. The second phase addresses soil conditions along the southern end of the site abutting neighboring residential properties and to enable expanding the surface lot to provide an additional 70 parking spaces. Phase I work commenced on April 4, 2018 and was completed October 31, 2018.

In April, 2019 the project was separated to two new related projects. Project 300149- Abutters site remediation, and project 300150 - Mill River investigation. Project funds in the amount of \$3,000,000.00 were transferred to finance these related projects.

The second phase remediation work commenced September, 2019. Work on the southern end of the UConn property was completed mid October 2019. Work within the DOT Right of Way at the entrance apron will be done in spring of 2020.

Project Issues/Risks:

The extent of contaminated soils exceeds the limits determined by the engineer and requires repetitive excavation and sample testing.

An abutting property owner has made an Adverse Possession claim for a portion of land at the Northeast corner of the site, and has prohibited UConn access to this area which has prevented the installation of a construction/safety fence required to complete the building and site demolition. UPDC is awaiting resolution regarding the property dispute to complete the demolition and remediation in the area adjacent that property. On September 19, 2019 CTDOT issued additional requirements to be satisfied prior to releasing permission to work in the Right of Way. These requirements are currently being addressed.



Phase 2 Complete



Phase 2 Complete



**UNIVERSITY PLANNING,
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Project Name: Stamford Campus Garage - Demolition
Project Num.: 300021
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$7,050,000.00	\$7,000,000.00	\$4,137,500.00	\$2,350,100.06	\$6,487,600.06	\$432,244.27	\$6,919,844.33	\$80,155.67	\$5,734,935.97
02000	Design Services	\$1,600,000.00	\$915,000.00	\$220,513.00	\$1,318,714.89	\$1,539,227.89	\$0.00	\$1,539,227.89	-\$624,227.89	\$1,357,072.31
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$475,000.00	\$475,000.00	\$11,358.00	\$561,780.50	\$573,138.50	\$0.00	\$573,138.50	-\$98,138.50	\$273,138.50
06000	Other A/E Services	\$200,000.00	\$200,000.00	\$12,170.00	\$0.00	\$12,170.00	\$0.00	\$12,170.00	\$187,830.00	\$11,992.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$27,192.00	\$20,000.00	\$47,192.00	\$0.00	\$47,192.00	-\$47,192.00	\$40,060.50
10000	Insurance & Legal	\$100,000.00	\$100,000.00	\$35,000.00	\$100,000.00	\$135,000.00	\$0.00	\$135,000.00	-\$35,000.00	\$123,116.21
11000	Miscellaneous	\$0.00	\$0.00	\$423.92	\$0.00	\$423.92	\$0.00	\$423.92	-\$423.92	\$423.92
	DIRECT COST SUBTOTAL	\$9,435,000.00	\$8,700,000.00	\$4,444,156.92	\$4,350,595.45	\$8,794,752.37	\$432,244.27	\$9,226,996.64	-\$526,996.64	\$7,540,739.41
12000	Contingency	\$615,000.00	\$1,300,000.00						\$1,300,000.00	
	TOTAL	\$10,050,000.00	\$10,000,000.00	\$4,444,156.92	\$4,350,595.45	\$8,794,752.37	\$432,244.27		\$773,003.36	\$7,540,739.41

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 9,226,996.64
TOTAL APPROVED BUDGET	\$ 10,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 773,003.36

Total Current Funding	\$ 10,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,848,382.48	44.67%
TOTAL PENDING CHANGE ORDERS	\$ 501,717.58	12.13%
TOTAL CONSTRUCTION CHANGES	\$ 2,350,100.06	56.80%

Comments - Construction Changes over 5%:
<p>The extent of on site remediation has been expanded as a result of additional testing after release of the Contract for Construction. Confirmation testing of excavated areas has established that additional excavation in limited areas is required to reach the required clean soils levels. Related expenses include air monitoring services, seismic monitoring services, CA services and Contractor General Conditions.</p> <p>The need to divide the project into two phases contributed to additional general condition fees including mobilization/ demobilization, equipment costs and Consultant Construction Administration fees.</p> <p>DOT requirements will result in the need for a third mobilization, and increase the scope of work required at the entrance apron.</p>



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Main Campus Parking Replacements
Project Number: 300023

Project Parameters

Project Architect/Engineer:	Stantec Consulting Services Inc	Notice to Proceed:	10/02/2018
General Contractor/CM:	CJ Fucci Inc	Contract Substantial Completion:	11/07/2019
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	11/07/2019
Project Phase:	Close Out	Current Phase Budget:	\$12,000,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$10,977,903.77

Project Description:

The planned development on the University's main campus under the Next Generation Connecticut program is anticipated to result in the loss of approximately 1,000 parking spaces through 2021. The Transportation Circulation & Parking Appendix of the Campus Master Plan 2015-2035 recommended the replacement of these losses with little to no increase in the overall effective parking capacity. The Near-Term Capital Improvement Plan for Parking and Transportation (April 2017) managed by Logistics Administration, supports that strategy and identifies various locations for the replacement of the lost parking inventory.

The Board approved an initial expenditure of \$500,000 in June 2017 for the Planning Phase, and the project subsequently began its design processes with Stantec of New Haven, CT in September 2017. Design was completed in July 2018 and the Board approved the Final Phase and total project budget of \$12M in August 2018.

The scope of this project initially considered three primary components: an elevated deck over existing surface parking spaces in W Lot, a planned surface lot along Discovery Drive on land known as Parcel D, and a connecting drive between the two lots. During the planning phase, the project scope was revised to defer the elevated deck and expand the surface lot on Parcel D to contain approximately 700 spaces. The remaining 300 spaces will be constructed as part of other projects. Approximately half of those spaces are complete and in operation, with the remainder currently in Design.

Current Project Status:

Parking lot is operational with the following work to be completed; Landscape, punch list and close out. Remaining work was put on hold due to the winter weather and associated planting seasons.

Project Issues/Risks:

The team is actively managing changes - primarily due to saturated soils and revisions to the telecom and electrical drawings requested by the University. These and other anticipated risks have been conservatively assessed and tracked daily against the project budget. The estimated total project cost is inclusive of both executed and potential changes. Tracked change order work is coming to an end as work completes.



Operational Parking lot looking North



Operational Parking lot looking East



**UNIVERSITY PLANNING,
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Project Name: Main Campus Parking Replacements
Project Num.: 300023
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$9,310,000.00	\$6,100,000.00	\$6,086,306.00	\$2,679,365.82	\$8,765,671.82	\$890,000.00	\$9,655,671.82	-\$3,555,671.82	\$8,120,928.46
02000	Design Services	\$500,000.00	\$520,000.00	\$449,528.00	\$179,658.11	\$629,186.11	\$50,000.00	\$679,186.11	-\$159,186.11	\$613,286.73
03000	Telecom	\$100,000.00	\$100,000.00	\$115,884.62	\$0.00	\$115,884.62	\$0.00	\$115,884.62	-\$15,884.62	\$29,394.62
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$720,000.00	\$495,000.00	\$71,778.36	\$405,526.80	\$477,305.16	\$0.00	\$477,305.16	\$17,694.84	\$440,295.01
06000	Other A/E Services	\$0.00	\$60,000.00	\$19,993.75	\$26,258.00	\$46,251.75	\$0.00	\$46,251.75	\$13,748.25	\$39,149.76
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$100,000.00	\$5,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$2,000.00	\$3,000.00
10000	Insurance & Legal	\$20,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
11000	Miscellaneous	\$50,000.00	\$5,000.00	\$604.31	\$0.00	\$604.31	\$0.00	\$604.31	\$4,395.69	\$604.31
	DIRECT COST SUBTOTAL	\$10,800,000.00	\$7,290,000.00	\$6,747,095.04	\$3,290,808.73	\$10,037,903.77	\$940,000.00	\$10,977,903.77	-\$3,687,903.77	\$9,246,658.89
12000	Contingency	\$1,200,000.00	\$4,710,000.00						\$4,710,000.00	
	TOTAL	\$12,000,000.00	\$12,000,000.00	\$6,747,095.04	\$3,290,808.73	\$10,037,903.77	\$940,000.00		\$1,022,096.23	\$9,246,658.89

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 10,977,903.77
TOTAL APPROVED BUDGET	\$ 12,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,022,096.23

Total Current Funding	\$ 12,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,543,728.72	41.79%
TOTAL PENDING CHANGE ORDERS	\$ 135,637.10	2.23%
TOTAL CONSTRUCTION CHANGES	\$ 2,679,365.82	44.02%

Comments - Construction Changes over 5%:
The team is actively managing changes, primarily due to saturated soils and revisions to the telecom and electrical drawings requested by the University. These and other anticipated risks have been conservatively assessed and tracked daily against the project budget. The estimated total project cost is inclusive of both executed and potential changes. Tracked change order work is coming to an end as work completes.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Stamford Campus Surface Parking
Project Number: 300024

Project Parameters

Project Architect/Engineer:	Cardinal Engineering Assoc Inc	Notice to Proceed:	08/06/2018
General Contractor/CM:	Giordano Construction Co Inc	Contract Substantial Completion:	11/30/2018
UConn Project Manager:	George Barnes	Projected Substantial Completion:	12/19/2019
Project Phase:	Construction	Current Phase Budget:	\$4,500,000.00
Percent Complete:	94 %	Estimated Total Project Cost:	\$3,714,637.15

Project Description:

Create a new surface parking facility for approximately 305 vehicles on the site of the former parking garage. The surface lot project will be completed in two phases to coordinate with the completion of the site remediation being performed under project 300021. The first phase of the project is the site area to within 60 feet of the northern property line, and includes approximately 235 parking spaces, fencing, electric vehicle charging stations, site utilities and lighting, security, and replacing the sidewalk along Washington Blvd. Phase II of the project will include installation of an additional 70 parking spaces and privacy fencing at the north property line.

Current Project Status:

Phases I and II of the project, including a revised north entrance drive lane, are substantially complete with all new parking spaces available for use December 19, 2019. A third mobilization will be required to complete the entrance apron once permission to work in the State Right of Way is granted. The project currently remains within budget.

Project Issues/Risks:

Department of Transportation permits for work in the right of way are on hold pending satisfactory resolution of requested work currently outside of the project scope, and verification of access Agreements between UConn and the City. Documentation has been provided to the State DOT and UConn is awaiting their response.



Attendant's Booth Installed



Property Line Fence Installation



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Stamford Campus Surface Parking
Project Num.: 300024
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$3,200,000.00	\$2,850,000.00	\$3,119,542.88	-\$77,270.25	\$3,042,272.63	-\$75,092.00	\$2,967,180.63	-\$117,180.63	\$2,417,105.98
02000	Design Services	\$350,000.00	\$650,000.00	\$218,070.00	\$81,605.00	\$299,675.00	\$0.00	\$299,675.00	\$350,325.00	\$239,015.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$175,000.00	\$144,000.00	\$124,816.00	\$219,496.00	\$344,312.00	\$80,000.00	\$424,312.00	-\$280,312.00	\$244,409.00
06000	Other A/E Services	\$0.00	\$161,000.00	\$16,947.00	\$3,377.00	\$20,324.00	\$0.00	\$20,324.00	\$140,676.00	\$18,517.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$80,000.00	\$65,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$62,000.00	\$3,000.00
10000	Insurance & Legal	\$15,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00
11000	Miscellaneous	\$100,000.00	\$25,000.00	\$145.52	\$0.00	\$145.52	\$0.00	\$145.52	\$24,854.48	\$145.52
	DIRECT COST SUBTOTAL	\$3,920,000.00	\$3,925,000.00	\$3,482,521.40	\$227,207.75	\$3,709,729.15	\$4,908.00	\$3,714,637.15	\$210,362.85	\$2,922,192.50
12000	Contingency	\$580,000.00	\$575,000.00						\$575,000.00	
	TOTAL	\$4,500,000.00	\$4,500,000.00	\$3,482,521.40	\$227,207.75	\$3,709,729.15	\$4,908.00		\$785,362.85	\$2,922,192.50

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 3,714,637.15
TOTAL APPROVED BUDGET	\$ 4,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 785,362.85

Total Current Funding	\$ 4,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -14,877.00	-0.48%
TOTAL PENDING CHANGE ORDERS	\$ -62,393.25	-2.00%
TOTAL CONSTRUCTION CHANGES	\$ -77,270.25	-2.48%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Northeast Science Quad Site Improvement
Project Number: 300045

Project Parameters

Project Architect/Engineer:	LRC Engineering & Surveying LLC	Notice to Proceed:	03/25/2019
General Contractor/CM:	All-Phase Enterprises, Inc.	Contract Substantial Completion:	08/13/2019
UConn Project Manager:	Eileen McHugh	Projected Substantial Completion:	10/29/2019
Project Phase:	Close Out	Current Phase Budget:	\$2,000,000.00
Percent Complete:	98 %	Estimated Total Project Cost:	\$1,902,410.51

Project Description:

Located within the Science District between North Eagleville Road and Glenbrook Road, the Northeast Science Quad (once known as the Pharmacy Quad) is a 1.4-acre enclosed open space bounded by five science buildings, including the recently completed Engineering and Science Building, the first science building funded by the Next Generation Connecticut initiative.

The intent of this project is to improve safety and accessibility while creating an outdoor gathering space within this well-traveled quadrangle. The service parking lot between Atwater and Torrey Life Sciences has been added to the scope. Improvements include vehicular and pedestrian paving, accessible parking and improved accessible routes, site lighting, drainage, site furnishings, plantings and lawn. A portion of work will occur over the Pharmacy-Biology Building's vivarium.

Current Project Status:

The project was substantially complete on October 29, 2019. The majority of the punch list items have been completed.

Project Issues/Risks:

A CCD has been issued to correct a non-conforming curb ramp. This work is necessary to close the project but cannot be performed until weather permits.



Project Bird's Eye View from Engineering Sciences Building



The Northeast Science Quad at Night



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Northeast Science Quad Site Improvement
Project Num.: 300045
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$1,500,000.00	\$1,500,000.00	\$1,124,000.90	\$352,462.40	\$1,476,463.30	\$52,000.00	\$1,528,463.30	-\$28,463.30	\$1,281,329.45
02000	Design Services	\$200,200.00	\$200,200.00	\$34,460.00	\$243,704.50	\$278,164.50	\$0.00	\$278,164.50	-\$77,964.50	\$256,849.00
03000	Telecom	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$106.07	\$0.00	\$106.07	\$0.00	\$106.07	-\$106.07	\$106.07
05000	Internal Costs	\$60,000.00	\$0.00	\$4,790.00	\$55,500.00	\$60,290.00	\$0.00	\$60,290.00	-\$60,290.00	\$60,170.00
06000	Other A/E Services	\$12,000.00	\$72,000.00	\$18,240.00	\$13,645.00	\$31,885.00	\$0.00	\$31,885.00	\$40,115.00	\$29,286.91
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	-\$3,000.00	\$3,000.00
10000	Insurance & Legal	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00
11000	Miscellaneous	\$3,800.00	\$3,800.00	\$501.64	\$0.00	\$501.64	\$0.00	\$501.64	\$3,298.36	\$501.64
	DIRECT COST SUBTOTAL	\$1,800,000.00	\$1,800,000.00	\$1,185,098.61	\$665,311.90	\$1,850,410.51	\$52,000.00	\$1,902,410.51	-\$102,410.51	\$1,631,243.07
12000	Contingency	\$200,000.00	\$200,000.00						\$200,000.00	
	TOTAL	\$2,000,000.00	\$2,000,000.00	\$1,185,098.61	\$665,311.90	\$1,850,410.51	\$52,000.00		\$97,589.49	\$1,631,243.07

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,902,410.51
TOTAL APPROVED BUDGET	\$ 2,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 97,589.49

Total Current Funding	\$ 2,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 197,885.73	17.61%
TOTAL PENDING CHANGE ORDERS	\$ 155,673.58	13.85%
TOTAL CONSTRUCTION CHANGES	\$ 353,559.31	31.46%

Comments - Construction Changes over 5%:
The majority of the costs over 5% are related to Void Mitigation including design, construction, construction oversight and project delay.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

UConn School of Fine Arts @ Wadsworth Athenaeum
Project Number: 300054

Project Parameters

Project Architect/Engineer:	Antinozzi Associates PC	Notice to Proceed:	10/14/2019
General Contractor/CM:	Mattern Construction Inc.	Contract Substantial Completion:	11/08/2019
UConn Project Manager:	Matthew Fagan	Projected Substantial Completion:	01/08/2020
Project Phase:	Construction	Current Phase Budget:	\$700,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$488,115.36

Project Description:

The University is partnering with the Wadsworth Athenaeum Museum of Art to locate the UConn Master's Degree in Fine Arts Administration within designated space located at the museum. This project will renovate leased space within the existing building to accommodate (2) two enclosed offices, an open seminar area, an open work space for students and service space for IT equipment.

Current Project Status:

Construction of the space began during the 2nd week of October after permitting with the City of Hartford was approved. Demolition of the existing space has been completed as well as all rough in framing, blocking, electrical work (including low voltage, data, security and fire alarm) and HVAC work. Drywall, painting, millwork, flooring and acoustic tile ceilings have been completed as well.

The AV package was installed and furniture is scheduled for delivery/install during the first week of January.

The project was scheduled to be complete on January 8, 2020, but due to glass doors being built incorrectly, the scheduled completion date is now January 20, 2020.

Project Issues/Risks:

Glass doors and hardware are scheduled to be installed starting 1/16/20.

ITS is working with Comcast to get data service into the space.



Framing of walls



New classroom space



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: UConn School of Fine Arts @ Wadsworth Athenaeum
Project Num.: 300054
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$350,000.00	\$525,000.00	\$315,342.00	\$0.00	\$315,342.00	\$0.00	\$315,342.00	\$209,658.00	\$218,159.84
02000	Design Services	\$100,000.00	\$50,000.00	\$44,970.00	\$28,640.00	\$73,610.00	\$0.00	\$73,610.00	-\$23,610.00	\$62,229.00
03000	Telecom	\$45,000.00	\$20,000.00	\$12,648.00	\$0.00	\$12,648.00	\$0.00	\$12,648.00	\$7,352.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$50,000.00	\$60,000.00	\$26,603.36	\$0.00	\$26,603.36	\$0.00	\$26,603.36	\$33,396.64	\$26,603.36
05000	Internal Costs	\$86,000.00	\$0.00	\$46,412.00	\$13,500.00	\$59,912.00	\$0.00	\$59,912.00	-\$59,912.00	\$29,064.00
06000	Other A/E Services	\$7,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$2,500.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00
11000	Miscellaneous	\$1,500.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
	DIRECT COST SUBTOTAL	\$645,000.00	\$675,000.00	\$445,975.36	\$42,140.00	\$488,115.36	\$0.00	\$488,115.36	\$186,884.64	\$336,056.20
12000	Contingency	\$55,000.00	\$25,000.00						\$25,000.00	
	TOTAL	\$700,000.00	\$700,000.00	\$445,975.36	\$42,140.00	\$488,115.36	\$0.00		\$211,884.64	\$336,056.20

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 488,115.36
TOTAL APPROVED BUDGET	\$ 700,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 211,884.64

Total Current Funding	\$ 700,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 0.00	0.00%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

South East Campus Infrastructure
Project Number: 300065

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	04/22/2019
General Contractor/CM:	Whiting-Turner Contracting Co	Contract Substantial Completion:	11/26/2019
UConn Project Manager:	Sallyann Beaudet	Projected Substantial Completion:	11/26/2019
Project Phase:	Close Out	Current Phase Budget:	\$5,000,000.00
Percent Complete:	75 %	Estimated Total Project Cost:	\$4,756,002.94

Project Description:

The Southeast Campus Infrastructure project includes an incremental upgrade to the central steam distribution system proximate to and serving the Fine Arts complex in order to provide a reliable supply of steam to the Fine Arts complex, the South Campus residence halls, and the southeast dormitory complex (Shippee and Buckley Halls). The infrastructure in the general area has been determined to be at the end of its useful life and this project replaces a discrete portion of the steam distribution infrastructure. The project is timed to coincide with the completion of the Fine Arts Phase II - Renovation and Improvements which is currently under construction.

Current Project Status:

The project is substantially complete and projected to be within budget.

Project Issues/Risks:

None



Steam & condensate pipes replaced and lawn restored



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: South East Campus Infrastructure
Project Num.: 300065
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$3,450,000.00	\$3,100,000.00	\$3,940,933.00	\$57,368.87	\$3,998,301.87	\$0.00	\$3,998,301.87	-\$898,301.87	\$2,686,261.84
02000	Design Services	\$200,000.00	\$300,000.00	\$168,000.00	\$270,989.75	\$438,989.75	\$0.00	\$438,989.75	-\$138,989.75	\$414,023.84
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$275,000.00	\$305,000.00	\$23,146.72	\$170,125.60	\$193,272.32	\$0.00	\$193,272.32	\$111,727.68	\$43,272.32
06000	Other A/E Services	\$50,000.00	\$100,000.00	\$102,439.00	\$23,000.00	\$125,439.00	\$0.00	\$125,439.00	-\$25,439.00	\$69,366.75
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$200,000.00	\$260,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260,000.00	\$0.00
10000	Insurance & Legal	\$25,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00
11000	Miscellaneous	\$50,000.00	\$120,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,000.00	\$0.00
	DIRECT COST SUBTOTAL	\$4,250,000.00	\$4,215,000.00	\$4,234,518.72	\$521,484.22	\$4,756,002.94	\$0.00	\$4,756,002.94	-\$541,002.94	\$3,212,924.75
12000	Contingency	\$750,000.00	\$785,000.00						\$785,000.00	
	TOTAL	\$5,000,000.00	\$5,000,000.00	\$4,234,518.72	\$521,484.22	\$4,756,002.94	\$0.00		\$243,997.06	\$3,212,924.75

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 4,756,002.94
TOTAL APPROVED BUDGET	\$ 5,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 243,997.06

Total Current Funding	\$ 5,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -73,186.58	-1.86%
TOTAL PENDING CHANGE ORDERS	\$ 130,555.45	3.31%
TOTAL CONSTRUCTION CHANGES	\$ 57,368.87	1.46%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Avery Point Academic Bldg Roof Replacement
Project Number: 300098

Project Parameters

Project Architect/Engineer:	Simpson Gumpertz & Heger Inc	Notice to Proceed:	05/16/2019
General Contractor/CM:	Young Developers LLC	Contract Substantial Completion:	07/12/2019
UConn Project Manager:	Charles A. Brome	Projected Substantial Completion:	01/31/2020
Project Phase:	Construction	Current Phase Budget:	\$1,270,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$802,635.86

Project Description:

The Avery Point Academic Building was constructed 1942. The original roof has had many repairs but has passed the end of its useful life. This project will replace the flat built-up roof system with a new roof system. This scope will require raising the existing steel dunnage and modifying the mechanical connections to accommodate the new roof system heights; infilling the windows that are currently blacked out covering the masonry walls with metal cladding on the west and south elevations; replacing the vinyl cladding on the stair tower penthouse walls with metal cladding (similar to the third-floor auditorium walls) to account for the increased roof height; replacing the guardrail with a new weighted guardrail system, and replacing the perimeter gutter, down leaders, and asphalt shingles.

Current Project Status:

New asphalt shingle roof and aluminum gutters. The new PVC low-slope roof has been installed. Installation of vertical, standing-seam metal wall panels is in progress.

Project schedule will be extended due to FM Global review of submitted roof system and discovered field conditions at existing masonry.

Project Issues/Risks:

None at this time.



Asphalt shingle roof with wire bird deterrent system



Uplift testing at new PVC roof



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Avery Point Academic Bldg Roof Replacement
Project Num.: 300098
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$900,000.00	\$900,000.00	\$539,085.00	\$126,000.00	\$665,085.00	\$0.00	\$665,085.00	\$234,915.00	\$411,651.35
02000	Design Services	\$80,000.00	\$80,000.00	\$73,174.00	\$0.00	\$73,174.00	\$0.00	\$73,174.00	\$6,826.00	\$73,174.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$38,000.00	\$40,000.00	\$3,000.00	\$35,100.00	\$38,100.00	\$0.00	\$38,100.00	\$1,900.00	\$38,100.00
06000	Other A/E Services	\$7,320.00	\$10,000.00	\$7,320.00	\$0.00	\$7,320.00	\$0.00	\$7,320.00	\$2,680.00	\$7,320.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$10,650.00	\$12,000.00	\$11,345.00	\$2,539.00	\$13,884.00	\$0.00	\$13,884.00	-\$1,884.00	\$12,967.50
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$34,030.00	\$28,000.00	\$5,072.86	\$0.00	\$5,072.86	\$0.00	\$5,072.86	\$22,927.14	\$4,262.44
	DIRECT COST SUBTOTAL	\$1,070,000.00	\$1,070,000.00	\$638,996.86	\$163,639.00	\$802,635.86	\$0.00	\$802,635.86	\$267,364.14	\$547,475.29
12000	Contingency	\$200,000.00	\$200,000.00						\$200,000.00	
	TOTAL	\$1,270,000.00	\$1,270,000.00	\$638,996.86	\$163,639.00	\$802,635.86	\$0.00		\$467,364.14	\$547,475.29

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 802,635.86
TOTAL APPROVED BUDGET	\$ 1,270,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 467,364.14

Total Current Funding	\$ 1,270,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 126,000.00	23.37%
TOTAL CONSTRUCTION CHANGES	\$ 126,000.00	23.37%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Campus Wayfinding Improvements
Project Number: 300118

Project Parameters

Project Architect/Engineer:	UConn	Notice to Proceed:	04/24/2019
General Contractor/CM:	Sign Pro Inc	Contract Substantial Completion:	12/27/2023
UConn Project Manager:	James Libby	Projected Substantial Completion:	12/27/2023
Project Phase:	Construction	Current Phase Budget:	\$1,900,000.00
Percent Complete:	75 %	Estimated Total Project Cost:	\$1,882,000.00

Project Description:

In May 2017, the University completed new Wayfinding Guidelines and an updated signage family. These guidelines and sign standards were created to improve vehicular signage to key public designations, improve building signage and provide a unified campus environment. The wayfinding system was developed in collaboration with multiple departments and co-managed by University Communications and University Planning Design and Construction.

In 2018, the first signage installments were completed in the most public and visible areas of campus.

This project will complete the remaining sign installations for the remainder of the Storrs Campus, part of the Hartford Campus and the Law School. The project scope will include removal of existing signage and installation of new signage consistent with the new guidelines.

Current Project Status:

This is the second year and third phase of up to a five year program to install new wayfinding signage at the main campus, regional campuses and agricultural extension locations. Planned signs at Storrs, the Law School and Hartford Campus and Depot Campus are substantially complete. Next phases include the Avery Point Campus and Pedestrian signage at Storrs.

Project Issues/Risks:

There are no issues at this time.



New signage at Depot Campus and Horsebarn Hill



New signage at Depot Campus and Horsebarn Hill



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Campus Wayfinding Improvements
Project Num.: 300118
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$1,843,000.00	\$1,843,000.00	\$1,825,000.00	\$0.00	\$1,825,000.00	\$0.00	\$1,825,000.00	\$18,000.00	\$1,015,138.50
02000	Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$57,000.00	\$57,000.00	\$57,000.00	\$0.00	\$57,000.00	\$0.00	\$57,000.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$1,900,000.00	\$1,900,000.00	\$1,882,000.00	\$0.00	\$1,882,000.00	\$0.00	\$1,882,000.00	\$18,000.00	\$1,015,138.50
12000	Contingency	\$0.00	\$0.00						\$0.00	
	TOTAL	\$1,900,000.00	\$1,900,000.00	\$1,882,000.00	\$0.00	\$1,882,000.00	\$0.00		\$18,000.00	\$1,015,138.50

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,882,000.00
TOTAL APPROVED BUDGET	\$ 1,900,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 18,000.00

Total Current Funding	\$ 1,900,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 0.00	0.00%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Stamford Abutting Property Remediation
Project Number: 300149

Project Parameters

Project Architect/Engineer:	Tighe & Bond Inc	Notice to Proceed:	04/30/2019
General Contractor/CM:	Standard Demolition Services Inc	Contract Substantial Completion:	09/14/2019
UConn Project Manager:	George Barnes	Projected Substantial Completion:	05/27/2020
Project Phase:	Construction	Current Phase Budget:	\$2,500,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$1,976,871.50

Project Description:

The former Stamford Parking Garage was a three level steel and concrete structure located on approximately 4 acres at the Stamford Campus. The site is at the intersection of Washington Boulevard and Broad Street, with the Mill River at the west border and 11 occupied residential lots to the north. A report issued in February of 2017 determined that the garage was beyond its useful life and recommended it be demolished at the earliest opportunity. The garage and the site soil tested positive for environmental conditions, and subsequent testing showed that the contaminants had migrated onto a portion of the 11 abutting properties to the north of the Stamford Parking Garage site.

This project is for the remediation, disposal and restoration of those portions of the 11 abutting properties that are effected by the soil contamination.

Current Project Status:

UConn has received access agreements for 10 of the 11 properties. Remediation at the ten properties is complete. Landscape replacement is substantially complete at 8 of the 10 properties. Work on the property located at 1310 Washington Boulevard has not started due to a property line dispute. The owner of the properties at 40 and 46 Vernon issued a text directive on August 5, 2019 to stop landscape work. The Owner determined she does not want any trees or shrubbery, and will be paving portions of the property.

The project is currently within budget. Most of the work was conducted on a time and material basis, so final costs are being reconciled. Final completion including repairs and cleaning is projected for Spring of 2020.

Project Issues/Risks:

Access has not been permitted to the property at 1310 Washington Boulevard, preventing work at that property, and a small portion of land at 14 Vernon Place. The Owner of 40 and 46 Vernon had refused further access to those properties after the end of remediation and an Agreement to continue work at 40 and 46 Vernon is to be negotiated. Work will commence as weather permits in Spring of 2020.



Property Restoration 22 Vernon



40-46 Vernon Pending Access Permission



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Stamford Abutting Property Remediation
Project Num.: 300149
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$1,890,000.00	\$2,019,200.00	\$1,843,311.50	\$0.00	\$1,843,311.50	\$0.00	\$1,843,311.50	\$175,888.50	\$1,123,959.66
02000	Design Services	\$210,000.00	\$55,800.00	\$10,040.00	\$3,220.00	\$13,260.00	\$0.00	\$13,260.00	\$42,540.00	\$6,065.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$100,000.00	\$120,000.00	\$76,650.00	\$36,150.00	\$112,800.00	\$0.00	\$112,800.00	\$7,200.00	\$37,800.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$100,000.00	\$65,000.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00	\$57,500.00	\$3,654.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$2,300,000.00	\$2,260,000.00	\$1,937,501.50	\$39,370.00	\$1,976,871.50	\$0.00	\$1,976,871.50	\$283,128.50	\$1,171,478.66
12000	Contingency	\$200,000.00	\$240,000.00						\$240,000.00	
	TOTAL	\$2,500,000.00	\$2,500,000.00	\$1,937,501.50	\$39,370.00	\$1,976,871.50	\$0.00		\$523,128.50	\$1,171,478.66

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,976,871.50
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 523,128.50

Total Current Funding	\$ 2,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 0.00	0.00%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Period Ending: December 31, 2019

Exigent Repair-Replacement of Steam and Condensate
Piping from Vault A5 to Vault A5A - Infirmary Tunnel
Project Number: 300157

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	11/01/2019
General Contractor/CM:	Bond Brothers Inc	Contract Substantial Completion:	01/06/2020
UConn Project Manager:	Webb Grouten, Jr.	Projected Substantial Completion:	03/16/2020
Project Phase:	Construction	Current Phase Budget:	\$2,000,000.00
Percent Complete:	15 %	Estimated Total Project Cost:	\$1,915,459.67

Project Description:

An inspection of the steam distribution and condensate return lines during the annual steam shutdown in May 2019 revealed that the condition of the steel support structures supporting the steam and condensate return pipes were in a dangerous condition due to advanced corrosion. In addition, significant corrosion of the valves and traps and a ductile iron vault drain pipe was also observed.

This project will replace all components determined to be deteriorated to a point where replacement is necessary.

The scope of work will also include the addition of mechanical ventilation in the tunnel.

Current Project Status:

Contract signing was unavoidably delayed and as a result the original substantial completion date has been pushed to March 2020. In order to deactivate the existing deteriorated steam pipe and perform the necessary pipe and support replacement work in a safe manner, a temporary steam pipe from the boiler plant was installed to provide heat to the Infirmary. Additional work completed included steam valve replacement and excavation for a portion of the tunnel top removal and replacement. Installation of the new tunnel ventilation system duct under the Infirmary driveway was completed and backfilled. Work is anticipated to commence in the west end of the tunnel in January of 2020. Availability of paving material and the spring planting (sod) season has pushed project completion into late spring 2020.

Project Issues/Risks:

Work started late enough that added costs for winter conditions and delays to finished planting (grass) and paving may affect the budget. Unforeseen conditions discovered during excavation of the east vault have resulted in added costs that need to be closely monitored. These events have contributed to the later substantial completion date.



Tunnel Ventilation Pipe Being Installed



Temporary Steam Pipe to Infirmary



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Exigent Repair-Replacement of Steam and Condensate Piping from
Vault A5 to Vault A5A - Infirmary Tunnel
Project Num.: 300157
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$1,510,000.00	\$1,600,000.00	\$1,508,321.53	\$71,000.00	\$1,579,321.53	\$0.00	\$1,579,321.53	\$20,678.47	\$0.00
02000	Design Services	\$165,000.00	\$400,000.00	\$57,770.00	\$105,000.00	\$162,770.00	\$0.00	\$162,770.00	\$237,230.00	\$136,520.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$110,000.00	\$0.00	\$20,999.76	\$123,493.38	\$144,493.14	\$20,000.00	\$164,493.14	-\$164,493.14	\$27,523.76
06000	Other A/E Services	\$20,000.00	\$0.00	\$8,875.00	\$0.00	\$8,875.00	\$0.00	\$8,875.00	-\$8,875.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$1,860,000.00	\$2,000,000.00	\$1,595,966.29	\$299,493.38	\$1,895,459.67	\$20,000.00	\$1,915,459.67	\$84,540.33	\$164,043.76
12000	Contingency	\$140,000.00	\$0.00						\$0.00	
	TOTAL	\$2,000,000.00	\$2,000,000.00	\$1,595,966.29	\$299,493.38	\$1,895,459.67	\$20,000.00		\$84,540.33	\$164,043.76

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,915,459.67
TOTAL APPROVED BUDGET	\$ 2,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 84,540.33

Total Current Funding	\$ 2,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 71,000.00	4.71%
TOTAL CONSTRUCTION CHANGES	\$ 71,000.00	4.71%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Fine Arts Production Facility
Project Number: 901667

Project Parameters

Project Architect/Engineer:	H3 Hardy Collaboration Architecture LLC	Notice to Proceed:	06/28/2018
General Contractor/CM:	Whiting-Turner Contracting Co	Contract Substantial Completion:	12/10/2019
UConn Project Manager:	Sallyann Beaudet	Projected Substantial Completion:	01/31/2020
Project Phase:	Construction	Current Phase Budget:	\$37,000,000.00
Percent Complete:	85 %	Estimated Total Project Cost:	\$36,560,856.43

Project Description:

UConn 2000 and NextGenCT provided funding for the upgrade and renovation of the School of Fine Arts buildings on the main campus. A detailed review of both the program needs and existing conditions was completed and resulted in a Master Plan for the School of Fine Arts. The plan defines a series of individual projects to support the School and to improve the gateway to the campus at Bolton and Storrs Roads, facing the new Storrs Center. Phase I of the gateway project was approved by the Board of Trustees and completed in 2014.

The current scope of this Fine Arts project includes a 30,000 square foot addition to the existing Drama/Music Building and Nafe Katter Theater to serve as a centralized shops and theater production facility. The addition will also provide a critical linkage that does not currently exist between Fine Arts buildings, accessible access to the second floor of the Drama/Music Building and a new entry lobby on the north side of the complex. The project also includes removal and replacement of the exterior glazing systems on the Storrs Road and Bolton Road sides of the building. Lastly, the project includes some site improvements, new roofing and the creation of a plaza on the north side of the addition.

Current Project Status:

Site work

All granite curbing, sidewalks, site furnishings, exterior railings and site lighting have been completed.
Paving of the loading dock and Staff Lot 1 has been completed. Temporary striping has been installed with permanent striping scheduled for the spring.
Final grading and site plantings are 75% complete due to winter weather conditions. The remaining sod, shrubs and plantings are scheduled to be completed in April 2020.

Exterior Building Envelope

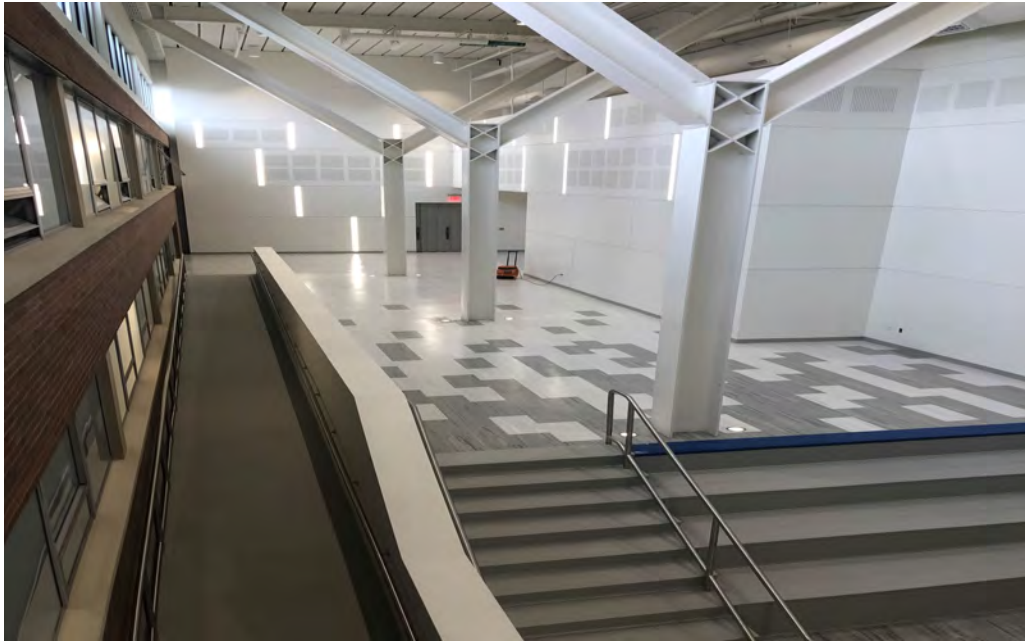
Art/Art History Roof project has been completed.
Terracotta exterior walls have been completed, exterior metal panel installation is 90% complete.
Rooftop units are complete and are currently being commissioned.
All window curtain wall installations are complete.

Interior Work

Mechanical and electrical work continues throughout the facility.
HVAC duct work has been completed and commissioning is ongoing. Sprinkler system installation is completed and final inspections are scheduled for early January 2020
Interior framing, drywall, and flooring have been completed.
Painting throughout the facility is 75% complete.
Interior stairs have been completed.
Steam was restored to the building(s) before the heating season.
Elevator work is 100% completed and awaiting final inspection tentatively scheduled for January 17, 2020.
Shop progress continues including installation of dust collection system, wood wall and wood floors.

Project Issues/Risks:

No issues. The project completion date is still on schedule for January 31, 2020.



Completed Light Court



Scene Shop work in progress



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Fine Arts Production Facility
Project Num.: 901667
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$29,080,000.00	\$28,600,000.00	\$27,987,829.68	\$2,148,972.79	\$30,136,802.47	\$1,020,000.00	\$31,156,802.47	-\$2,556,802.47	\$23,353,817.18
02000	Design Services	\$2,770,500.00	\$2,270,500.00	\$2,034,212.50	\$507,617.00	\$2,541,829.50	\$0.00	\$2,541,829.50	-\$271,329.50	\$2,269,306.45
03000	Telecom	\$210,000.00	\$210,000.00	\$21,714.00	\$183,740.90	\$205,454.90	\$0.00	\$205,454.90	\$4,545.10	\$1,490.00
04000	Furniture, Fixtures & Equipment	\$235,000.00	\$460,000.00	\$78,479.68	\$4,483.11	\$82,962.79	\$178,000.00	\$260,962.79	\$199,037.21	\$72,229.11
05000	Internal Costs	\$1,785,000.00	\$1,680,000.00	\$1,466,383.00	\$295,485.63	\$1,761,868.63	\$123,000.00	\$1,884,868.63	-\$204,868.63	\$1,693,619.63
06000	Other A/E Services	\$246,500.00	\$246,500.00	\$181,437.50	\$92,078.00	\$273,515.50	\$50,000.00	\$323,515.50	-\$77,015.50	\$167,493.05
07000	Art	\$0.00	\$160,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160,000.00	\$0.00
08000	Relocation	\$50,000.00	\$50,000.00	\$14,702.50	\$36,024.00	\$50,726.50	\$0.00	\$50,726.50	-\$726.50	\$47,874.75
09000	Environmental	\$255,000.00	\$255,000.00	\$40,390.00	\$2,240.00	\$42,630.00	\$60,000.00	\$102,630.00	\$152,370.00	\$40,262.40
10000	Insurance & Legal	\$18,000.00	\$18,000.00	\$9,012.00	\$19,098.00	\$28,110.00	\$0.00	\$28,110.00	-\$10,110.00	\$22,636.38
11000	Miscellaneous	\$20,000.00	\$20,000.00	\$5,414.64	\$541.50	\$5,956.14	\$0.00	\$5,956.14	\$14,043.86	\$3,806.14
	DIRECT COST SUBTOTAL	\$34,670,000.00	\$33,970,000.00	\$31,839,575.50	\$3,290,280.93	\$35,129,856.43	\$1,431,000.00	\$36,560,856.43	-\$2,590,856.43	\$27,672,535.09
12000	Contingency	\$2,330,000.00	\$3,030,000.00						\$3,030,000.00	
	TOTAL	\$37,000,000.00	\$37,000,000.00	\$31,839,575.50	\$3,290,280.93	\$35,129,856.43	\$1,431,000.00		\$439,143.57	\$27,672,535.09

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 36,560,856.43
TOTAL APPROVED BUDGET	\$ 37,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 439,143.57

Total Current Funding	\$ 37,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,928,200.26	6.89%
TOTAL PENDING CHANGE ORDERS	\$ 214,052.53	0.76%
TOTAL CONSTRUCTION CHANGES	\$ 2,142,252.79	7.65%

Comments - Construction Changes over 5%:
There were several unanticipated field conditions associated with the tie in of the existing building to the new addition, including HVAC systems (\$92K), pavement (\$64K) and underground utilities (\$415K) totaling \$571,000.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Gant Building Renovation - STEM
Project Number: 901803

Project Parameters

Project Architect/Engineer:	Goody Clancy & Associates Inc	Notice to Proceed (Phase 2):	10/04/2019
General Contractor/CM:	Whiting-Turner Contracting Co	Contract Substantial Completion (Phase 2):	03/31/2021
UConn Project Manager:	Peter Locarno	Projected Substantial Completion (Phase 2):	03/31/2021
Project Phase:	Construction	Current Phase Budget:	\$170,000,000.00
Percent Complete:	5 %	Estimated Total Project Cost:	\$153,638,582.04

Project Description:

The University is planning to develop a STEM focused district to be known as the North West Science District of the Storrs Campus adjacent to the new Next Generation Connecticut Residence Hall and the Lodewick Visitor Center bounded by King Hill Road, Alumni Drive, Hillside Road and Hunting Lodge Road. The new and renovated facilities are currently in design and are planned to be occupied in stages from 2019 through 2023.

Part of the North West Science District, the Edward V. Gant Science complex is scheduled for extensive phased renovations that will include its South, West, and North Wings.

The Gant project work has been broken into Phases:

Phase 1 - South Wing and South Plaza of the Gant Complex

Phase 2 - West Wing

Phase 3 - North Tower and Gant Complex

Current Project Status:

Phase 1 - South Wing and South Plaza of the Gant Complex

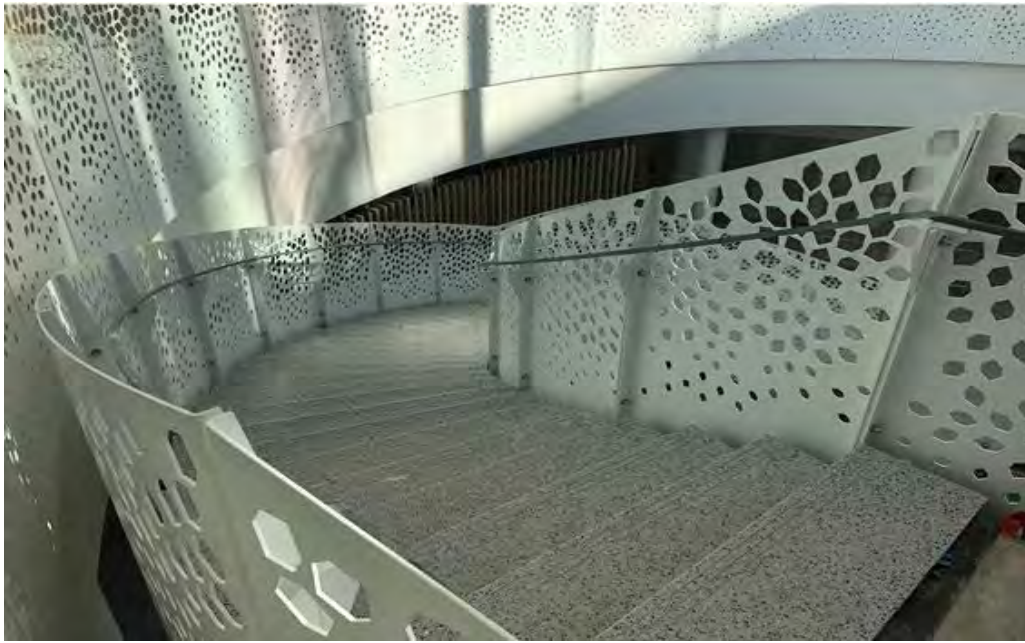
Levels 1, 2, 3, 4, Plaza Building and the ground floor laboratory spaces are substantially complete. Punch list for levels 4, 3, and 2 are substantially complete. Punch list on the ground floor and first floor are ongoing. Final commissioning of all floors and the ground floor are substantially complete. The target date to complete the punch list and commissioning is December 31, 2019. Work in the light court including, stair treads and handrails, finishes are scheduled to be substantially complete by January 1, 2020.

Phase 2 - West Wing

Demolition has started to soft strip floors 4, 3, 2 and 1 of the west wing. Abatement of the corridor CMU has started with the area now under containment. The Construction Manager has created a new laydown / superintendent trailer area on the north side of Gant. The area has been prepared including the installation of fence with scrim. Trailers are being installed. The new IMS loading dock drive has been paved. Haley & Aldrich (environmental consultant) is on site taking additional borings. Mather (site contractor) has mobilized the site and has begun removing sidewalk and existing curbing.

Project Issues/Risks:

Critical path construction items include the completion of the punchlist and final commissioning. Change management is ongoing and continues to be an issue to process all changes in a timely manner.



Light Court Stairs



West Wing Demolition Ongoing



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Gant Building Renovation - STEM
Project Num.: 901803
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$121,455,176.60	\$121,455,176.60	\$109,202,900.09	\$8,468,449.83	\$117,671,349.92	\$4,115,158.62	\$121,786,508.54	-\$331,331.94	\$55,727,669.29
02000	Design Services	\$15,221,744.00	\$15,221,744.00	\$6,660,555.00	\$4,434,556.34	\$11,095,111.34	\$4,327,054.00	\$15,422,165.34	-\$200,421.34	\$9,704,976.24
03000	Telecom	\$1,163,774.01	\$1,163,774.01	\$791,626.23	-\$127,852.22	\$663,774.01	\$500,000.00	\$1,163,774.01	\$0.00	\$221,044.96
04000	Furniture, Fixtures & Equipment	\$4,662,324.68	\$4,662,324.68	\$2,803,718.48	\$88,423.24	\$2,892,141.72	\$1,775,000.00	\$4,667,141.72	-\$4,817.04	\$2,567,541.19
05000	Internal Costs	\$7,482,980.16	\$7,482,980.16	\$5,390,139.32	\$2,065,274.76	\$7,455,414.08	\$0.00	\$7,455,414.08	\$27,566.08	\$5,612,145.17
06000	Other A/E Services	\$313,981.50	\$313,981.50	\$564,176.00	\$56,993.00	\$621,169.00	\$10,000.00	\$631,169.00	-\$317,187.50	\$89,232.50
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$990,489.20	\$990,489.20	\$289,756.63	\$184,395.86	\$474,152.49	\$539,085.79	\$1,013,238.28	-\$22,749.08	\$349,256.54
09000	Environmental	\$1,637,595.44	\$1,637,595.44	\$567,792.00	\$780,038.44	\$1,347,830.44	\$0.00	\$1,347,830.44	\$289,765.00	\$1,093,641.34
10000	Insurance & Legal	\$105,000.00	\$105,000.00	\$60,000.00	\$27,060.00	\$87,060.00	\$25,000.00	\$112,060.00	-\$7,060.00	\$69,526.00
11000	Miscellaneous	\$39,280.63	\$39,280.63	\$39,423.13	-\$142.50	\$39,280.63	\$0.00	\$39,280.63	\$0.00	\$37,715.63
	DIRECT COST SUBTOTAL	\$153,072,346.22	\$153,072,346.22	\$126,370,086.88	\$15,977,196.75	\$142,347,283.63	\$11,291,298.41	\$153,638,582.04	-\$566,235.82	\$75,472,748.86
12000	Contingency	\$16,927,653.78	\$16,927,653.78						\$16,927,653.78	
	TOTAL	\$170,000,000.00	\$170,000,000.00	\$126,370,086.88	\$15,977,196.75	\$142,347,283.63	\$11,291,298.41		\$16,361,417.96	\$75,472,748.86

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 153,638,582.04
TOTAL APPROVED BUDGET	\$ 170,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 16,361,417.96

Total Current Funding	\$ 136,135,506.73
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 3,706,597.64	3.39%
TOTAL PENDING CHANGE ORDERS	\$ 4,763,524.83	4.36%
TOTAL CONSTRUCTION CHANGES	\$ 8,470,122.47	7.76%

Comments - Construction Changes over 5%:
Change orders to date on the project are mainly related to ground floor below slab unforeseen conditions that were encountered during construction.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

Gampel Pavilion Dome Ceiling & Roof Repair
Project Number: 901888

Project Parameters

Project Architect/Engineer:	Fennick McCredie Architecture Ltd	Notice to Proceed:	03/01/2017
General Contractor/CM:	Downes Construction Company LLC	Contract Substantial Completion:	11/10/2017
UConn Project Manager:	John Robitaille	Projected Substantial Completion:	10/26/2017
Project Phase:	Close Out	Current Phase Budget:	\$11,800,000.00
Percent Complete:	99 %	Estimated Total Project Cost:	\$11,602,532.62

Project Description:

The Gampel Pavilion was constructed in 1990. The construction of the roof dome was fairly innovative for its time, and included a triangular network of metal clad panels with a fabric-wrapped insulated cover on the interior. As the building has aged, and most likely due to temperature variations and high-density light exposure, the fabric wrap on the interior of the panels has started to degrade, tear and flake. The silver insulation lining is then exposed to view, and is becoming more prevalent (particularly on the lower third of the dome). In addition, the sealant on the exterior of the dome has likewise started to degrade and water leaks have become more common.

This project will address both the appearance of the interior of the ceiling dome and the exterior water tightness of the roof. The goal is to extend the life of the building by 10 to 15 years. In order to achieve this longevity, other interior issues will be investigated and addressed.

Current Project Status:

All contracted work has been completed and a certificate of Substantial Completion was issued October 26, 2017. A hard copy of the O&M manuals was delivered to the Athletic Department and (3) digital copies were given to UPDC for distribution to Facility Operations on December 4, 2017.

Project Issues/Risks:

Condensation within the interstitial space between the roof panels and ceiling panels has occurred and water drops have fallen on all areas of the court and bleachers. This issue presented itself in December 2017 through March 2018. Environmental monitors were installed in various locations within and without the facility in order to obtain data associated with temperature, relative humidity, air flow, etc. of the interior environment, exterior, and interstitial space between the roof and ceiling panels so that engineers could evaluate conditions and provide short and long term solutions to the problem. Condensation stopped once outdoor temperatures increased with spring weather. The condensation issue reappeared in December of 2018 through March 2019 with winter cold temperatures. With data from previously installed monitors, engineers began designing a permanent solution to this environmental issue.

Permanent Desiccant dehumidifiers (DH) have been installed on the south side of the building to remove excess humidity within the interstitial space. The installation was completed mid-November 2019. The DH units are electronically tied into the building BMS control system and are operating in concert with the building mechanical system as designed. There have been no condensation drips since the units have been operational.

With the new DH units installed the golf team practice putting green is being relocated to the North side of the arena. This work will be completed winter of 2020.



Desiccant Dehumidifier Unit (1 of 2 installed)



Desiccant Dehumidifier Units connected to ceiling panels



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Gampel Pavilion Dome Ceiling & Roof Repair
Project Num.: 901888
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$7,929,899.00	\$9,724,399.00	\$8,896,823.55	\$725,360.58	\$9,622,184.13	\$0.00	\$9,622,184.13	\$102,214.87	\$9,047,384.16
02000	Design Services	\$1,076,928.00	\$576,928.00	\$722,043.00	\$698,872.75	\$1,420,915.75	\$0.00	\$1,420,915.75	-\$843,987.75	\$1,394,382.16
03000	Telecom	\$0.00	\$0.00	\$455.00	-\$455.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$155,647.00	\$455,647.00	\$509,814.00	\$288.00	\$510,102.00	\$0.00	\$510,102.00	-\$54,455.00	\$510,102.00
06000	Other A/E Services	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$16,498.00	\$0.00	\$16,498.00	\$0.00	\$16,498.00	-\$16,498.00	\$10,292.40
09000	Environmental	\$5,000.00	\$5,000.00	\$2,630.00	\$0.00	\$2,630.00	\$0.00	\$2,630.00	\$2,370.00	\$1,920.00
10000	Insurance & Legal	\$5,500.00	\$11,000.00	\$5,500.00	\$10,000.00	\$15,500.00	\$0.00	\$15,500.00	-\$4,500.00	\$13,891.00
11000	Miscellaneous	\$19,392.00	\$19,392.00	\$314,702.74	-\$300,000.00	\$14,702.74	\$0.00	\$14,702.74	\$4,689.26	\$14,091.51
	DIRECT COST SUBTOTAL	\$9,492,366.00	\$10,792,366.00	\$10,468,466.29	\$1,134,066.33	\$11,602,532.62	\$0.00	\$11,602,532.62	-\$810,166.62	\$10,992,063.23
12000	Contingency	\$507,634.00	\$1,007,634.00						\$1,007,634.00	
	TOTAL	\$10,000,000.00	\$11,800,000.00	\$10,468,466.29	\$1,134,066.33	\$11,602,532.62	\$0.00		\$197,467.38	\$10,992,063.23

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 11,602,532.62
TOTAL APPROVED BUDGET	\$ 11,800,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 197,467.38

Total Current Funding	\$ 11,800,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 679,360.58	7.64%
TOTAL PENDING CHANGE ORDERS	\$ 46,000.00	0.52%
TOTAL CONSTRUCTION CHANGES	\$ 725,360.58	8.15%

Comments - Construction Changes over 5%:
Change Orders valuing approximately \$563,000 were executed with the roofing contractor and construction manager to provide equipment, materials and supervision for assisting the University and Design team in evaluating the building environmental conditions, including installation of environmental monitors, in order to discover the exact cause for the condensation issue and develop a proposed solution. An amendment to the GMP with a total value of \$1,084,727 was executed on August 28, 2019 to install the permanent DH units and associated mechanical rooms and electrical distribution and provide permanent enclosure to the existing roof louvers and relocation of the golf team practice green equipment.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: December 31, 2019

CUP Equipment Replacement and Pumping Project
Project Number: 902109

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	10/15/2018
General Contractor/CM:	Bond Brothers Inc	Contract Substantial Completion:	04/30/2020
UConn Project Manager:	Webb Grouten, Jr.	Projected Substantial Completion:	04/30/2020
Project Phase:	Construction	Current Phase Budget:	\$23,000,000.00
Percent Complete:	74 %	Estimated Total Project Cost:	\$16,803,028.95

Project Description:

The University produces and distributes chilled water for cooling from the Central Utility Plant(CUP) and the Cogen plant utilizing two gas fired chillers, two electric centrifugal chillers, and four evaporative cooling towers located in the CUP, and four steam turbine chillers and nine evaporative cooling towers located in the Cogen facility. A study was commissioned to review reliability, production, and distribution of chilled water to ensure that existing and future needs could be met. The study revealed that the full capacity of the plant could not be effectively distributed to campus with the current piping configuration at the head end of the plant. Additionally, the study showed that immediate replacement of two of the four CUP chillers and the CUP cooling towers was necessary as they have reached the end of their useful life. This project is to study, design and construct reconfigured piping and new chillers for a more efficient chilled water system.

Current Project Status:

The new chillers have been installed and tested. Demolition of the existing cooling towers is complete and the installation of the new cooling towers is in process. The project is within the current budget and is anticipated to be completed on schedule.

Project Issues/Risks:

None.



Cooling Tower Condenser Water Pipe Installation



Cooling Tower Crane Lift to Roof of CUP



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: CUP Equipment Replacement and Pumping Project
Project Num.: 902109
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$17,000,000.00	\$17,000,000.00	\$14,125,765.48	\$331,610.64	\$14,457,376.12	\$0.00	\$14,457,376.12	\$2,542,623.88	\$8,904,825.53
02000	Design Services	\$1,400,000.00	\$974,000.00	\$766,468.00	\$0.00	\$766,468.00	\$0.00	\$766,468.00	\$207,532.00	\$766,468.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$400,000.00	\$515,000.00	\$801,660.44	\$388,189.12	\$1,189,849.56	\$0.00	\$1,189,849.56	-\$674,849.56	\$1,079,858.38
06000	Other A/E Services	\$875,000.00	\$964,000.00	\$341,230.00	\$45,980.00	\$387,210.00	\$0.00	\$387,210.00	\$576,790.00	\$214,060.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$25,000.00	\$117,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$100,000.00	\$100,000.00	\$2,125.27	\$0.00	\$2,125.27	\$0.00	\$2,125.27	\$97,874.73	\$2,125.27
	DIRECT COST SUBTOTAL	\$19,800,000.00	\$19,670,000.00	\$16,037,249.19	\$765,779.76	\$16,803,028.95	\$0.00	\$16,803,028.95	\$2,866,971.05	\$10,967,337.18
12000	Contingency	\$3,200,000.00	\$3,330,000.00						\$3,330,000.00	
	TOTAL	\$23,000,000.00	\$23,000,000.00	\$16,037,249.19	\$765,779.76	\$16,803,028.95	\$0.00		\$6,196,971.05	\$10,967,337.18

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 16,803,028.95
TOTAL APPROVED BUDGET	\$ 23,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 6,196,971.05

Total Current Funding	\$ 23,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 396,837.95	2.81%
TOTAL PENDING CHANGE ORDERS	\$ -65,227.31	-0.46%
TOTAL CONSTRUCTION CHANGES	\$ 331,610.64	2.35%

Comments - Construction Changes over 5%:



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report to the University Board of Trustees and the UCH Board of Directors

Period Ending: December 31, 2019

Index of Reports – UConn Health Campus

The reports listed below are compiled in this Quarterly Report and provide a summary overview of each project together with progress photographs and the project manager's estimate of the cost to complete the project. Because the reports contain projected costs and also account for budget risks identified by the project manager individual reports may not necessarily exactly correlate with the actual committed or expended costs contained in the financial records of the University.

<u>Project</u>	<u>Project Number</u>
UCH Operating Room #1 (TG514) Fit-Out	18-017
UCH Pharmacy Area USP-800 Regulation Compliance	19-005

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH operating Room #1 (TG514) Fit-Out

Period Ending: December 31, 2019

Project Number: 18-017

Project Parameters

Project Architect:	BVH Integrated Services	Notice to Proceed:	September 4, 2019
General Contractor:	Caldwell & Walsh	Contract Substantial Completion:	December 16, 2019
UCHC Project Manager:	Kevin Norton	Actual Completion Date:	January 6, 2020
Percent Complete:	99%	Final BOT Budget Amount:	\$ 1,445,000
		Estimated Cost to Complete:	\$ 1,445,000

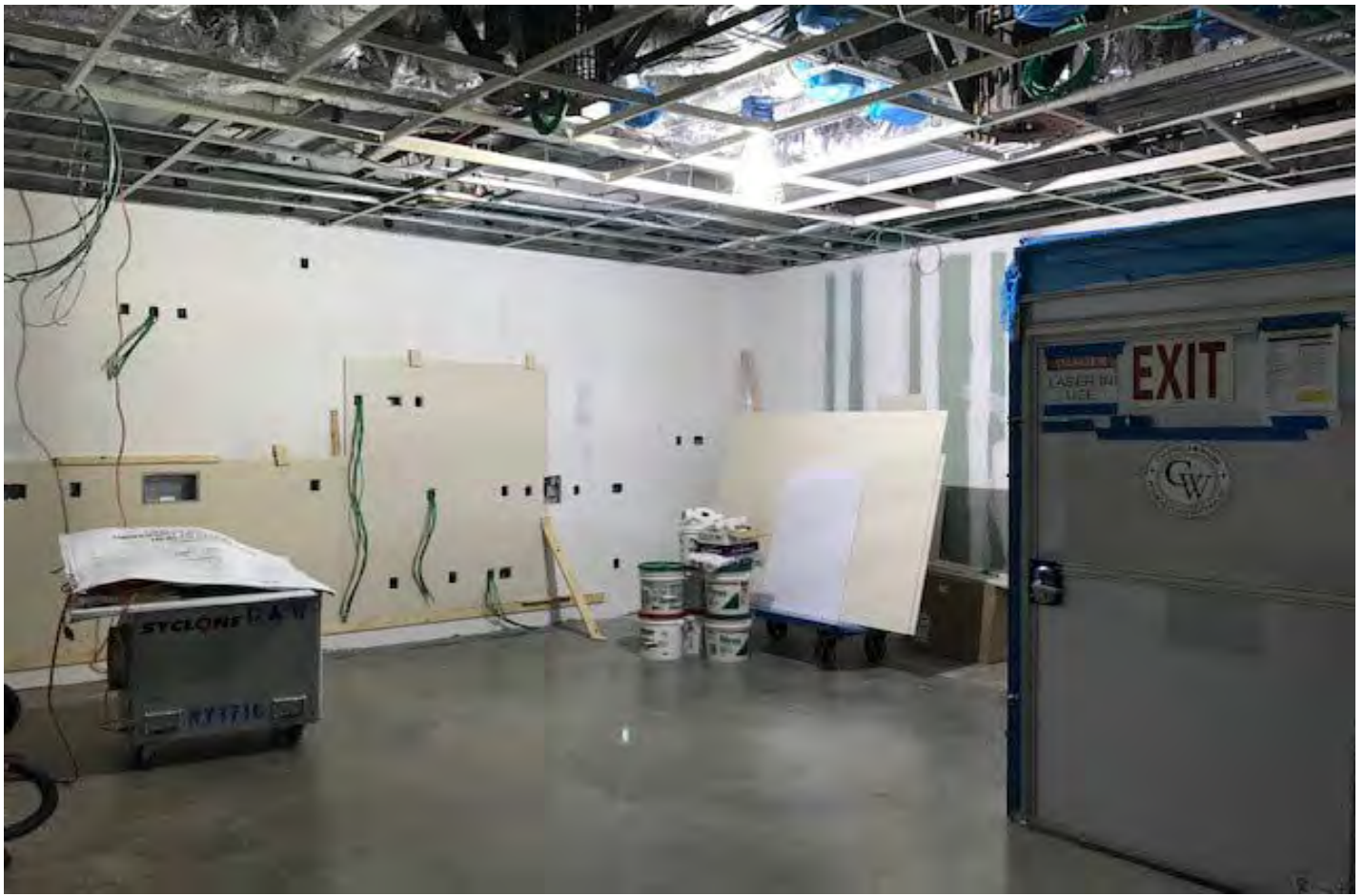
Project Description: As part of the Bioscience Connecticut initiative UConn Health constructed a new hospital tower containing ten (10) operating room (OR) suites and shell space for two (2) additional OR suites for future growth. Due to the increase in the number of cases UConn Health is reaching capacity within the existing OR suites. This project will fast-track the “fit-out” one of the shelled OR suites to meet the demands of the increased case load.

Current Project Status: Substantially complete, equipment to be installed by Biomedical Engineering.

Project Schedule: Project fell behind 21 days due to equipment lead times and testing of isolation panels. A no cost change order adjusting the Substantial Completion date is being processed.

Project Budget: The project is on budget

Project Issues/Risks: None



Installation of ceiling system framing



Completed Operating Room awaiting table installation

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$457,000.00	\$340,498.00	\$0.00	\$340,498.00	\$17,000.00	\$357,498.00	\$99,502.00
02000	Design Services	\$141,000.00	\$140,590.00	\$0.00	\$140,590.00	\$0.00	\$140,590.00	\$410.00
03000	Telecomm	\$25,000.00	\$3,960.00	\$0.00	\$3,960.00	\$0.00	\$3,960.00	\$21,040.00
04000	Furniture, Fixtures & Equipment	\$625,000.00	\$560,757.00	\$0.00	\$560,757.00	\$1,576.00	\$562,333.00	\$62,667.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$25,000.00	\$2,840.00	\$0.00	\$2,840.00	\$0.00	\$2,840.00	\$22,160.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$17,000.00	\$9,614.00	\$0.00	\$9,614.00	\$7,000.00	\$16,614.00	\$386.00
Direct Cost Subtotal		\$1,290,000.00	\$1,058,259.00	\$0.00	\$1,058,259.00	\$25,576.00	\$1,083,835.00	\$206,165.00
12000	Project Contingency	\$155,000.00	\$0.00	\$0.00	\$0.00	\$361,165.00	\$361,165.00	(\$206,165.00)
Current Totals		\$1,445,000.00	\$1,058,259.00	\$0.00	\$1,058,259.00	\$386,741.00	\$1,445,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$155,000.00
Project Contingency Expenditure / Surplus	\$206,165.00
Project Contingency Balance	\$361,165.00

Budget Monitor

Total Estimated Cost to Complete	\$1,445,000.00
Total Original Budget	\$1,445,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$17,000.00	4.99%
Total Construction Changes	\$17,000.00	4.99%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Pharmacy Area USP 800 Regulation Compliance

Period Ending: December 31, 2019

Project Number: 19-005

Project Parameters

Project Architect:	AKF Engineers	Notice to Proceed:	September 16, 2019
General Contractor:	All Phase Enterprises	Contract Substantial Completion:	March 02, 2020
UCHC Project Manager:	Kevin Norton	Estimated Completion Date:	March 30, 2020
Percent Complete:		Final BOT Budget Amount:	\$ 1,972,000
	Phase 1: 99%	Estimated Cost to Complete:	\$ 1,972,000
	Phase 2: 40%		

Project Description: The United States Pharmacopeial Convention (USP) publishes standards regarding the identity, quality, purity and safety of all drugs used in a Healthcare setting. A new guideline, USP-800, established standards for the handling of hazardous drugs. Its goal is to protect healthcare workers who interact with hazardous drugs on a daily basis as well as patients. A major component of USP-800 is the need to have a safe area for the storage and preparation (compounding) of these hazardous drugs within pharmacies. UConn Health is required by Connecticut regulations to comply with USP 800. This project will create the necessary safe, hazardous drug storage and compounding areas within the Hospital Pharmacy and the Outpatient Pavilion Pharmacy.

Current Project Status: Phase 1 - Outpatient Pavilion Pharmacy, is substantially complete. Final approvals from Building and Fire Inspectors, CT Department of Health (DPH) and Drug Control have been received. Awaiting Lab Culture test results from the Compounding area to allow relocation of compounding operations from the Inpatient Pharmacy.

Phase 2 Inpatient Pharmacy is under active construction. The new Hazardous Drug (HD) Non-Sterile and HD Storage room walls are framed. Duct work and plumbing is being roughed-in and new emergency power conduits have been installed from the basement to penthouse. The roof curbs for new exhausters, the roof top air handler unit and duct work is installed. The existing Compounding and Ante rooms that are to be renovated are scheduled to be turned over to contractor on 1/24/20 pending acceptance of the Outpatient Pavilion Pharmacy Compounding room lab cultures.

Project Schedule: The project is behind schedule approximately 2-3 weeks due to addressing DPH inspection comments and unforeseen conditions at the Inpatient Pharmacy location.

Project Budget: The project is on budget.

Project Issues/Risks: Additional unforeseen conditions and DPH inspection comments for the Inpatient Pharmacy



Completed Outpatient Pharmacy Hazardous Drug Storage Room



Inpatient Pharmacy Hazardous Drug Storage and Non-Sterile Hazardous Drug Compounding Rooms

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,452,885.00	\$1,452,885.00	\$23,564.00	\$1,476,449.00	\$35,000.00	\$1,511,449.00	(\$58,564.00)
02000	Design Services	\$192,871.00	\$192,871.00	\$0.00	\$192,871.00	\$0.00	\$192,871.00	\$0.00
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$63,000.00	\$14,697.00	\$0.00	\$14,697.00	\$3,000.00	\$17,697.00	\$45,303.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$25,000.00	\$25,100.00	\$0.00	\$25,100.00	\$0.00	\$25,100.00	(\$100.00)
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
09000	Environmental	\$8,232.00	\$6,232.00	\$0.00	\$6,232.00	\$0.00	\$6,232.00	\$2,000.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$1,012.00	\$359.00	\$0.00	\$359.00	\$2,000.00	\$2,359.00	(\$1,347.00)
Direct Cost Subtotal		\$1,745,000.00	\$1,692,144.00	\$23,564.00	\$1,715,708.00	\$42,000.00	\$1,757,708.00	(\$12,708.00)
12000	Project Contingency	\$227,000.00	\$0.00	\$0.00	\$0.00	\$214,292.00	\$214,292.00	\$12,708.00
Current Totals		\$1,972,000.00	\$1,692,144.00	\$23,564.00	\$1,715,708.00	\$256,292.00	\$1,972,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$227,000.00
Project Contingency Expenditure / Surplus	(\$12,708.00)
Project Contingency Balance	\$214,292.00

Budget Monitor

Total Estimated Cost to Complete	\$1,972,000.00
Total Original Budget	\$1,972,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$23,564.00	1.62%
Total Pending Change Orders	\$35,000.00	2.41%
Total Construction Changes	\$58,564.00	4.03%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost