



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Period Ending: June 30, 2021

Storrs and Regional Campuses

UConn Health



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Period Ending: June 30, 2021

Section 1 - Storrs and Regional Campuses

Index of Reports

This quarterly report is only for UPDC projects over \$500,000. Other departments, such as Facility Operations, ITS, etc. may also have capital projects greater than \$500,000, but these are not included in this report and are not reported by UPDC.

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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UNIVERSITY PLANNING,
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UConn 2000 Code Remediation - Stamford Downtown
Relocation
Project Number: 201523

Period Ending: June 30, 2021

Project Parameters

Project Architect/Engineer:	AECOM Technical Services Inc	Notice to Proceed:	07/01/2021
General Contractor/CM:	Daniel OConnells Sons Inc	Contract Substantial Completion:	12/23/2022
UConn Project Manager:	Thomas Haskell	Projected Substantial Completion:	12/23/2022
Project Phase:	Construction	Current Phase Budget:	\$22,000,000.00
Percent Complete:	1 %	Estimated Total Project Cost:	\$16,924,432.64

Project Description:

After completing a required plan review and field inspection of the UConn 2000 Code Remediation - Stamford Downtown Relocation project, the Office of the Fire Marshal and Building Inspector cited fifty-three code discrepancies related to the original project.

The University has engaged the services of an architect to complete the necessary design for the remediation of the balance of the discrepancies and to integrate the designs with planned minor programmatic renovations. The University has also retained the services of a construction manager to undertake the necessary preconstruction services to estimate the construction costs and to begin remediation and construction.

Current Project Status:

3 discrepancies were addressed in 2017. 19 discrepancies were resolved between the original architect and building departments so 31 total remain open.

PHASE I: UConn 2000 Code Remediation and Programmatic Renovations Stamford Campus

GMP Amendment was signed on 7/8/2020 to address another 10 deficiencies. A Notice To Proceed was issued to the Construction Manager on 7/10/2020. Construction was substantially complete by 11/15/2020. This reduced the number of deficiencies to 21.

PHASE II: UConn 2000 Code Remediation and Programmatic Renovations Stamford Campus

The GMP was assembled in May of 2021. Preliminary investigation was conducted in June of 2021 in anticipation of a construction start in July 2021. Phase II construction duration is 18 months. Work in this phase includes adding restrooms, adding egress stairs, completing fire-rated assemblies, and new duct shaft enclosures. Selected program improvements have been incorporated.

Project Issues/Risks:

None at this time



Phase II - Rendering (looking West from Franklin Plaza)



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: UConn 2000 Code Remediation - Stamford Downtown Relocation
Project Num.: 201523
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	\$14,750,000.00	\$14,750,000.00	\$14,551,617.26	-\$81,971.23	\$14,469,646.03	\$0.00	\$14,469,646.03	\$280,353.97	\$872,027.30
02000	Design Services	\$1,900,000.00	\$1,955,000.00	\$183,958.00	\$698,660.00	\$882,618.00	\$0.00	\$882,618.00	\$1,072,382.00	\$731,944.00
03000	Telecom	\$150,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$275,000.00	\$275,000.00	\$95,496.71	\$0.00	\$95,496.71	\$0.00	\$95,496.71	\$179,503.29	\$95,496.71
05000	Internal Costs	\$1,160,000.00	\$1,164,680.00	\$813,230.50	\$341,122.00	\$1,154,352.50	\$0.00	\$1,154,352.50	\$10,327.50	\$734,352.50
06000	Other A/E Services	\$180,500.00	\$140,820.00	\$59,970.00	-\$1,507.14	\$58,462.86	\$0.00	\$58,462.86	\$82,357.14	\$55,262.86
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$100,000.00	\$75,000.00	\$1,601.75	\$0.00	\$1,601.75	\$0.00	\$1,601.75	\$73,398.25	\$1,598.90
09000	Environmental	\$100,000.00	\$75,000.00	\$60,915.00	\$0.00	\$60,915.00	\$0.00	\$60,915.00	\$14,085.00	\$38,745.00
10000	Insurance & Legal	\$220,000.00	\$220,000.00	\$168,767.50	\$29,862.87	\$198,630.37	\$0.00	\$198,630.37	\$21,369.63	\$198,130.37
11000	Miscellaneous	\$19,500.00	\$19,500.00	\$2,922.08	-\$212.66	\$2,709.42	\$0.00	\$2,709.42	\$16,790.58	\$2,709.42
	DIRECT COST SUBTOTAL	\$18,855,000.00	\$18,775,000.00	\$15,938,478.80	\$985,953.84	\$16,924,432.64	\$0.00	\$16,924,432.64	\$1,850,567.36	\$2,730,267.06
12000	Contingency	\$3,145,000.00	\$3,225,000.00						\$3,225,000.00	
	TOTAL	\$22,000,000.00	\$22,000,000.00	\$15,938,478.80	\$985,953.84	\$16,924,432.64	\$0.00		\$5,075,567.36	\$2,730,267.06

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 16,924,432.64
TOTAL APPROVED BUDGET	\$ 22,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 5,075,567.36

Total Current Funding	\$ 8,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -90,971.23	-0.63%
TOTAL PENDING CHANGE ORDERS	\$ 9,000.00	0.06%
TOTAL CONSTRUCTION CHANGES	\$ -81,971.23	-0.56%

Comments - Construction Changes over 5%:	
Change orders to Phase I capture additional scope of work to correct NODs.	



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

Public Safety Building Improvements
Project Number: 201703

Project Parameters

Project Architect/Engineer:	Christopher Williams Architects LLC	Notice to Proceed:	01/11/2021
General Contractor/CM:	Sarazin General Contractors, Inc	Contract Substantial Completion:	06/13/2022
UConn Project Manager:	Scott Gallo	Projected Substantial Completion:	06/13/2022
Project Phase:	Construction	Current Phase Budget:	\$7,000,000.00
Percent Complete:	15 %	Estimated Total Project Cost:	\$6,722,226.36

Project Description:

Project scope includes an addition at the south side of the building to expand the existing main entrance and an addition at the East side of the building to house Fire Department offices, dining and lounge areas, sleeping rooms and toilet, locker and shower facilities. Alterations to the existing First Floor include expansion of the existing Dispatch Room and creation of new toilet, locker and shower facilities for the Police Department. Site work includes relocation of existing underground utilities and related grading and underground storm drainage system. MEP work includes Fire protection, plumbing, HVAC, electrical and telecommunications related to the additions and alterations as well as replacement of existing First and Second floor lighting with LED type lighting.

Current Project Status:

The duct bank containing 911/phone and fiber optics that was found to be in the way of the new East Addition footings has been relocated and the schedule has been revised. The footings for the East Addition have moved forward as well as the removal of the portico at the main entrance. The new temporary entrance at Public Safety was relocated to the rear of the building. The Dispatch Unit was relocated to the 2nd floor and is functioning at 100%. The primary feeder wire conduits, which crossed Discovery Drive, have also been installed.

Project Issues/Risks:

Due to the delay caused by the duct bank, the construction schedule had to be revised. The original schedule showed a 13 month construction period. The revised schedule shows a 15 month construction period.

At this time, we are determining the overall impact on the project budget.



Site Ready for Footings



Temporary Dispatch Relocation



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Public Safety Building Improvements
Project Num.: 201703
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	\$5,546,000.00	\$5,546,000.00	\$5,546,000.00	\$94,178.76	\$5,640,178.76	-\$160,000.00	\$5,480,178.76	\$65,821.24	\$335,572.24
02000	Design Services	\$576,905.00	\$576,905.00	\$372,559.50	\$214,963.50	\$587,523.00	\$53,453.40	\$640,976.40	-\$64,071.40	\$489,938.40
03000	Telecom	\$30,859.00	\$30,859.00	\$81,359.40	\$77,375.00	\$158,734.40	\$0.00	\$158,734.40	-\$127,875.40	\$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	\$266,061.00	\$266,061.00	\$8,265.00	\$258,396.00	\$266,661.00	\$0.00	\$266,661.00	-\$600.00	\$56,661.00
06000	Other A/E Services	\$102,247.00	\$102,247.00	\$109,334.77	\$3,242.00	\$112,576.77	\$0.00	\$112,576.77	-\$10,329.77	\$6,208.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$71,350.00	\$71,350.00	\$79,355.60	-\$24,522.63	\$54,832.97	\$0.00	\$54,832.97	\$16,517.03	\$29,415.97
09000	Environmental	\$0.00	\$0.00	\$2,634.00	\$0.00	\$2,634.00	\$0.00	\$2,634.00	-\$2,634.00	\$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	\$500.00	\$500.00	\$5,332.06	\$300.00	\$5,632.06	\$0.00	\$5,632.06	-\$5,132.06	\$796.94
	DIRECT COST SUBTOTAL	\$6,593,922.00	\$6,593,922.00	\$6,204,840.33	\$623,932.63	\$6,828,772.96	-\$106,546.60	\$6,722,226.36	-\$128,304.36	\$918,592.55
12000	Contingency	\$406,078.00	\$406,078.00						\$406,078.00	
	TOTAL	\$7,000,000.00	\$7,000,000.00	\$6,204,840.33	\$623,932.63	\$6,828,772.96	-\$106,546.60		\$277,773.64	\$918,592.55

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 6,722,226.36
TOTAL APPROVED BUDGET	\$ 7,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 277,773.64

Total Current Funding	\$ 7,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -70,000.00	-1.26%
TOTAL PENDING CHANGE ORDERS	\$ 164,178.76	2.96%
TOTAL CONSTRUCTION CHANGES	\$ 94,178.76	1.70%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
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Period Ending: June 30, 2021

North East Res Halls - Security Camera System
Project Number: 300020

Project Parameters

Project Architect/Engineer:	Christopher Williams Architects LLC	Notice to Proceed:	05/10/2021
General Contractor/CM:	AZ Corporation	Contract Substantial Completion:	08/17/2021
UConn Project Manager:	Charles A. Brome	Projected Substantial Completion:	08/17/2021
Project Phase:	Construction	Current Phase Budget:	\$1,750,000.00
Percent Complete:	12 %	Estimated Total Project Cost:	\$1,508,154.28

Project Description:

Public Safety is administering a three-year program to improve physical security measures on University campuses. As part of this effort, addition of security cameras are proposed at residence hall entrances, connected to the campus-wide security system.

The intent of this project is to install and configure approximately 230 security cameras, located at each exterior entrance of thirty-nine residential buildings and associated dining halls, for the purpose of enhanced situational awareness and activity capture of foot traffic into and out of the project buildings.

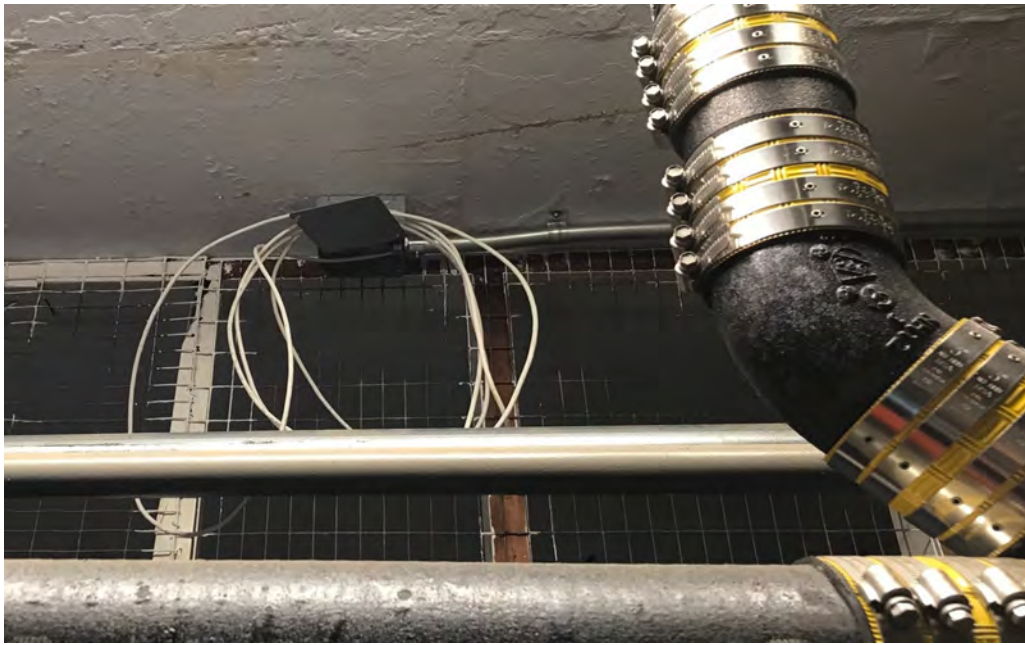
Current Project Status:

The project has been bid and awarded. Construction began 5/10/21.

Infrastructure, conduit and cable, has been installed at Husky Village and Towers. Installation is in progress at North Campus.

Project Issues/Risks:

None at this time



New installation in progress at Mc Conaughy Hall



New conduit at North Campus



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: North East Res Halls - Security Camera System
Project Num.: 300020
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	\$1,075,000.00	\$1,075,000.00	\$1,070,171.93	\$0.00	\$1,070,171.93	\$0.00	\$1,070,171.93	\$4,828.07	\$0.00
02000	Design Services	\$245,000.00	\$245,000.00	\$167,465.00	\$77,067.00	\$244,532.00	\$0.00	\$244,532.00	\$468.00	\$225,259.15
03000	Telecom	\$80,000.00	\$80,000.00	\$85,470.00	-\$19,358.00	\$66,112.00	\$0.00	\$66,112.00	\$13,888.00	\$66,112.00
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	\$68,000.00	\$68,000.00	\$7,820.00	\$52,947.10	\$60,767.10	\$0.00	\$60,767.10	\$7,232.90	\$60,767.10
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	\$100,000.00	\$100,000.00	\$27,462.25	\$38,670.00	\$66,132.25	\$0.00	\$66,132.25	\$33,867.75	\$32,095.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$7,000.00	\$7,000.00	\$439.00	\$0.00	\$439.00	\$0.00	\$439.00	\$6,561.00	\$439.00
	DIRECT COST SUBTOTAL	\$1,575,000.00	\$1,575,000.00	\$1,358,828.18	\$149,326.10	\$1,508,154.28	\$0.00	\$1,508,154.28	\$66,845.72	\$384,672.25
12000	Contingency	\$175,000.00	\$175,000.00						\$175,000.00	
	TOTAL	\$1,750,000.00	\$1,750,000.00	\$1,358,828.18	\$149,326.10	\$1,508,154.28	\$0.00		\$241,845.72	\$384,672.25

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,508,154.28
TOTAL APPROVED BUDGET	\$ 1,750,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 241,845.72

Total Current Funding	\$ 1,750,000.00
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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%:
None at this time

Quarterly Construction Status Report
Period Ending: June 30, 2021

Supplemental Utility Plant
Project Number: 300025

Project Parameters

Project Architect/Engineer:	Richard Turlington Architects Inc	Notice to Proceed:	06/05/2020
General Contractor/CM:	Bond Brothers Inc	Contract Substantial Completion:	06/06/2022
UConn Project Manager:	Webb Grouten, Jr.	Projected Substantial Completion:	05/31/2022
Project Phase:	Construction	Current Phase Budget:	\$67,000,000.00
Percent Complete:	33 %	Estimated Total Project Cost:	\$63,598,467.42

Project Description:

Utility modeling has shown that additional chilled water, steam, and electrical power will be needed to complete the renovation of the Gant Science Complex and the construction of the STEM Research Center - Science 1 building, both of which are key elements in the State's Next Generation CT program.

To meet these additional loads, a new Supplemental Utility Plant (SUP) will be constructed in the Northwest Science Quad District, but it will include only equipment required to complete Gant Science Complex and STEM Research Center. Equipment to generate electricity is NOT included, pending the study of renewable energy resources and the reduction of carbon emissions by the Trustees, Administration, Faculty and Students (TAFS) committee, the Solve Climate by 2030 committee, and the President's Working Group on Sustainability.

To meet the immediate Gant Science Complex and STEM Research Center needs for heating and cooling, and the need for an upgrade to the existing campus power interconnection and distribution system, the SUP will include:

Two steam chillers and two electric chillers;

An upgraded electrical utility connection to re-establish the original University operating requirements for campus electrical power distribution, allowing the campus to be serviced fully by either local UConn Cogenerated Clean Heat and Power Distributed Generation Resource Micro-Grid power or purchased imported power from the Eversource grid;

Two emergency generator(s) to support emergency power demands for Gant Science Complex and STEM Research Center;

Space allocation and provisions for one (1) steam boiler as part of the replacement of four (4) aging boilers located at the Central Utility Plant (CUP) which are required to be phased out of service by 2023 due to DEEP/EPA regulatory emissions caps. The new dual-fuel efficient steam boilers will reduce greenhouse gas emissions by 3.5% - 5.25% from current levels.

Formerly known as SUP Phase 2, construction to enhance the local UConn Cogenerated Clean Heat and Power Distributed Generation Resource Micro-Grid tri-generation to increase the current capacity to service projected campus needs is on hold, pending the outcome of the sustainability committees and working groups.

Current Project Status:

The construction Notice to Proceed was issued June 5, 2020. MEP trades continue to install hangers on all levels allowing installation of HVAC, plumbing and fire protection pipe, ductwork and electrical conduit. Concrete curbs and partition stud installation has started. Boiler hall roof installation is complete and spray on fire proofing is 50% complete. Insulated metal panel installation is complete on the south and east elevations. Concrete slab on grade is complete. Storrs 38E vault has been waterproofed. F Lot landfill liner work and electrical duct bank is complete and F-Lot work area paved.

Planning and logistics for numerous electrical shutdowns continues with campus stakeholders. Focus is on coordinating substation 5P shutdown in early January 2022.

Eversource high capacity feeders in the Right of Way (ROW) west of the project continues to be coordinated with UConn Fac Ops.

The project substantial completion date has been extended to June 6, 2022 via a no cost change order.

With the exception of field oversight staff, the internal UPDC project delivery team is abiding by the University directive for all staff members to work remotely. The project is exercising COVID-19 protocols for all workers.

The project is currently within budget and on schedule.

Project Issues/Risks:

Phase 2 gas turbines are on hold following the President's direction to reduce carbon emissions by 45% by 2030.

Critical items being tracked include:

Eversource Right of Way (ROW) high capacity feeder and pole location through wetland west of project site.

Mechanical (chillers) and electrical (substation, switchgear) equipment long lead items.

Building roof and siding complete and building dry to support installation of electrical equipment.



Cooling tower roof awaiting support steel looking north



Ductwork installation 2nd floor looking south



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Supplemental Utility Plant
Project Num.: 300025
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	\$51,250,000.00	\$51,250,000.00	\$51,728,984.42	\$1,560,983.19	\$53,289,967.61	\$639,212.00	\$53,929,179.61	-\$2,679,179.61	\$9,982,322.36
02000	Design Services	\$4,400,000.00	\$4,400,000.00	\$3,715,300.00	\$1,522,717.05	\$5,238,017.05	\$0.00	\$5,238,017.05	-\$838,017.05	\$3,647,142.09
03000	Telecom	\$500,000.00	\$500,000.00	\$94,695.40	\$0.00	\$94,695.40	\$0.00	\$94,695.40	\$405,304.60	\$0.00
04000	Furniture, Fixtures & Equipment	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00
05000	Internal Costs	\$3,000,000.00	\$3,000,000.00	\$244,297.20	\$3,270,677.51	\$3,514,974.71	\$300,000.00	\$3,814,974.71	-\$814,974.71	\$1,115,567.49
06000	Other A/E Services	\$300,000.00	\$300,000.00	\$380,470.00	\$132,090.00	\$512,560.00	\$0.00	\$512,560.00	-\$212,560.00	\$136,186.99
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	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$2,627.00	\$4,727.38	\$7,354.38	\$0.00	\$7,354.38	-\$7,354.38	\$5,932.38
11000	Miscellaneous	\$400,000.00	\$400,000.00	\$1,686.27	\$0.00	\$1,686.27	\$0.00	\$1,686.27	\$398,313.73	\$1,686.27
	DIRECT COST SUBTOTAL	\$60,000,000.00	\$60,000,000.00	\$56,168,060.29	\$6,491,195.13	\$62,659,255.42	\$939,212.00	\$63,598,467.42	-\$3,598,467.42	\$14,888,837.58
12000	Contingency	\$7,000,000.00	\$7,000,000.00						\$7,000,000.00	
	TOTAL	\$67,000,000.00	\$67,000,000.00	\$56,168,060.29	\$6,491,195.13	\$62,659,255.42	\$939,212.00		\$3,401,532.58	\$14,888,837.58

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 63,598,467.42
TOTAL APPROVED BUDGET	\$ 67,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,401,532.58

Total Current Funding	\$ 67,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 384,475.56	0.74%
TOTAL PENDING CHANGE ORDERS	\$ 1,176,507.63	2.27%
TOTAL CONSTRUCTION CHANGES	\$ 1,560,983.19	3.02%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

NWQUAD - Science 1 - Site Improvements and Tunnel
Phase 2

Period Ending: June 30, 2021

Project Number: 300050

Project Parameters

Project Architect/Engineer:	Payette Associates Inc	Notice to Proceed:	07/03/2020
General Contractor/CM:	Dimeo Construction Company	Contract Substantial Completion:	08/05/2022
UConn Project Manager:	Mary Clark	Projected Substantial Completion:	08/05/2022
Project Phase:	Construction	Current Phase Budget:	\$56,000,000.00
Percent Complete:	48 %	Estimated Total Project Cost:	\$45,023,112.57

Project Description:

Northwest Quad Science 1 – Site Improvements and Tunnel Phase 2 consist of a series of enabling projects that support the new quad development. They include a Utility Tunnel Extension from the existing Gant tunnel, the direct burial of utilities for connections to the campus loop, storm-water management with a woodland corridor extension from the Gant complex, a new surface parking lot, and improvements to King Hill and Hillside Road. These projects were designed concurrently with the STEM Research Center – Science 1 project.

Current Project Status:

Underground utility work is 100% complete at the area in front of the North Garage. Granite curbing, sidewalks, and light fixtures at the roundabout (intersection of Hillside and Alumni drive) are in progress and paving has begun at the south end of Hillside road along the Foundation parking lot and is moving northward. The roundabout is scheduled to be completed by 8/6/21.

The installation of the Electrical duct-bank and sanitary piping along the east and south side of Science 1 are complete.

The electrical utility infrastructure is in progress and will be completed by 9/7/21

The east section of the utility tunnel has been backfilled, tunnel section 2b remains open to load material. X-ray testing of the steam and condensate perma-pipe located between Science 1 and the SUP building will begin on 7/15/21. Inside the tunnel, eighteen condensate and chilled water pipe welds are scheduled to be x-rayed starting 7/22/21.

King Hill Road storm drainage is scheduled to begin in late July, working east to west.

Project Issues/Risks:

The internal UPDC project delivery team is abiding by the recent University directive for all staff members to work remotely.

If permanent power is not provided by the SUP project to the Science 1 project by December 20, 2021, this will cause a delay to Science 1 construction schedule.

The new Roundabout located at the intersection of Hillside Road and Alumni Drive needs to be open by August 6, 2021 or this will impact the Northwest Quad project schedule.



View of Site looking West



Utility work along West side of Science 1



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: NWQUAD - Science 1 - Site Improvements and Tunnel Phase 2
Project Num.: 300050
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	\$40,000,000.00	\$40,000,000.00	\$35,219,685.88	\$845,531.10	\$36,065,216.98	\$1,016,001.00	\$37,081,217.98	\$2,918,782.02	\$8,309,886.70
02000	Design Services	\$5,000,000.00	\$5,000,000.00	\$512,937.00	\$4,570,178.20	\$5,083,115.20	\$0.00	\$5,083,115.20	-\$83,115.20	\$3,682,311.16
03000	Telecom	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00
05000	Internal Costs	\$2,000,000.00	\$2,000,000.00	\$801,417.86	\$1,676,568.76	\$2,477,986.62	\$160,000.00	\$2,637,986.62	-\$637,986.62	\$2,171,820.64
06000	Other A/E Services	\$500,000.00	\$500,000.00	\$207,381.00	\$0.00	\$207,381.00	\$0.00	\$207,381.00	\$292,619.00	\$64,160.70
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	\$500,000.00	\$500,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$497,000.00	\$3,000.00
10000	Insurance & Legal	\$25,000.00	\$25,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$15,000.00	\$8,034.00
11000	Miscellaneous	\$5,000.00	\$5,000.00	\$411.77	\$0.00	\$411.77	\$0.00	\$411.77	\$4,588.23	\$411.77
	DIRECT COST SUBTOTAL	\$48,630,000.00	\$48,630,000.00	\$36,754,833.51	\$7,092,278.06	\$43,847,111.57	\$1,176,001.00	\$45,023,112.57	\$3,606,887.43	\$14,239,624.97
12000	Contingency	\$7,370,000.00	\$7,370,000.00						\$7,370,000.00	
	TOTAL	\$56,000,000.00	\$56,000,000.00	\$36,754,833.51	\$7,092,278.06	\$43,847,111.57	\$1,176,001.00		\$10,976,887.43	\$14,239,624.97

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 45,023,112.57
TOTAL APPROVED BUDGET	\$ 56,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 10,976,887.43

Total Current Funding	\$ 56,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 287,599.50	0.82%
TOTAL PENDING CHANGE ORDERS	\$ 557,931.60	1.58%
TOTAL CONSTRUCTION CHANGES	\$ 845,531.10	2.40%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

UConn Hockey Arena
Project Number: 300133

Project Parameters

Project Architect/Engineer:	JCJ Architecture PC	Notice to Proceed:	05/20/2021
General Contractor/CM:	Turner Construction Co	Contract Substantial Completion:	10/28/2022
UConn Project Manager:	Sallyann Beaudet	Projected Substantial Completion:	10/28/2022
Project Phase:	Construction	Current Phase Budget:	\$70,000,000.00
Percent Complete:	1 %	Estimated Total Project Cost:	\$60,698,050.77

Project Description:

The new Hockey Facility will be 2-story, 108,760 gsf foot arena, built within the Athletic District of the Storrs campus. The facility will contain first floor locker rooms, support areas, administrative offices, an ice lounge and mechanical space. The second floor, known as the Concourse level, provides approximately 2,400 seats, concessions and restrooms. The mezzanine level is reserved for invited guests and patrons.

The planning and design of the building is in conformance with Hockey East Association requirements and will complete the Athletic District on campus.

A related phase of the project includes the reconstruction and expansion of I-Lot to include an additional 700 spaces.

Current Project Status:

The project was awarded to Turner, but actual building construction has yet to commence, as it is contingent upon the I-Lot site work project's schedule.

Turner is actively executing subcontractor contracts and submitting and securing long lead time commodities.

Project Issues/Risks:

Procurement of construction material, that has been associated with the COVID backlog, an uptick of new warehouse construction, supply chain interruptions and labor resources. At this time, there is a shortage of insulation based products, which may affect the roof and ice rink piping installation.



Future Hockey Arena



Trees cleared, top soil removed, blasting ledge started



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: UConn Hockey Arena
Project Num.: 300133
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	\$53,082,185.00	\$53,082,185.00	\$52,092,375.08	\$0.00	\$52,092,375.08	\$63,000.00	\$52,155,375.08	\$926,809.92	\$177,704.58
02000	Design Services	\$4,753,167.00	\$4,753,167.00	\$1,755,582.00	\$2,256,497.05	\$4,012,079.05	\$0.00	\$4,012,079.05	\$741,087.95	\$3,058,703.45
03000	Telecom	\$355,000.00	\$355,000.00	\$17,613.00	\$0.00	\$17,613.00	\$0.00	\$17,613.00	\$337,387.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$3,575,505.00	\$3,575,505.00	\$0.00	\$1,510,130.00	\$1,510,130.00	\$0.00	\$1,510,130.00	\$2,065,375.00	\$0.00
05000	Internal Costs	\$2,435,000.00	\$2,435,000.00	\$1,847,000.00	\$588,000.00	\$2,435,000.00	\$0.00	\$2,435,000.00	\$0.00	\$0.00
06000	Other A/E Services	\$415,000.00	\$415,000.00	\$289,165.00	\$170,636.64	\$459,801.64	\$0.00	\$459,801.64	-\$44,801.64	\$200,117.73
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00
09000	Environmental	\$205,833.00	\$205,833.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205,833.00	\$0.00
10000	Insurance & Legal	\$125,000.00	\$125,000.00	\$77,500.00	\$30,552.00	\$108,052.00	\$0.00	\$108,052.00	\$16,948.00	\$92,880.00
11000	Miscellaneous	\$28,310.00	\$28,310.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,310.00	\$0.00
	DIRECT COST SUBTOTAL	\$65,000,000.00	\$65,000,000.00	\$56,079,235.08	\$4,555,815.69	\$60,635,050.77	\$63,000.00	\$60,698,050.77	\$4,301,949.23	\$3,529,405.76
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$70,000,000.00	\$70,000,000.00	\$56,079,235.08	\$4,555,815.69	\$60,635,050.77	\$63,000.00		\$9,301,949.23	\$3,529,405.76

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 60,698,050.77
TOTAL APPROVED BUDGET	\$ 70,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 9,301,949.23

Total Current Funding	\$ 20,000,000.00
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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: June 30, 2021

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:	Thomas Haskell	Projected Substantial Completion:	09/30/2021
Project Phase:	Construction	Current Phase Budget:	\$2,500,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$1,998,571.50

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 all of the 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 unknown at this time.

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. Recent discussions indicate that a settlement of the dispute may be near. If resolved, remediation of the last abutting property will be coordinated with the Mill River clean-up.



**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	\$1,561,492.45
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	\$9,285.00
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	\$52,050.00	\$128,700.00	\$0.00	\$128,700.00	-\$8,700.00	\$53,700.00
06000	Other A/E Services	\$0.00	\$0.00	\$5,800.00	\$0.00	\$5,800.00	\$0.00	\$5,800.00	-\$5,800.00	\$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	\$5,134.50
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	\$1,943,301.50	\$55,270.00	\$1,998,571.50	\$0.00	\$1,998,571.50	\$261,428.50	\$1,629,611.95
12000	Contingency	\$200,000.00	\$240,000.00						\$240,000.00	
	TOTAL	\$2,500,000.00	\$2,500,000.00	\$1,943,301.50	\$55,270.00	\$1,998,571.50	\$0.00		\$501,428.50	\$1,629,611.95

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,998,571.50
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 501,428.50

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

Boiler Plant Equipment Replacement and Utility Tunnel Connection

Period Ending: June 30, 2021

Project Number: 300151

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	07/02/2020
General Contractor/CM:	Bond Brothers Inc	Contract Substantial Completion:	11/19/2021
UConn Project Manager:	Webb Grouten, Jr.	Projected Substantial Completion:	11/19/2021
Project Phase:	Construction	Current Phase Budget:	\$40,000,000.00
Percent Complete:	29 %	Estimated Total Project Cost:	\$38,754,109.85

Project Description:

This project is the combination of 300036 (Boiler Replacement) and 300103 (Tunnel Phase 3) into one project. Existing CUP Boilers B-1, B-2, B-3 are beyond their useful life and will be removed and replaced with three (3) new 100,000 lb./hr. 125 psi steam boilers. The project will include modification of existing structural and architectural building systems as well as modification/replacement of ancillary mechanical and electrical systems required to replace boilers while maintaining service to the campus. Northwest Science Quad Infrastructure Phase 3 includes installation of 125 psi steam and express condensate piping from the eastern end of the Phase 1 tunnel to the existing Heating Plant header and a high capacity power connection to the existing CUP 14G substation.

Project Design, Procurement and Construction have been divided into four distinct packages:

Package 0 includes pre-purchase of (3) factory-fabricated, dual fuel O-Type water-tube boilers for generating 125 psi saturated steam.

Package 1 includes installation of new 125 lb. steam, express condensate and associated ancillary support systems within the existing North Campus Utility Tunnel, Cogen Facility and Heating Plant (Boiler Building); Incidental removal and replacement of existing tunnel utilities to allow installation of new steam/condensate piping; Construction of new exterior pipe chase at the Cogen Facility; Demolition of existing boilers, boiler support utility connections, asbestos abatement, structural demolition and replacement of firing floor structure/slab to support Package #2 boiler replacement project; Temporary utilities to maintain services to existing campus buildings; Repair or replacement landscaping, walkways or paved areas disturbed during the work of the contract.

Package 2 includes installation of two (2) new 100,000 lb/hr water tube boilers within the existing Central Utility Plant and one (1) new 100,000 lb/hr water tube boiler within the new Supplemental Utility Plant; Installation of new condensate storage tank, piping, fans, ductwork, feedwater system, deaerator, economizers, breeching and stacks to support the new boiler equipment; Construction of new exterior overhead door and egress door(s) and selective site work; Temporary utilities to maintain services to existing campus buildings.

Package 3 includes a steam blow for the piping from the CUP to the SUP.

Current Project Status:

Current total project budget is \$40M. We have included steam blow costs for cleaning of the 125-psi pipe between CUP and SUP. This pipe is part of three different projects – 300151, Science 1 and SUP, but will be cleaned and commissioned as part of this project. GMP for Package 0 has been fully executed. Current schedule has Boiler Plant boilers (2) on-site for August 2021. DEEP boiler air permits were received in March. The alternate price for the SUP boiler has been included in executed change order #2. Installation of the SUP boiler is scheduled to begin after substantial completion of the SUP in June 2022.

Package 1 notice to proceed was issued July 2, 2020. The new portion of the tunnel in front of Pharmacy will have concrete slab, walls and roof installed in July. Sidewalk and other site activities continue with expected completion in early August. Procurement issues are being worked through to maintain completion schedule. Installation of the 20 inch steam pipe continues in the boiler plant, Cogen and in the tunnel. Insulation has started on the 20 inch steam pipe. Vertical chase steel on the exterior of the Cogen is in place and the 20 inch steam pipe is installed. Inconsistencies with the firing floor concrete slab thickness were discovered after Boiler firing floor steel and decking was installed. This has delayed concrete placement and follow on activities.

Package 2 GMP is approved. Delegated design of the north wall removal/shoring for boiler installation has been approved and windows have been removed. Boiler installation is scheduled for this fall 2021 and expected on-line by January 2022.

Package 3 (steam cleaning of piping from SUP to Boiler plant) notice to proceed was issued in September.

With the exception of field oversight staff, the internal UPDC project delivery team is abiding by the University directive for all staff members to work remotely. Work has continued during the COVID-19 pandemic.

Project Issues/Risks:

Schedule remains critical. Installation of the new boilers in the boiler plant must be operational by the end of December 2021. Procurement and unforeseen conditions have impacted the project schedule. The team is reviewing schedule recovery options.

CUP team has elected to postpone the turbine generator maintenance that had been planned for May 2021 to May 2022.



Tunnel bump out slab rebar installation west of Pharmacy



20 inch steam pipe installed in CoGen pipe chase



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Boiler Plant Equipment Replacement and Utility Tunnel Connection
Project Num.: 300151
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	\$29,200,000.00	\$29,200,000.00	\$30,629,532.61	\$2,577,993.23	\$33,207,525.84	\$294,889.75	\$33,502,415.59	-\$4,302,415.59	\$5,282,820.06
02000	Design Services	\$2,000,000.00	\$2,000,000.00	\$1,093,325.00	\$1,497,102.36	\$2,590,427.36	\$300,000.00	\$2,890,427.36	-\$890,427.36	\$1,855,752.97
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	\$2,600,000.00	\$2,600,000.00	\$142,068.64	\$1,532,832.69	\$1,674,901.33	\$530,000.00	\$2,204,901.33	\$395,098.67	\$415,384.49
06000	Other A/E Services	\$600,000.00	\$600,000.00	\$155,843.00	\$0.00	\$155,843.00	\$0.00	\$155,843.00	\$444,157.00	\$24,496.00
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	\$550,000.00	\$550,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550,000.00	\$0.00
10000	Insurance & Legal	\$50,000.00	\$50,000.00	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	\$49,500.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$22.57	\$0.00	\$22.57	\$0.00	\$22.57	-\$22.57	\$22.57
	DIRECT COST SUBTOTAL	\$35,000,000.00	\$35,000,000.00	\$32,021,291.82	\$5,607,928.28	\$37,629,220.10	\$1,124,889.75	\$38,754,109.85	-\$3,754,109.85	\$7,578,476.09
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$40,000,000.00	\$40,000,000.00	\$32,021,291.82	\$5,607,928.28	\$37,629,220.10	\$1,124,889.75		\$1,245,890.15	\$7,578,476.09

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 38,754,109.85
TOTAL APPROVED BUDGET	\$ 40,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,245,890.15

Total Current Funding	\$ 40,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,788,113.13	5.84%
TOTAL PENDING CHANGE ORDERS	\$ 791,000.00	2.58%
TOTAL CONSTRUCTION CHANGES	\$ 2,579,113.13	8.42%

Comments - Construction Changes over 5%:
Construction change orders over 5% includes the SUP boiler for \$1.5 million which was an alternate in the GMP for Package 0 and has been incorporated into the project via amendment. A portion of the \$16.7 million Package 2 GMP is carried in construction changes.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

North Dining Dish Room Renovation
Project Number: 300161

Project Parameters

Project Architect/Engineer:	Maier Design Group LLC	Notice to Proceed:	04/09/2021
General Contractor/CM:	Sarazin General Contractors, Inc	Contract Substantial Completion:	07/22/2021
UConn Project Manager:	Scott Gallo	Projected Substantial Completion:	07/22/2021
Project Phase:	Construction	Current Phase Budget:	\$850,000.00
Percent Complete:	50 %	Estimated Total Project Cost:	\$625,604.57

Project Description:

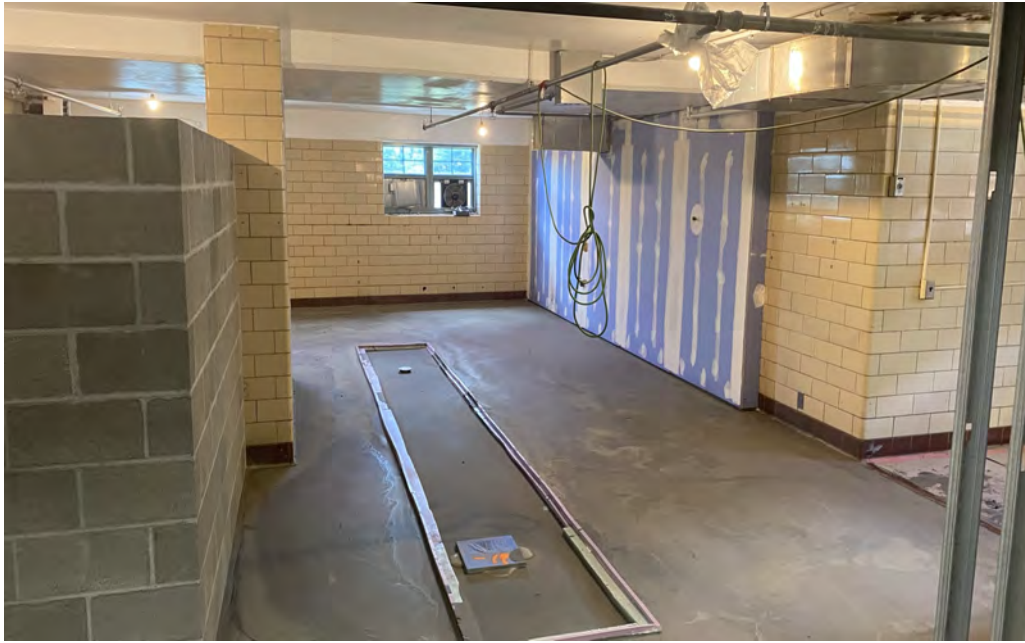
The original North Campus Dining Hall was built in 1950 with a major renovation occurring in 1992. The dish washing machine and accumulator were replaced in 2000 and have exceeded their useful life. Both systems are inefficient and experience routine mechanical failures due to age related wear. This equipment will be removed and replaced with new modern, efficient equipment.

Current Project Status:

All demolition has been completed and new sub flooring, steel and concrete blocking has been installed. Due to unforeseen conditions during demolition, the installation of the dish washing machine and accumulator have been pushed back in the schedule. This delay will not have an impact on reopening the dining room for student use in the Fall.

Project Issues/Risks:

None at this time.



New Dish Washing Machine Location



New Accumulator Location



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: North Dining Dish Room Renovation
Project Num.: 300161
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	\$695,000.00	\$695,000.00	\$516,199.57	\$65,100.00	\$581,299.57	\$0.00	\$581,299.57	\$113,700.43	\$168,898.61
02000	Design Services	\$13,805.00	\$13,805.00	\$13,805.00	\$5,000.00	\$18,805.00	\$0.00	\$18,805.00	-\$5,000.00	\$13,550.00
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	\$0.00	\$0.00	\$735.00	\$24,765.00	\$25,500.00	\$0.00	\$25,500.00	-\$25,500.00	\$0.00
06000	Other A/E Services	\$25,355.00	\$25,355.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,355.00	\$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	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$739,160.00	\$739,160.00	\$530,739.57	\$94,865.00	\$625,604.57	\$0.00	\$625,604.57	\$113,555.43	\$182,448.61
12000	Contingency	\$110,840.00	\$110,840.00						\$110,840.00	
	TOTAL	\$850,000.00	\$850,000.00	\$530,739.57	\$94,865.00	\$625,604.57	\$0.00		\$224,395.43	\$182,448.61

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 625,604.57
TOTAL APPROVED BUDGET	\$ 850,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 224,395.43

Total Current Funding	\$ 850,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,000.00	0.39%
TOTAL PENDING CHANGE ORDERS	\$ 63,100.00	12.22%
TOTAL CONSTRUCTION CHANGES	\$ 65,100.00	12.61%

Comments - Construction Changes over 5%:
The CCDs were for additional steel needed to support the opening created for the accumulator as well as unforeseen conditions such as electrical conduit replacement, plumbing leaks and floor substrate replacement.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

Hicks and Grange Student Room Renovations
Project Number: 300163

Project Parameters

Project Architect/Engineer:	DeCarlo & Doll Inc	Notice to Proceed:	04/14/2021
General Contractor/CM:	Scope Construction Company Inc	Contract Substantial Completion:	08/03/2021
UConn Project Manager:	James Libby	Projected Substantial Completion:	08/03/2021
Project Phase:	Construction	Current Phase Budget:	\$1,875,000.00
Percent Complete:	80 %	Estimated Total Project Cost:	\$1,790,102.00

Project Description:

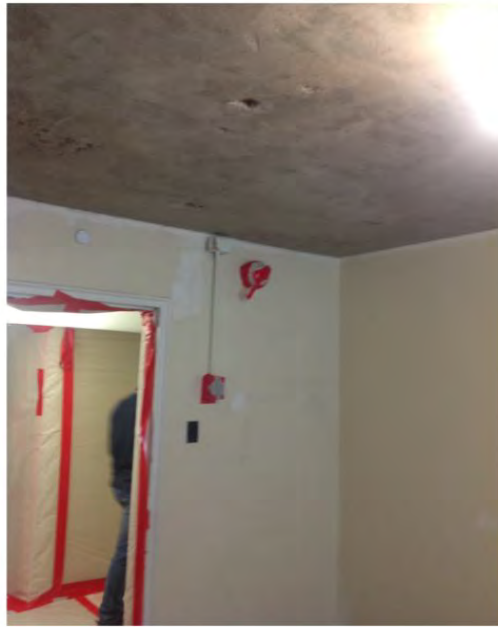
Hicks and Grange Residence Halls, within East Campus, were built in 1950 for agricultural students. Student rooms throughout these two buildings have never been renovated due to asbestos floor tiles and asbestos in the skim coated ceilings. This renovation will remove all asbestos in these locations as well as improving the lighting, fire alarm systems and IT cabling systems. Common areas such as stairwells, corridors and lounges will receive new paint and lighting. This renovation comes a year after all of the bathrooms in these buildings were renovated.

Current Project Status:

The Residential Life Facilities – Hicks and Grange Student Room and Common Area Renovations is currently in the Construction Phase. Construction began in April 2021 and will be complete in August 2021.

Project Issues/Risks:

The project is currently on schedule and within budget. There are no issues at this time.



Asbestos has been successfully remediated.



Wall patching, ceiling and flooring install in progress.



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Hicks and Grange Student Room Renovations
Project Num.: 300163
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	\$1,440,000.00	\$1,338,000.00	\$1,339,000.00	\$97,323.38	\$1,436,323.38	\$0.00	\$1,436,323.38	-\$98,323.38	\$943,276.49
02000	Design Services	\$105,000.00	\$120,800.00	\$68,195.00	\$43,375.00	\$111,570.00	\$0.00	\$111,570.00	\$9,230.00	\$91,535.00
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	\$100,000.00	\$98,959.62	\$0.00	\$98,959.62	\$0.00	\$98,959.62	\$1,040.38	\$98,959.62
05000	Internal Costs	\$60,000.00	\$0.00	\$2,460.00	\$53,790.00	\$56,250.00	\$0.00	\$56,250.00	-\$56,250.00	\$0.00
06000	Other A/E Services	\$0.00	\$49,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49,400.00	\$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	\$65,000.00	\$60,000.00	\$60,691.04	\$26,307.96	\$86,999.00	\$0.00	\$86,999.00	-\$26,999.00	\$25,598.10
10000	Insurance & Legal	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$1,675,000.00	\$1,668,200.00	\$1,569,305.66	\$220,796.34	\$1,790,102.00	\$0.00	\$1,790,102.00	-\$121,902.00	\$1,159,369.21
12000	Contingency	\$200,000.00	\$206,800.00						\$206,800.00	
	TOTAL	\$1,875,000.00	\$1,875,000.00	\$1,569,305.66	\$220,796.34	\$1,790,102.00	\$0.00		\$84,898.00	\$1,159,369.21

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,790,102.00
TOTAL APPROVED BUDGET	\$ 1,875,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 84,898.00

Total Current Funding	\$ 1,875,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 20,900.02	1.56%
TOTAL PENDING CHANGE ORDERS	\$ 76,423.36	5.71%
TOTAL CONSTRUCTION CHANGES	\$ 97,323.38	7.27%

Comments - Construction Changes over 5%:
Due to Covid cases on campus, contractor access to Hicks Hall was delayed. The resulting Change Orders for Premium Time have increased project costs; so that the contracted completion date of August 3, 2021 is still met.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

North Campus Residence Hall Renovations - Phase II
Project Number: 300164

Project Parameters

Project Architect/Engineer:	Friar Architecture Inc.	Notice to Proceed:	04/09/2021
General Contractor/CM:	Connecticut Carpentry Corporation	Contract Substantial Completion:	08/02/2021
UConn Project Manager:	Scott Gallo	Projected Substantial Completion:	08/02/2021
Project Phase:	Construction	Current Phase Budget:	\$2,170,000.00
Percent Complete:	40 %	Estimated Total Project Cost:	\$1,499,381.87

Project Description:

Middlesex, Windham and New London Residence Halls, within North Campus, were built in 1950 to accommodate the surge of students that came in the post-World War II years. The bathrooms in Middlesex Hall are outdated and in need of upgrading of all plumbing fixtures, lighting, shower and floor restoration. Removal of asbestos floor tiles and hazardous material in the ceiling will also be completed in student rooms in both Windham and New London Residence Halls. New flooring, lighting and paint will also be a part of these student room improvements.

Current Project Status:

99% of all asbestos containing material has been removed from New London and Windham student rooms. Painting and floor tile replacement has begun. The bathrooms in Middlesex had select demolition completed and all asbestos containing material is currently being removed.

Project Issues/Risks:

None at this time.



Student Room Ceiling with Asbestos Removed



Equipment Used to Remove Asbestos Containing Skim Coat



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: North Campus Residence Hall Renovations - Phase II
Project Num.: 300164
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	\$1,800,000.00	\$1,800,000.00	\$1,295,400.00	\$26,000.00	\$1,321,400.00	\$0.00	\$1,321,400.00	\$478,600.00	\$227,003.25
02000	Design Services	\$42,986.00	\$42,986.00	\$42,986.00	\$3,600.00	\$46,586.00	\$0.00	\$46,586.00	-\$3,600.00	\$39,070.00
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	\$63,000.00	\$63,000.00	\$1,650.00	\$63,450.00	\$65,100.00	\$0.00	\$65,100.00	-\$2,100.00	\$0.00
06000	Other A/E Services	\$1,590.00	\$1,590.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,590.00	\$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	\$40,000.00	\$40,000.00	\$58,013.05	\$8,282.82	\$66,295.87	\$0.00	\$66,295.87	-\$26,295.87	\$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	\$1,947,576.00	\$1,947,576.00	\$1,398,049.05	\$101,332.82	\$1,499,381.87	\$0.00	\$1,499,381.87	\$448,194.13	\$266,073.25
12000	Contingency	\$222,424.00	\$222,424.00						\$222,424.00	
	TOTAL	\$2,170,000.00	\$2,170,000.00	\$1,398,049.05	\$101,332.82	\$1,499,381.87	\$0.00		\$670,618.13	\$266,073.25

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,499,381.87
TOTAL APPROVED BUDGET	\$ 2,170,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 670,618.13

Total Current Funding	\$ 2,170,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 26,000.00	2.01%
TOTAL CONSTRUCTION CHANGES	\$ 26,000.00	2.01%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

I - Lot Improvements
Project Number: 300173

Project Parameters

Project Architect/Engineer:	JCJ Architecture PC	Notice to Proceed:	05/20/2021
General Contractor/CM:	Turner Construction Co	Contract Substantial Completion:	10/28/2022
UConn Project Manager:	Sallyann Beaudet	Projected Substantial Completion:	10/28/2022
Project Phase:	Construction	Current Phase Budget:	\$7,000,000.00
Percent Complete:	5 %	Estimated Total Project Cost:	\$6,208,407.96

Project Description:

Reconstruct, improve and relocate a portion of Lot I's three hundred and sixty parking spaces to enable the construction and opening of the new ice hockey arena.

The project includes, but not limited to, removal of existing pavement, regrading of existing and imported base material, storm water collection and conveyance, curbing, pavement, lighting, signage striping and associated landscaping.

Current Project Status:

The project was awarded to Turner Construction on May 21, 2021. To date, the contractor has mobilized, installed construction fencing, soil erosion control and cleared trees around the site. In addition, the access drive has been widened and paved to accommodate two way traffic in/out of the parking lot and the sidewalk in front of Freitas reconfigured and widened.

In July, the contractor will conduct conduct blasting in the Southeast corner of the lot as part of the excavation for foundations and underground utilities. Excavation, soil improvements and grading will continue throughout the summer months.

Project Issues/Risks:

None.



Sidewalks, parking & two-way traffic lanes established.



Trees cleared and topsoil stripped



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: I - Lot Improvements
Project Num.: 300173
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	\$5,719,550.00	\$5,719,550.00	\$5,725,187.96	\$0.00	\$5,725,187.96	\$0.00	\$5,725,187.96	-\$5,637.96	\$24,744.02
02000	Design Services	\$270,000.00	\$270,000.00	\$162,613.00	\$100,957.00	\$263,570.00	\$0.00	\$263,570.00	\$6,430.00	\$200,690.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$5,000.00	\$5,000.00	\$400.00	\$0.00	\$400.00	\$0.00	\$400.00	\$4,600.00	\$0.00
05000	Internal Costs	\$210,000.00	\$210,000.00	\$7,500.00	\$202,500.00	\$210,000.00	\$0.00	\$210,000.00	\$0.00	\$0.00
06000	Other A/E Services	\$45,000.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$129,250.00	\$129,250.00	\$4,250.00	\$0.00	\$4,250.00	\$0.00	\$4,250.00	\$125,000.00	\$4,250.00
10000	Insurance & Legal	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00
11000	Miscellaneous	\$11,200.00	\$11,200.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$6,200.00	\$3,274.36
	DIRECT COST SUBTOTAL	\$6,405,000.00	\$6,405,000.00	\$5,904,950.96	\$303,457.00	\$6,208,407.96	\$0.00	\$6,208,407.96	\$196,592.04	\$232,958.38
12000	Contingency	\$595,000.00	\$595,000.00						\$595,000.00	
	TOTAL	\$7,000,000.00	\$7,000,000.00	\$5,904,950.96	\$303,457.00	\$6,208,407.96	\$0.00		\$791,592.04	\$232,958.38

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 6,208,407.96
TOTAL APPROVED BUDGET	\$ 7,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 791,592.04

Total Current Funding	\$ 7,000,000.00
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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: June 30, 2021

NER East Steam Repair
Project Number: 300185

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	05/06/2021
General Contractor/CM:	Richards Corporation	Contract Substantial Completion:	08/10/2021
UConn Project Manager:	Michael Lombardi	Projected Substantial Completion:	08/09/2021
Project Phase:	Construction	Current Phase Budget:	\$650,000.00
Percent Complete:	5 %	Estimated Total Project Cost:	\$486,645.50

Project Description:

As part of the North Eagleville Road Phase IIIB project, a new section of direct buried steam pipe was scheduled to be connected through steam vault E-5 (in Glenbrook road adjacent to CLAS) to a section of existing piping located in North Eagleville Road crossing route 195 and terminating in vault B-6 in the Young Quad. This existing section of steam piping serves East Campus and was installed as part of an exigent project in 2014.

Prior making the final connections, a pressure test of the existing steam line was undertaken which revealed that the pipe was leaking at two specific locations. During the winter of 2019 the leaks were repaired and upon additional testing, additional leaks were observed.

The University engaged an engineering consultant to perform investigative work and testing to identify the extent of the leaks and thereafter prepare a remediation plan. During the investigation, the University's 3rd party engineer determined that it was necessary to install pumping appurtenances to mitigate inflow water that is entering the B6 vault and connected steam lines. Phase 2, the remainder of the work associated with the repair of the steam pipe, will be the subject of a future requests.

Current Project Status:

A Notice to Proceed was issued to Richards Corporation (RC) on 5/6/2021 which identified work starting on 5/9/2021. The Substantial Completion date is 8/10/2021. The project is on schedule and within the approved budget.

Project Issues/Risks:

Subsurface utilities were identified with ground penetrating radar and hand digging. As of 6/30/2021 there have been no impact to subsurface utilities. The project critical path relates to the fabrication, delivery and installation of the concrete pump chamber. The projected chamber delivery date is the second week of July, 2021. RC has not encountered any impacted soil material during excavations for the completed force main and steam vent structures. However, the upcoming excavation for the concrete pump chamber and associated electrical conduits leading to Hicks dorm present a risk with regard to impacted soil and subsurface utilities. GeoDesign, the project environmental consultant, will continue to be available to scan for impacted soil material during excavation work and RC will continue to take precautions to prevent subsurface utility impacts.



Force Main Installation into Sanitary Manhole



Steam Vault Vent RCP Riser



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: NER East Steam Repair
Project Num.: 300185
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	\$332,000.00	\$332,000.00	\$327,277.00	\$6,000.00	\$333,277.00	\$15,000.00	\$348,277.00	-\$16,277.00	\$79,297.48
02000	Design Services	\$130,000.00	\$130,000.00	\$84,365.00	\$31,921.50	\$116,286.50	\$0.00	\$116,286.50	\$13,713.50	\$103,837.07
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	\$25,000.00	\$25,000.00	\$6,000.00	\$13,500.00	\$19,500.00	\$0.00	\$19,500.00	\$5,500.00	\$0.00
06000	Other A/E Services	\$10,000.00	\$10,000.00	\$2,582.00	\$0.00	\$2,582.00	\$0.00	\$2,582.00	\$7,418.00	\$1,222.00
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	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$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	\$500,000.00	\$500,000.00	\$420,224.00	\$51,421.50	\$471,645.50	\$15,000.00	\$486,645.50	\$13,354.50	\$184,356.55
12000	Contingency	\$150,000.00	\$150,000.00						\$150,000.00	
	TOTAL	\$650,000.00	\$650,000.00	\$420,224.00	\$51,421.50	\$471,645.50	\$15,000.00		\$163,354.50	\$184,356.55

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 486,645.50
TOTAL APPROVED BUDGET	\$ 650,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 163,354.50

Total Current Funding	\$ 650,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 6,000.00	1.83%
TOTAL CONSTRUCTION CHANGES	\$ 6,000.00	1.83%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Academic & Research Facilities - STEM Research Center
Science 1

Period Ending: June 30, 2021

Project Number: 901802

Project Parameters

Project Architect/Engineer:	Payette Associates Inc	Notice to Proceed:	06/23/2020
General Contractor/CM:	Dimeo Construction Company	Contract Substantial Completion:	08/05/2022
UConn Project Manager:	Jose Canarte	Projected Substantial Completion:	08/05/2022
Project Phase:	Construction	Current Phase Budget:	\$220,000,000.00
Percent Complete:	26 %	Estimated Total Project Cost:	\$183,764,500.47

Project Description:

Science 1 will be the first STEM facility in the NW Quad Science District. The building program will include state of the art research, office and classroom space for the Institute of Materials and Sciences (IMS) and Materials and Science Engineering (MSE). The building program also includes additional un -allocated research lab space. The square footage for the Science 1 facility is anticipated to be about 180,000 GSF. The utilities will be supplied from a separate supplemental utility plant (SUP).

Current Project Status:

Structural steel is complete and topping off ceremony was held June 16th. Exterior framing has started on the south west elevation and is moving towards the north and east. Slabs in section 1 are complete. Slabs in sections 2 & 3 are ongoing. MEP trades are on floors installing hangers and working in shafts with risers. Wall layout is ongoing and checking building layout. Skylight installation is 20% complete, skylight mockup has been installed and approved.

Project Issues/Risks:

The internal UPDC project delivery team is abiding by the recent University directive for all staff members to work remotely.

There continue to be issues with material procurement and lead times. Where ever possible Dimeo has been instructed to release materials with the understanding that storage will be an added cost and a logistical challenge to the project. In addition, materials that originally did not pose an issue have had changes in proposed lead times and the project now needs to authorize costs to expedite certain materials so as to not impact the project schedule.



West Elevation Framing



Structural Steel Topping Off



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Academic & Research Facilities - STEM Research Center Science 1
Project Num.: 901802
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	\$150,000,000.00	\$150,000,000.00	\$135,301,315.49	\$1,699,987.60	\$137,001,303.09	\$2,276,381.00	\$139,277,684.09	\$10,722,315.91	\$18,454,456.65
02000	Design Services	\$16,000,000.00	\$16,000,000.00	\$3,642,532.00	\$10,619,513.60	\$14,262,045.60	\$0.00	\$14,262,045.60	\$1,737,954.40	\$11,832,807.67
03000	Telecom	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$10,000,000.00	\$10,000,000.00	\$0.00	\$0.00	\$0.00	\$14,000,000.00	\$14,000,000.00	-\$4,000,000.00	\$0.00
05000	Internal Costs	\$12,000,000.00	\$12,000,000.00	\$3,632,766.14	\$6,075,122.41	\$9,707,888.55	\$0.00	\$9,707,888.55	\$2,292,111.45	\$6,335,059.14
06000	Other A/E Services	\$3,000,000.00	\$3,000,000.00	\$501,943.00	\$0.00	\$501,943.00	\$0.00	\$501,943.00	\$2,498,057.00	\$52,241.13
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00
09000	Environmental	\$550,000.00	\$550,000.00	\$63,250.00	-\$63,250.00	\$0.00	\$0.00	\$0.00	\$550,000.00	\$0.00
10000	Insurance & Legal	\$75,000.00	\$75,000.00	\$5,882.00	\$4,593.04	\$10,475.04	\$0.00	\$10,475.04	\$64,524.96	\$10,041.04
11000	Miscellaneous	\$165,000.00	\$165,000.00	\$2,371.04	\$2,093.15	\$4,464.19	\$0.00	\$4,464.19	\$160,535.81	\$4,464.19
	DIRECT COST SUBTOTAL	\$197,790,000.00	\$197,790,000.00	\$143,150,059.67	\$18,338,059.80	\$161,488,119.47	\$22,276,381.00	\$183,764,500.47	\$14,025,499.53	\$36,689,069.82
12000	Contingency	\$22,210,000.00	\$22,210,000.00						\$22,210,000.00	
	TOTAL	\$220,000,000.00	\$220,000,000.00	\$143,150,059.67	\$18,338,059.80	\$161,488,119.47	\$22,276,381.00		\$36,235,499.53	\$36,689,069.82

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 183,764,500.47
TOTAL APPROVED BUDGET	\$ 220,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 36,235,499.53

Total Current Funding	\$ 147,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 224,654.67	0.17%
TOTAL PENDING CHANGE ORDERS	\$ 1,475,332.93	1.09%
TOTAL CONSTRUCTION CHANGES	\$ 1,699,987.60	1.26%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: June 30, 2021

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:	The Whiting-Turner Contracting Company	Contract Substantial Completion (Phase 2):	03/31/2021
UConn Project Manager:	Katherine Viveiros	Projected Substantial Completion:	04/27/2021
Project Phase:	Occupancy	Current Phase Budget:	\$170,000,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$157,758,996.67

Project Description:

The University has developed a STEM focused district 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 multiple phases (Design PH3 and Construction PH2) 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 1-1A - South Wing and Plaza of the Gant Complex

Levels 1, 2, 3, 4, Plaza Building and the ground floor laboratory space has been completed. Punch list for these areas is substantially complete.

Phase 2.

Levels 4, 3, 2, 1, Ground.

Space on all levels has been substantially completed. TCO was approved by UCONN AHJ on Tuesday, April 27th, 2021. Users are currently occupying the newly renovated spaces.

Remaining work includes completion of the vestibule and walkway metal panels on the plaza level, punch list, miscellaneous lab case work and punch list.

Other outstanding work includes upgrades to the RO system. The new RO skid is currently on order with a delivery date of mid-July. RO skid is expected to be installed and commissioned by mid-July 2021.

Upgrades to the Data Center equipment will begin in the Fall 2021.

Installation of Fixtures, Furniture and Equipment (FF&E) is now 100% complete on levels 4, 3 and level 2. Users are moved in and are currently unpacking.

Phase 3 - North Tower and Gant Complex

Phase 3 is currently in the design phase. Construction documents are anticipated to be completed by early August 2021. Bidding for this Phase 3 is anticipated for Summer of 2022, with a construction start of January 2023.

Project Issues/Risks:



Gant West - Lecture Hall W002



Gant West - Lab



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

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

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	\$109,240,779.21	\$15,408,490.40	\$124,649,269.61	\$2,826,184.54	\$127,475,454.15	-\$6,020,277.55	\$108,531,184.50
02000	Design Services	\$15,221,744.00	\$15,221,744.00	\$6,660,555.00	\$7,490,636.00	\$14,151,191.00	\$584,091.25	\$14,735,282.25	\$486,461.75	\$12,809,699.88
03000	Telecom	\$1,163,774.01	\$1,163,774.01	\$1,158,442.03	-\$169,273.52	\$989,168.51	\$0.00	\$989,168.51	\$174,605.50	\$839,776.63
04000	Furniture, Fixtures & Equipment	\$4,662,324.68	\$4,662,324.68	\$3,797,096.48	\$139,935.27	\$3,937,031.75	\$54,337.91	\$3,991,369.66	\$670,955.02	\$3,762,885.34
05000	Internal Costs	\$7,482,980.16	\$7,482,980.16	\$4,379,376.36	\$3,287,931.99	\$7,667,308.35	\$0.00	\$7,667,308.35	-\$184,328.19	\$7,483,946.65
06000	Other A/E Services	\$313,981.50	\$313,981.50	\$467,276.00	\$306,017.00	\$773,293.00	\$0.00	\$773,293.00	-\$459,311.50	\$670,768.21
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	\$370,549.63	\$187,090.84	\$557,640.47	\$36,897.00	\$594,537.47	\$395,951.73	\$486,540.94
09000	Environmental	\$1,637,595.44	\$1,637,595.44	\$569,052.00	\$821,108.69	\$1,390,160.69	\$0.00	\$1,390,160.69	\$247,434.75	\$1,345,701.77
10000	Insurance & Legal	\$105,000.00	\$105,000.00	\$63,006.00	\$32,779.00	\$95,785.00	\$5,928.00	\$101,713.00	\$3,287.00	\$88,711.00
11000	Miscellaneous	\$39,280.63	\$39,280.63	\$41,102.84	-\$393.25	\$40,709.59	\$0.00	\$40,709.59	-\$1,428.96	\$39,509.59
	DIRECT COST SUBTOTAL	\$153,072,346.22	\$153,072,346.22	\$126,747,235.55	\$27,504,322.42	\$154,251,557.97	\$3,507,438.70	\$157,758,996.67	-\$4,686,650.45	\$136,058,724.51
12000	Contingency	\$16,927,653.78	\$16,927,653.78						\$16,927,653.78	
	TOTAL	\$170,000,000.00	\$170,000,000.0	\$126,747,235.55	\$27,504,322.42	\$154,251,557.97	\$3,507,438.70		\$12,241,003.33	\$136,058,724.51

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 157,758,996.67
TOTAL APPROVED BUDGET	\$ 170,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 12,241,003.33

Total Current Funding	\$ 169,827,605.61
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 10,498,410.33	9.61%
TOTAL PENDING CHANGE ORDERS	\$ 4,913,036.71	4.50%
TOTAL CONSTRUCTION CHANGES	\$ 15,411,447.04	14.11%

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 and lab customization requests from PI's due to changes in their program needs.



UCH – Campus Planning Design & Construction

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

Period Ending: June 30, 2021

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 Main Building Lab Renovations – 3 rd floor	19-007
UCH Musculoskeletal Institute Building (MSI) Roof Top Unit Replacement	20-052



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Main Building Lab Renovations- 3rd floor

Period Ending: June 30, 2021

Project Number: 19-007

Project Parameters

Project Architect:	Stantec	Notice to Proceed:	May 4, 2020
General Contractor:	O&G	Contract Substantial Completion:	December 30, 2020
UCHC Project Manager:	Richard Allen	Estimated Completion Date:	August 21, 2021
Percent Complete:	98%	Final BOT Budget Amount:	\$ 7,800,000
		Estimated Cost to Complete:	\$ 7,800,000

Project Description: Under Bioscience Connecticut, two projects were implemented to renovate the laboratory space located in the Main Building Lab (L) Area per the concepts developed under the 2009 Main Building Renovation Master Plan. The two projects renovated approximately 200,000 SF of the 280,000 SF in the Lab Area, leaving a portion of floors 1, 2, and 3 un-renovated. This project will renovate a section of the 3rd floor to create open and flexible, state of the art wet lab research space similar to the work done on other floors under the Bioscience CT projects.

Current Project Status: A temporary Certificate of Occupancy was received on June 21, 2021. Research staff has begun to move into the laboratories. The delivery of the new glass wash machine is scheduled for late July. Office and laboratory furniture has been installed. Punch list items are being addressed and functional testing is complete.

Project Schedule: COVID and material delivery delays have impacted the project schedule. The project will be considered substantially complete upon the installation of the glass wash machine.

Project Budget: The project is tracking under budget.

Project Issues/Risks: None at this time.



Main Lab Space



Equipment Room

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	\$5,750,000.00	\$5,077,126.00	\$403,598.00	\$5,480,724.00	\$235,326.00	\$5,716,050.00	\$33,950.00
02000	Design Services	\$665,000.00	\$349,910.00	\$285,363.00	\$635,273.00	\$1,500.00	\$636,773.00	\$28,227.00
03000	Telecomm	\$150,000.00	\$99,768.00	\$0.00	\$99,768.00	\$37,032.00	\$136,800.00	\$13,200.00
04000	Furniture, Fixtures & Equipment	\$115,000.00	\$93,137.00	\$0.00	\$93,137.00	\$30,434.00	\$123,571.00	(\$8,571.00)
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$75,000.00	\$27,272.00	\$0.00	\$27,272.00	\$30,428.00	\$57,700.00	\$17,300.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$110,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$95,000.00
09000	Environmental	\$65,000.00	\$23,600.00	\$0.00	\$23,600.00	\$6,000.00	\$29,600.00	\$35,400.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$50,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$48,000.00
Direct Cost Subtotal		\$6,980,000.00	\$5,670,813.00	\$688,961.00	\$6,359,774.00	\$357,720.00	\$6,717,494.00	\$262,506.00
12000	Project Contingency	\$820,000.00	\$0.00	\$0.00	\$0.00	\$1,082,506.00	\$1,082,506.00	(\$262,506.00)
Current Totals		\$7,800,000.00	\$5,670,813.00	\$688,961.00	\$6,359,774.00	\$1,440,226.00	\$7,800,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$820,000.00
Project Contingency Expenditure / Surplus	\$262,506.00
Project Contingency Balance	\$1,082,506.00

Budget Monitor

Total Estimated Cost to Complete	\$7,800,000.00
Total Original Budget	\$7,800,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

		% of Const Cost
Executed Change Orders	\$403,598.00	7.95%
Total Pending Change Orders	\$235,326.00	4.64%
Total Construction Changes	\$638,924.00	12.58%

Change Order Narrative

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

Change Orders associated with additional Lab renovations required due to shift in the phasing boundary; unforeseen conditions exposed during work within the existing and new shaft areas; and for additional asbestos abatement associated with the removal of an Air Handler Unit. A PCO for additional General Conditions associated with a schedule extension due to the delays in receiving window materials is being negotiated

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

Musculoskeletal Institute Building (MSI) Roof Top Unit Replacement

Period Ending: June 30, 2021

Project Number: 20-052

Project Parameters

Project Architect:	AKF Engineers Performance Plumbing & Heating	Notice to Proceed:	May 5, 2021
General Contractor:		Contract Substantial Completion:	July 18, 2021
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	July 18, 2021
Percent Complete:	75%	Final BOT Budget Amount:	\$ 1,762,500
		Estimated Cost to Complete:	\$ 1,762,500

Project Description: In October 2020, UConn Health (UCH) was notified of a competitive incentive program from Eversource to replace old/end of life, energy inefficient, roof top units (RTUs) with new energy efficient models. Eversource customers were invited to submit proposals that would be evaluated based upon anticipated energy efficiency improvements, energy savings, and proposed percentage of funding requested. UCH's proposal to replace the 3 RTUs serving the MSI building was accepted by Eversource. UCH will receive funding from Eversource to cover 50% of the actual cost associated with the work, contingent upon the project being completed by July 18, 2021. In order to meet the Eversource imposed completion deadline, UCH will pre-purchase the roof top units (RTUs) directly from the vendor, Seasons 4, and utilize an expedited design/bid process for the installation of the RTUs.

Current Project Status: All 3 roof top units (RTU) have been fabricated. RTU1 and RTU-2 have been replaced without incident and are operational. RTU3 has been delivered to the riggers yard and is on schedule to be replaced the week of July 9th.

Project Schedule: The project is on schedule.

Project Budget: Project is tracking on budget.

Project Issues/Risks: No issues/risks at this time.



Rigging of the Roof Top Unit RTU-2

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	\$1,482,000.00	\$1,652,843.00	\$0.00	\$1,652,843.00	\$25,232.00	\$1,678,075.00	(\$196,075.00)
02000	Design Services	\$38,000.00	\$8,000.00	\$52,540.00	\$60,540.00	\$0.00	\$60,540.00	(\$22,540.00)
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	(\$2,000.00)
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$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
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	\$6,000.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00	(\$1,500.00)
Direct Cost Subtotal		\$1,526,000.00	\$1,660,843.00	\$52,540.00	\$1,713,383.00	\$34,732.00	\$1,748,115.00	(\$222,115.00)
12000	Project Contingency	\$241,044.00	\$0.00	\$0.00	\$0.00	\$18,929.00	\$18,929.00	\$222,115.00
Current Totals		\$1,767,044.00	\$1,660,843.00	\$52,540.00	\$1,713,383.00	\$53,661.00	\$1,767,044.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$241,044.00
Project Contingency Expenditure / Surplus	(\$222,115.00)
Project Contingency Balance	\$18,929.00

Budget Monitor

Total Estimated Cost to Complete	\$1,767,044.00
Total Original Budget	\$1,767,044.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$12,980.00	0.79%
Total Construction Changes	\$12,980.00	0.79%

Change Order Narrative

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