



# Quarterly Construction Status Report

**Period Ending: September 30, 2022**

*Storrs and Regional Campuses*

*UConn Health*



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

Period Ending: September 30, 2022

### 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 on 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>
<i>UConn 2000 Code Remediation - Stamford Downtown Relocation</i>	<i>201523</i>
<i>Public Safety Building Improvements</i>	<i>201703</i>
<i>Supplemental Utility Plant</i>	<i>300025</i>
<i>NWQUAD - Science 1 - Site Improvements and Tunnel Phase 2</i>	<i>300050</i>
<i>UConn Hockey Arena</i>	<i>300133</i>
<i>Stamford Abutting Property Remediation</i>	<i>300149</i>
<i>Boiler Plant Equipment Replacement and Utility Tunnel Connection</i>	<i>300151</i>
<i>NER and Discovery Drive Intersection Improvements</i>	<i>300169</i>
<i>I - Lot Improvements</i>	<i>300173</i>
<i>North Campus Student Room Renovations Phase 3</i>	<i>300232</i>
<i>Werth Family Basketball Champ Center Dining Reno</i>	<i>300237</i>
<i>B4 Steam Vault and Line Exigent Repair</i>	<i>300247</i>
<i>Academic &amp; Research Facilities - STEM Research Center Science 1</i>	<i>901802</i>
<i>Gant Building Renovation - STEM</i>	<i>901803</i>



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

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

Period Ending: September 30, 2022

### Project Parameters

<b>Project Architect/Engineer:</b>	AECOM Technical Services Inc	<b>Notice to Proceed:</b>	07/01/2021
<b>General Contractor/CM:</b>	Daniel OConnells Sons Inc	<b>Contract Substantial Completion:</b>	12/23/2022
<b>UConn Project Manager:</b>	Juan Cobos	<b>Projected Substantial Completion:</b>	12/27/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$22,000,000.00
<b>Percent Complete:</b>	76 %	<b>Estimated Total Project Cost:</b>	\$19,419,690.25

### 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 and construction was started 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. All Phase 2 work is NOD related.

Ongoing construction activities include fire-rated wall construction, new toilet rooms, and miscellaneous program spaces. Foundation and steel structure are complete for three new egress stair towers.

Third party inspection services are ongoing. Inspection performance is satisfactory to UConn FMBIO. Soils remediation and disposal efforts are underway; tonnage and unit price are being finalized.

### Project Issues/Risks:

Presently, the project is on budget, but unforeseen field conditions and additional remediation is anticipated during the project.

Foundation design for the southeast stair has been modified in response to an electric duct bank uncovered during excavation.

Demolition for 2nd floor toilets has uncovered non-code-compliant construction which will have to be rebuilt. Scope and construction type to be determined.

Construction efforts have uncovered field conditions which need to be corrected. These conditions occur in the East Light Spline and the West End of the Main Concourse. Fire-rated demising walls at these locations do not sit on the concrete floor slabs, creating unprotected openings between floors. Corrective repairs will need to be made from adjacent occupied spaces. Work is tentatively scheduled for Winter Recess 2022 and Summer 2023.



Phase 2 - NW Tower Exterior



Phase 2 - 1st Floor Restroom



**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	\$580,748.95	\$15,132,366.21	\$705,000.00	\$15,837,366.21	-\$1,087,366.21	\$9,122,139.57
02000	Design Services	\$1,900,000.00	\$1,955,000.00	\$183,958.00	\$1,024,944.00	\$1,208,902.00	\$80,000.00	\$1,288,902.00	\$666,098.00	\$1,159,907.24
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	\$139,174.34	\$10,948.69	\$150,123.03	\$0.00	\$150,123.03	\$124,876.97	\$150,123.03
05000	Internal Costs	\$1,160,000.00	\$1,164,680.00	\$621,595.71	\$761,122.00	\$1,382,717.71	\$0.00	\$1,382,717.71	-\$218,037.71	\$1,309,617.71
06000	Other A/E Services	\$180,500.00	\$140,820.00	\$419,552.40	-\$1,507.14	\$418,045.26	\$0.00	\$418,045.26	-\$277,225.26	\$248,241.86
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	\$45,000.00	\$46,601.75	\$28,398.25	\$1,598.90
09000	Environmental	\$100,000.00	\$75,000.00	\$60,915.00	\$12,612.00	\$73,527.00	\$0.00	\$73,527.00	\$1,473.00	\$50,148.10
10000	Insurance & Legal	\$220,000.00	\$220,000.00	\$179,835.00	\$39,862.87	\$219,697.87	\$0.00	\$219,697.87	\$302.13	\$211,732.87
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
	<b>DIRECT COST SUBTOTAL</b>	<b>\$18,855,000.00</b>	<b>\$18,775,000.00</b>	<b>\$16,161,171.54</b>	<b>\$2,428,518.71</b>	<b>\$18,589,690.25</b>	<b>\$830,000.00</b>	<b>\$19,419,690.25</b>	<b>-\$644,690.25</b>	<b>\$12,256,218.70</b>
12000	Contingency	\$3,145,000.00	\$3,225,000.00						\$3,225,000.00	
	<b>TOTAL</b>	<b>\$22,000,000.00</b>	<b>\$22,000,000.00</b>	<b>\$16,161,171.54</b>	<b>\$2,428,518.71</b>	<b>\$18,589,690.25</b>	<b>\$830,000.00</b>		<b>\$2,580,309.75</b>	<b>\$12,256,218.70</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 19,419,690.25
TOTAL APPROVED BUDGET	\$ 22,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 2,580,309.75

Total Current Funding	\$ 22,000,000.00
-----------------------	------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -37,111.77	-0.26%
TOTAL PENDING CHANGE ORDERS	\$ 617,860.72	4.25%
TOTAL CONSTRUCTION CHANGES	\$ 580,748.95	3.99%

Comments - Construction Changes over 5%:
Change orders to Phases 1 and 2 to capture additional scope of work uncovered by field conditions to correct NODs.



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**Public Safety Building Improvements**  
**Project Number: 201703**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Christopher Williams Architects LLC	<b>Notice to Proceed:</b>	01/11/2021
<b>General Contractor/CM:</b>	Sarazin General Contractors Inc	<b>Contract Substantial Completion:</b>	12/23/2022
<b>UConn Project Manager:</b>	Scott Gallo	<b>Projected Substantial Completion:</b>	12/23/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$7,750,000.00
<b>Percent Complete:</b>	75 %	<b>Estimated Total Project Cost:</b>	\$7,625,420.46

---

**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 underground plumbing in both the men's and women's locker rooms have been completed and we are about to start the masonry walls. The electrician's have completed the above ceiling wiring management task and we are developing a plan to keep the entire Public Safety complete running while we replace the main electrical distribution panel scheduled to occur at the end of October.

**Project Issues/Risks:**

The Main Electrical Distribution Panel (MDP) is currently delayed again due to supply chain issues. We have been told delivery will be end of August but that date has once again been delayed for the fourth time to Oct 26, 2022.





Women's Locker Room After Under Slab Plumbing Completed



Men's Locker Room After Under Slab Plumbing Completed



**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	\$5,846,000.00	\$5,846,000.00	\$5,553,500.00	\$284,211.10	\$5,837,711.10	\$272,000.00	\$6,109,711.10	-\$263,711.10	\$4,401,428.07
02000	Design Services	\$576,905.00	\$576,905.00	\$372,642.50	\$375,632.50	\$748,275.00	\$0.00	\$748,275.00	-\$171,370.00	\$659,284.03
03000	Telecom	\$30,859.00	\$30,859.00	\$89,100.52	\$69,875.00	\$158,975.52	\$0.00	\$158,975.52	-\$128,116.52	\$114,569.50
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$95,582.37	\$4,944.00	\$100,526.37	\$0.00	\$100,526.37	-\$100,526.37	\$0.00
05000	Internal Costs	\$266,061.00	\$266,061.00	\$17,861.05	\$280,896.00	\$298,757.05	\$0.00	\$298,757.05	-\$32,696.05	\$66,257.05
06000	Other A/E Services	\$102,247.00	\$102,247.00	\$122,328.76	\$14,414.00	\$136,742.76	\$0.00	\$136,742.76	-\$34,495.76	\$83,040.50
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	\$79,550.60	-\$24,522.63	\$55,027.97	\$0.00	\$55,027.97	\$16,322.03	\$33,655.29
09000	Environmental	\$0.00	\$0.00	\$6,837.53	\$4,935.10	\$11,772.63	\$0.00	\$11,772.63	-\$11,772.63	\$10,648.05
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	\$5,629.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$6,893,922.00</b>	<b>\$6,893,922.00</b>	<b>\$6,342,735.39</b>	<b>\$1,010,685.07</b>	<b>\$7,353,420.46</b>	<b>\$272,000.00</b>	<b>\$7,625,420.46</b>	<b>-\$731,498.46</b>	<b>\$5,374,511.49</b>
12000	Contingency	\$856,078.00	\$856,078.00						\$856,078.00	
	<b>TOTAL</b>	<b>\$7,750,000.00</b>	<b>\$7,750,000.00</b>	<b>\$6,342,735.39</b>	<b>\$1,010,685.07</b>	<b>\$7,353,420.46</b>	<b>\$272,000.00</b>		<b>\$124,579.54</b>	<b>\$5,374,511.49</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,625,420.46
TOTAL APPROVED BUDGET	\$ 7,750,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 124,579.54

Total Current Funding	\$ 7,750,000.00
-----------------------	-----------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 85,899.01	1.55%
TOTAL PENDING CHANGE ORDERS	\$ 198,312.09	3.57%
TOTAL CONSTRUCTION CHANGES	\$ 284,211.10	5.12%

Comments - Construction Changes over 5%:
Additional funding was requested and approved by the BOT for the redesign of the location of Dispatch, the Fire Chief's office suite and the new Business suite. The cost to move forward with the redesign was deemed to expensive and we have canceled that task for this project. We are currently looking to get a price to renovate the fire chief's suite only. We are holding the additional funding to transfer it to a new project to address the abovementioned request.





UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**Supplemental Utility Plant**  
**Project Number: 300025**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Richard Turlington Architects Inc	<b>Notice to Proceed:</b>	06/05/2020
<b>General Contractor/CM:</b>	Bond Brothers Inc	<b>Contract Substantial Completion:</b>	06/06/2022
<b>UConn Project Manager:</b>	Webb Grouten, Jr.	<b>Projected Substantial Completion:</b>	09/01/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$67,000,000.00
<b>Percent Complete:</b>	95 %	<b>Estimated Total Project Cost:</b>	\$65,931,642.04

---

**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.

**Current Project Status:**

Major mechanical equipment start up and commissioning is ongoing. TCO for plant staff was received in early September.

Exterior phenolic panel installation is 99% complete. Paving binder course has been placed. Final paving is scheduled for early October.

Remaining site work is essentially complete. Punch list work is in process.

Boiler project mobilization for boiler installation occurred in early September.

The project is currently within budget.

**Project Issues/Risks:**



View looking south



125 psi steam header



**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	\$51,717,008.80	\$2,029,057.47	\$53,746,066.27	\$1,096,667.10	\$54,842,733.37	-\$3,592,733.37	\$45,384,313.15
02000	Design Services	\$4,400,000.00	\$4,400,000.00	\$3,743,781.00	\$1,705,723.45	\$5,449,504.45	\$0.00	\$5,449,504.45	-\$1,049,504.45	\$4,921,722.89
03000	Telecom	\$500,000.00	\$500,000.00	\$94,695.40	\$0.00	\$94,695.40	\$0.00	\$94,695.40	\$405,304.60	\$74,223.72
04000	Furniture, Fixtures & Equipment	\$50,000.00	\$50,000.00	\$11,433.34	\$0.00	\$11,433.34	\$0.00	\$11,433.34	\$38,566.66	\$11,433.34
05000	Internal Costs	\$3,000,000.00	\$3,000,000.00	\$634,633.00	\$3,263,226.83	\$3,897,859.83	\$500,000.00	\$4,397,859.83	-\$1,397,859.83	\$1,789,686.73
06000	Other A/E Services	\$300,000.00	\$300,000.00	\$380,470.00	\$239,554.00	\$620,024.00	\$500,000.00	\$1,120,024.00	-\$820,024.00	\$482,126.95
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	\$100.00	-\$100.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$2,627.00	\$11,078.38	\$13,705.38	\$0.00	\$13,705.38	-\$13,705.38	\$9,793.38
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
	<b>DIRECT COST SUBTOTAL</b>	<b>\$60,000,000.00</b>	<b>\$60,000,000.00</b>	<b>\$56,586,434.81</b>	<b>\$7,248,540.13</b>	<b>\$63,834,974.94</b>	<b>\$2,096,667.10</b>	<b>\$65,931,642.04</b>	<b>-\$5,931,642.04</b>	<b>\$52,674,986.43</b>
12000	Contingency	\$7,000,000.00	\$7,000,000.00						\$7,000,000.00	
	<b>TOTAL</b>	<b>\$67,000,000.00</b>	<b>\$67,000,000.00</b>	<b>\$56,586,434.81</b>	<b>\$7,248,540.13</b>	<b>\$63,834,974.94</b>	<b>\$2,096,667.10</b>		<b>\$1,068,357.96</b>	<b>\$52,674,986.43</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 65,931,642.04
TOTAL APPROVED BUDGET	\$ 67,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,068,357.96

Total Current Funding	\$ 67,000,000.00
-----------------------	------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,170,854.55	2.26%
TOTAL PENDING CHANGE ORDERS	\$ 808,202.92	1.56%
TOTAL CONSTRUCTION CHANGES	\$ 1,979,057.47	3.83%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

NWQUAD - Science 1 - Site Improvements and Tunnel  
Phase 2

Period Ending: September 30, 2022

Project Number: 300050

---

### Project Parameters

<b>Project Architect/Engineer:</b>	Payette Associates Inc	<b>Notice to Proceed:</b>	07/03/2020
<b>General Contractor/CM:</b>	Dimeo Construction Company	<b>Contract Substantial Completion:</b>	10/31/2022
<b>UConn Project Manager:</b>	Mary Clark	<b>Projected Substantial Completion:</b>	09/16/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$56,000,000.00
<b>Percent Complete:</b>	93 %	<b>Estimated Total Project Cost:</b>	\$46,954,622.15

---

### 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:

The Northwest Quad project is nearing completion. King Hill Road and the parking lot have been paved and stripped. The installation of granite pavers at the center terrace on the north side of the building is 100% complete and 33% of the pavers have been installed at the main East entrance. The sidewalks will be completed by Mid-October. The new bus stop on King Hill Road has been installed and the covered bike shelter located near the west building entry is 95 % complete. Installation of the site lighting and blue lights along King Hill Road is 50% complete. The landscaping is 95% complete with a few small areas left to plant along the north building elevation and northeast corner of the site.

### Project Issues/Risks:

COVID-19 impacts continue to be monitored daily by the Dimeo Team.





NW Quad Site - North Elevation



NW Quad Site - view to the West



**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	\$35,221,280.88	\$1,480,038.17	\$36,701,319.05	\$1,679,775.79	\$38,381,094.84	\$1,618,905.16	\$31,063,134.77
02000	Design Services	\$5,000,000.00	\$5,000,000.00	\$512,937.00	\$5,093,148.20	\$5,606,085.20	\$0.00	\$5,606,085.20	-\$606,085.20	\$4,707,664.92
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	\$85,713.27	\$0.00	\$85,713.27	\$0.00	\$85,713.27	\$14,286.73	\$0.00
05000	Internal Costs	\$2,000,000.00	\$2,000,000.00	\$822,927.86	\$1,754,123.59	\$2,577,051.45	\$0.00	\$2,577,051.45	-\$577,051.45	\$2,444,296.35
06000	Other A/E Services	\$500,000.00	\$500,000.00	\$207,381.00	\$76,831.62	\$284,212.62	\$0.00	\$284,212.62	\$215,787.38	\$206,157.37
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	\$11,053.00	\$6,000.00	\$17,053.00	\$0.00	\$17,053.00	\$7,947.00	\$16,575.00
11000	Miscellaneous	\$5,000.00	\$5,000.00	\$411.77	\$0.00	\$411.77	\$0.00	\$411.77	\$4,588.23	\$411.77
	<b>DIRECT COST SUBTOTAL</b>	<b>\$48,630,000.00</b>	<b>\$48,630,000.00</b>	<b>\$36,864,704.78</b>	<b>\$8,410,141.58</b>	<b>\$45,274,846.36</b>	<b>\$1,679,775.79</b>	<b>\$46,954,622.15</b>	<b>\$1,675,377.85</b>	<b>\$38,441,240.18</b>
12000	Contingency	\$7,370,000.00	\$7,370,000.00						\$7,370,000.00	
	<b>TOTAL</b>	<b>\$56,000,000.00</b>	<b>\$56,000,000.00</b>	<b>\$36,864,704.78</b>	<b>\$8,410,141.58</b>	<b>\$45,274,846.36</b>	<b>\$1,679,775.79</b>		<b>\$9,045,377.85</b>	<b>\$38,441,240.18</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 46,954,622.15
TOTAL APPROVED BUDGET	\$ 56,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 9,045,377.85

Total Current Funding	\$ 56,000,000.00
-----------------------	------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,039,739.51	2.95%
TOTAL PENDING CHANGE ORDERS	\$ 440,298.66	1.25%
TOTAL CONSTRUCTION CHANGES	\$ 1,480,038.17	4.20%

Comments - Construction Changes over 5%:





UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**UConn Hockey Arena**  
**Project Number: 300133**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	JCJ Architecture PC	<b>Notice to Proceed:</b>	05/20/2021
<b>General Contractor/CM:</b>	Turner Construction Co	<b>Contract Substantial Completion:</b>	11/16/2022
<b>UConn Project Manager:</b>	Sallyann Beaudet	<b>Projected Substantial Completion:</b>	11/16/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$70,000,000.00
<b>Percent Complete:</b>	75 %	<b>Estimated Total Project Cost:</b>	\$66,955,785.54

---

**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.

**Current Project Status:**

The focus this quarter continues to be the completion of building envelope. The exterior elements of the building: roof, curtain wall and exterior sheathing are 90% complete. However, the installation of the decorative metal panels has slowed considerably. There are several contributors: design versus field installation discrepancies and availability of product and resources due to supply chain demands. We have addressed both issues, but it is unclear at this point if the schedule can absorb the delay. It should be understood that these panels are decorative and not required for occupancy.

As for the interior of the building all mechanical, electrical and plumbing rough in are 100% complete and inspected. Trades will continue to route and terminate devices and equipment to final locations within the building. Permanent building power to building equipment is scheduled to be turned on mid-October. At that point, all major equipment can be turned on and finish work completed.

The installation of the concrete rink is 100% complete, including cure time, allowing trades to complete the installation of stadia seating and required utility work above the rink.

There are several milestone activities scheduled to begin/continue next quarter including: equipment startup, data installation, finishes and exterior hardscape.

There are six change orders executed at this time, however future and potential changes have been accounted for in this report and shall be executed in the near future, but do not present budget concerns.

**Project Issues/Risks:**

Procurement of construction material continues to be of concern, however all major building equipment was ordered well in advance, which has mitigated the overall risk. However, in some cases, we had to pay storage charges to ensure equipment is available to us when required.



Building envelope is 80% complete



Rink, seating and overhead utilities are complete



**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	\$52,250,612.10	\$1,197,164.41	\$53,447,776.51	\$2,295,761.00	\$55,743,537.51	-\$2,661,352.51	\$33,199,557.12
02000	Design Services	\$4,753,167.00	\$4,753,167.00	\$1,755,582.00	\$2,671,471.05	\$4,427,053.05	\$200,000.00	\$4,627,053.05	\$126,113.95	\$4,197,947.17
03000	Telecom	\$355,000.00	\$355,000.00	\$352,613.00	\$0.00	\$352,613.00	\$0.00	\$352,613.00	\$2,387.00	\$55,739.89
04000	Furniture, Fixtures & Equipment	\$3,575,505.00	\$3,575,505.00	\$2,404,106.37	\$1,327,444.97	\$3,731,551.34	\$110,000.00	\$3,841,551.34	-\$266,046.34	\$417,074.49
05000	Internal Costs	\$2,435,000.00	\$2,435,000.00	\$1,001,087.49	\$948,912.51	\$1,950,000.00	\$35,000.00	\$1,985,000.00	\$450,000.00	\$0.00
06000	Other A/E Services	\$415,000.00	\$415,000.00	\$289,165.00	\$255,636.64	\$544,801.64	-\$250,000.00	\$294,801.64	\$120,198.36	\$446,803.71
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	\$1,677.00	\$1,500.00	\$3,177.00	\$0.00	\$3,177.00	\$21,823.00	\$1,780.45
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	\$105,321.00
11000	Miscellaneous	\$28,310.00	\$28,310.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,310.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$65,000,000.00</b>	<b>\$65,000,000.00</b>	<b>\$58,132,342.96</b>	<b>\$6,432,681.58</b>	<b>\$64,565,024.54</b>	<b>\$2,390,761.00</b>	<b>\$66,955,785.54</b>	<b>-\$1,955,785.54</b>	<b>\$38,424,223.83</b>
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	<b>TOTAL</b>	<b>\$70,000,000.00</b>	<b>\$70,000,000.00</b>	<b>\$58,132,342.96</b>	<b>\$6,432,681.58</b>	<b>\$64,565,024.54</b>	<b>\$2,390,761.00</b>		<b>\$3,044,214.46</b>	<b>\$38,424,223.83</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 66,955,785.54
TOTAL APPROVED BUDGET	\$ 70,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,044,214.46

Total Current Funding	\$ 58,197,083.66
-----------------------	------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 750,645.30	1.44%
TOTAL PENDING CHANGE ORDERS	\$ 446,519.11	0.85%
TOTAL CONSTRUCTION CHANGES	\$ 1,197,164.41	2.29%

Comments - Construction Changes over 5%:
N/A



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**Stamford Abutting Property Remediation**  
**Project Number: 300149**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Tighe & Bond Inc	<b>Notice to Proceed:</b>	04/30/2019
<b>General Contractor/CM:</b>	Standard Demolition Services Inc	<b>Contract Substantial Completion:</b>	09/14/2019
<b>UConn Project Manager:</b>	Thomas Haskell	<b>Projected Substantial Completion:</b>	10/31/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$2,500,000.00
<b>Percent Complete:</b>	99 %	<b>Estimated Total Project Cost:</b>	\$2,001,071.50

---

**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.

Most miscellaneous improvements on Vernon Place have been installed. One fence, a shed, and some miscellaneous plantings are outstanding. Site drainage issues are being studied.

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, cleaning and work at the Washington Boulevard property is anticipated for spring of 2023.

**Project Issues/Risks:**

Access has now been permitted to the property at 1310 Washington Boulevard. A settlement has been reached, but we are awaiting execution and recording of the agreement documents before we can commence remediation work. This scope of work is not included in this project schedule.



New fence at 40-46 Vernon Place





**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	\$1,616,702.09
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	\$2,500.00	\$8,300.00	\$0.00	\$8,300.00	-\$8,300.00	\$7,520.00
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	\$5,607.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$2,300,000.00</b>	<b>\$2,260,000.00</b>	<b>\$1,943,301.50</b>	<b>\$57,770.00</b>	<b>\$2,001,071.50</b>	<b>\$0.00</b>	<b>\$2,001,071.50</b>	<b>\$258,928.50</b>	<b>\$1,692,814.09</b>
12000	Contingency	\$200,000.00	\$240,000.00						\$240,000.00	
	<b>TOTAL</b>	<b>\$2,500,000.00</b>	<b>\$2,500,000.00</b>	<b>\$1,943,301.50</b>	<b>\$57,770.00</b>	<b>\$2,001,071.50</b>	<b>\$0.00</b>		<b>\$498,928.50</b>	<b>\$1,692,814.09</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 2,001,071.50
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 498,928.50

Total Current Funding	\$ 2,500,000.00
-----------------------	-----------------

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%:



## Quarterly Construction Status Report

## Boiler Plant Equipment Replacement and Utility Tunnel Connection

Period Ending: September 30,2022

Project Number: 300151

### Project Parameters

<b>Project Architect/Engineer:</b>	BVH Integrated Services PC	<b>Notice to Proceed:</b>	07/02/2020
<b>General Contractor/CM:</b>	Bond Brothers Inc	<b>Contract Substantial Completion:</b>	03/03/2023
<b>UConn Project Manager:</b>	Webb Groueten, Jr.	<b>Projected Substantial Completion:</b>	03/03/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$40,000,000.00
<b>Percent Complete:</b>	74 %	<b>Estimated Total Project Cost:</b>	\$39,687,580.16

### 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.

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. DEEP boiler air permits were received in March 2021. The alternate price for the SUP boiler has been included in executed change order #2.

Package 1 notice to proceed was issued July 2,2020. Site activities are complete. Punch list items remain.

Package 2 work in the boiler plant is 99% complete. Punch list, commissioning and miscellaneous change order work remains. Boiler startup activities began in mid September. Coordination of the SUP boiler and stack layout is being modeled and clashes addressed. Mobilization at the SUP for the third boiler installation occurred in early September. Boiler was delivered in mid September. Condensate tanks and deaerator have shipped and are expected mid October.

Package 3 (steam cleaning of piping from SUP to Boiler plant) notice to proceed was issued in September 2020. Steam blow activities were successfully completed in July.

With the exception of field oversight staff, the internal UPDC project delivery team is abiding by the University directive for all staff members to return to campus 3 days a week and work remotely the remainder of the week. Work has continued during the COVID-19 pandemic.

### Project Issues/Risks:

Very little contingency remains in the project and additional contingency will likely be required for Package 2 completion and close-out.



Boiler delivery and off load



Boiler being moved into SUP boiler hall



**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	\$30,611,927.61	\$2,885,079.59	\$33,497,007.20	\$1,314,909.34	\$34,811,916.54	-\$5,611,916.54	\$22,380,334.86
02000	Design Services	\$2,000,000.00	\$2,000,000.00	\$1,093,325.00	\$1,787,245.09	\$2,880,570.09	\$0.00	\$2,880,570.09	-\$880,570.09	\$2,541,646.11
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	\$156,403.46	\$1,680,952.50	\$1,837,355.96	\$0.00	\$1,837,355.96	\$762,644.04	\$500,321.96
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	\$106,298.75
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	\$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	\$1,372.00	\$1,872.00	\$0.00	\$1,872.00	\$48,128.00	\$1,872.00
11000	Miscellaneous	\$0.00	\$0.00	\$22.57	\$0.00	\$22.57	\$0.00	\$22.57	-\$22.57	\$22.57
	<b>DIRECT COST SUBTOTAL</b>	<b>\$35,000,000.00</b>	<b>\$35,000,000.00</b>	<b>\$32,018,021.64</b>	<b>\$6,354,649.18</b>	<b>\$38,372,670.82</b>	<b>\$1,314,909.34</b>	<b>\$39,687,580.16</b>	<b>-\$4,687,580.16</b>	<b>\$25,530,496.25</b>
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	<b>TOTAL</b>	<b>\$40,000,000.00</b>	<b>\$40,000,000.00</b>	<b>\$32,018,021.64</b>	<b>\$6,354,649.18</b>	<b>\$38,372,670.82</b>	<b>\$1,314,909.34</b>		<b>\$312,419.84</b>	<b>\$25,530,496.25</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 39,687,580.16
TOTAL APPROVED BUDGET	\$ 40,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 312,419.84

Total Current Funding	\$ 40,000,000.00
-----------------------	------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,163,486.35	7.07%
TOTAL PENDING CHANGE ORDERS	\$ 716,389.97	2.34%
TOTAL CONSTRUCTION CHANGES	\$ 2,879,876.32	9.41%

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: September 30, 2022**

**NER and Discovery Drive Intersection Improvements**  
**Project Number: 300169**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Langan CT Inc	<b>Notice to Proceed:</b>	07/07/2022
<b>General Contractor/CM:</b>	Dimeo Construction Company	<b>Contract Substantial Completion:</b>	06/07/2023
<b>UConn Project Manager:</b>	Ian Dann	<b>Projected Substantial Completion:</b>	06/07/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$3,000,000.00
<b>Percent Complete:</b>	10 %	<b>Estimated Total Project Cost:</b>	\$2,283,039.91

---

**Project Description:**

The project provides essential safety-related improvements to signalization and pedestrian facilities at the intersection of North Eagleville Road and Discovery Drive. As their signalization controls are linked, additional work at the intersection of North Eagleville Road and Auditorium Road will also be included.

The signalization at the intersection of North Eagleville Road and Discovery Drive is not fully operational when compared to industry standards and is unsafe for pedestrians due to the lack of appropriate controls for those walking eastbound and westbound. The existing poles, arms, signal heads and other traffic control appurtenances are also outdated and do not match those at other intersections nearby.

This scope of this project includes, but is not limited to:

1. Pedestrian signal heads and push button pedestals
2. A dedicated left turn signal head for eastbound traffic on North Eagleville Road onto Discovery Drive
3. New poles, mast arms and traffic control appurtenances for the intersections of North Eagleville Road with Discovery Drive and Auditorium Road
4. Associated curb ramp and crosswalk improvements

**Current Project Status:**

Project has entered the construction phase. During the week of September 26th test pits in the locations of the proposed poles were completed. This information has confirmed the foundation design and has finished the shop drawing phase of the poles and foundations. The foundations are expected to be installed later this year and then the poles to be installed as soon as they complete fabrication. It is expected that the signals will be operational late April 2023.

**Project Issues/Risks:**

None at this time





Progress of test pit at corner of Public Safety Complex



Completed test pits at North East corner of intersection



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: NER and Discovery Drive Intersection Improvements  
Project Num.: 300169  
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	\$2,460,500.00	\$2,460,500.00	\$2,135,009.91	\$0.00	\$2,135,009.91	\$0.00	\$2,135,009.91	\$325,490.09	\$0.00
02000	Design Services	\$109,500.00	\$109,500.00	\$18,000.00	\$37,030.00	\$55,030.00	\$0.00	\$55,030.00	\$54,470.00	\$47,240.00
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	\$102,000.00	\$102,000.00	\$45,000.00	\$45,000.00	\$90,000.00	\$0.00	\$90,000.00	\$12,000.00	\$0.00
06000	Other A/E Services	\$15,000.00	\$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	\$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	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$0.00
11000	Miscellaneous	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$2,715,000.00</b>	<b>\$2,715,000.00</b>	<b>\$2,201,009.91</b>	<b>\$82,030.00</b>	<b>\$2,283,039.91</b>	<b>\$0.00</b>	<b>\$2,283,039.91</b>	<b>\$431,960.09</b>	<b>\$47,240.00</b>
12000	Contingency	\$285,000.00	\$285,000.00						\$285,000.00	
	<b>TOTAL</b>	<b>\$3,000,000.00</b>	<b>\$3,000,000.00</b>	<b>\$2,201,009.91</b>	<b>\$82,030.00</b>	<b>\$2,283,039.91</b>	<b>\$0.00</b>		<b>\$716,960.09</b>	<b>\$47,240.00</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 2,283,039.91
TOTAL APPROVED BUDGET	\$ 3,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 716,960.09

Total Current Funding	\$ 3,000,000.00
-----------------------	-----------------

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: September 30, 2022**

**I - Lot Improvements**  
**Project Number: 300173**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	JCJ Architecture PC	<b>Notice to Proceed:</b>	05/20/2021
<b>General Contractor/CM:</b>	Turner Construction Co	<b>Contract Substantial Completion:</b>	10/28/2022
<b>UConn Project Manager:</b>	Sallyann Beaudet	<b>Projected Substantial Completion:</b>	11/16/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$7,000,000.00
<b>Percent Complete:</b>	85 %	<b>Estimated Total Project Cost:</b>	\$6,844,892.53

---

**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 approach is divided into segments: the East Lot, Utilities and the West Lot.

**East Lot**

During the course of excavating for the retaining wall, around the wetlands, a large amount of peat was uncovered. A plan to remove this unsuitable soil was developed and initiated. Consequentially, the removal of the unsuitable soils is underway.

The work in front of Freitas has been completed including utilities, sidewalks and site lighting. A pavement binder course is in place in front of Freitas with final pavement of roadway and lot being completed by Thanksgiving. This is later than originally reported, but the discovery and removal of unsuitable soils last quarter did in fact hinder progress in the lot. In addition, stone production of granite and gabion stone has proven slower than anticipated due to a reduced production work force, which is also contributing to the delayed completion date.

Nonetheless, the lot has been graded and site utilities are complete. Retaining wall construction will start soon followed by landscaping and hardscape.

**West Lot**

This parking lot and associated landscaping is near completion. Over a 100+ parking spaces have been turned over to the University. A small portion of the lot has been reserved as laydown area to support the building project but will be turned over in its entirety by Thanksgiving.

**Site Utilities**

All building utilities have been installed, including primary power and low voltage cable run to Rizza to support the broadcasting of hockey games.

**Budget**

There are several approved directives to address the removal of peat from the site, but the project is still within budget at this time.

**Project Issues/Risks:**

None.



West Lot - 90% Complete



East Lot - Lot graded, retaining wall area prepped



**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	\$5,736,904.27	\$625,230.83	\$6,362,135.10	\$0.00	\$6,362,135.10	-\$642,585.10	\$3,543,224.68
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	\$225,699.34
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	\$400.00
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	\$5,160.00	-\$622.57	\$4,537.43	\$0.00	\$4,537.43	\$6,662.57	\$4,537.43
	<b>DIRECT COST SUBTOTAL</b>	<b>\$6,405,000.00</b>	<b>\$6,405,000.00</b>	<b>\$5,916,827.27</b>	<b>\$928,065.26</b>	<b>\$6,844,892.53</b>	<b>\$0.00</b>	<b>\$6,844,892.53</b>	<b>-\$439,892.53</b>	<b>\$3,778,111.45</b>
12000	Contingency	\$595,000.00	\$595,000.00						\$595,000.00	
	<b>TOTAL</b>	<b>\$7,000,000.00</b>	<b>\$7,000,000.00</b>	<b>\$5,916,827.27</b>	<b>\$928,065.26</b>	<b>\$6,844,892.53</b>	<b>\$0.00</b>		<b>\$155,107.47</b>	<b>\$3,778,111.45</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 6,844,892.53
TOTAL APPROVED BUDGET	\$ 7,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 155,107.47

Total Current Funding	\$ 7,000,000.00
-----------------------	-----------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 335,596.87	5.85%
TOTAL PENDING CHANGE ORDERS	\$ 289,633.96	5.05%
TOTAL CONSTRUCTION CHANGES	\$ 625,230.83	10.90%

Comments - Construction Changes over 5%:
Even though unsuitable soils were identified, the quantity of unsuitable soils far surpassed the estimated quantities.



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**North Campus Student Room Renovations Phase 3**  
**Project Number: 300232**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Friar Architecture Inc.	<b>Notice to Proceed:</b>	05/11/2022
<b>General Contractor/CM:</b>	Connecticut Carpentry Corporation	<b>Contract Substantial Completion:</b>	08/05/2022
<b>UConn Project Manager:</b>	Scott Gallo	<b>Projected Substantial Completion:</b>	08/05/2022
<b>Project Phase:</b>	Close Out	<b>Current Phase Budget:</b>	\$2,415,000.00
<b>Percent Complete:</b>	100 %	<b>Estimated Total Project Cost:</b>	\$2,252,832.69

---

**Project Description:**

North Campus Student Room Renovations Phase 3 – this is a continuation of student room asbestos abatement and finishes upgrade to student rooms in four residence halls in North Campus. Safety/Code/Access

**Current Project Status:**

This project was completed on August 5, 2022 and is currently in Close Out.

**Project Issues/Risks:**

None at this time



Completed Room



Completed Room





**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: North Campus Student Room Renovations Phase 3  
Project Num.: 300232  
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	\$1,875,350.00	\$1,875,350.00	\$1,875,350.00	\$104,444.19	\$1,979,794.19	\$0.00	\$1,979,794.19	-\$104,444.19	\$1,825,492.50
02000	Design Services	\$62,835.00	\$62,835.00	\$62,835.00	\$0.00	\$62,835.00	\$0.00	\$62,835.00	\$0.00	\$62,835.00
03000	Telecom	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$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	\$3,000.00	\$69,450.00	\$72,450.00	\$0.00	\$72,450.00	-\$72,450.00	\$0.00
06000	Other A/E Services	\$70,228.00	\$70,228.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70,228.00	\$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	\$137,754.00	\$137,754.00	\$137,753.50	\$0.00	\$137,753.50	\$0.00	\$137,753.50	\$0.50	\$60,858.28
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$2,161,167.00</b>	<b>\$2,161,167.00</b>	<b>\$2,078,938.50</b>	<b>\$173,894.19</b>	<b>\$2,252,832.69</b>	<b>\$0.00</b>	<b>\$2,252,832.69</b>	<b>-\$91,665.69</b>	<b>\$1,949,185.78</b>
12000	Contingency	\$253,833.00	\$253,833.00						\$253,833.00	
	<b>TOTAL</b>	<b>\$2,415,000.00</b>	<b>\$2,415,000.00</b>	<b>\$2,078,938.50</b>	<b>\$173,894.19</b>	<b>\$2,252,832.69</b>	<b>\$0.00</b>		<b>\$162,167.31</b>	<b>\$1,949,185.78</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 2,252,832.69
TOTAL APPROVED BUDGET	\$ 2,415,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 162,167.31

<b>Total Current Funding</b>	<b>\$ 2,415,000.00</b>
------------------------------	------------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 104,444.19	5.57%
TOTAL CONSTRUCTION CHANGES	\$ 104,444.19	5.57%

Comments - Construction Changes over 5%:
Various unforeseen conditions were discovered during construction that needed to be resolved, such as sprinkler relocation, cracks in the glazed blocks in stairwells, and the unexpected need to use a generator because the building didn't provide enough power for the abatement tools.





UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**Werth Family Basketball Champ Center Dining Reno**  
**Project Number: 300237**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Maier Design Group LLC	<b>Notice to Proceed:</b>	04/01/2022
<b>General Contractor/CM:</b>	Sarazin General Contractors Inc	<b>Contract Substantial Completion:</b>	09/12/2022
<b>UConn Project Manager:</b>	Katherine Viveiros	<b>Projected Substantial Completion:</b>	09/30/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$1,268,000.00
<b>Percent Complete:</b>	100 %	<b>Estimated Total Project Cost:</b>	\$885,745.61

---

**Project Description:**

The Werth Family Basketball Champions Center opened in the fall of 2014 and is home to both our men's and women's Basketball programs. The facility houses all facets of these programs and includes an academic center, strength and conditioning, athletic training, locker rooms, practice courts, offices and dining area.

The current food preparation area/pantry is not physically or functionally set up to support the food services & regulatory requirements needed. The current dining area is not inviting nor aesthetically pleasing for the student athletes to dine at. This project will create a much-improved dining experience along with the food preparation services and equipment required to support it. Interior renovations will include an update to the existing pantry and dining areas, rooms 227 & 228 at the Werth Family UConn Basketball Champions Center Building. Construction will include selective demolition of existing walls and ceilings, electrical, mechanical, plumbing, kitchen equipment and upgrade of finishes to the flooring, walls and ceilings. New furniture will also be provided in the Dining area to serve approximately 40 people.

**Current Project Status:**

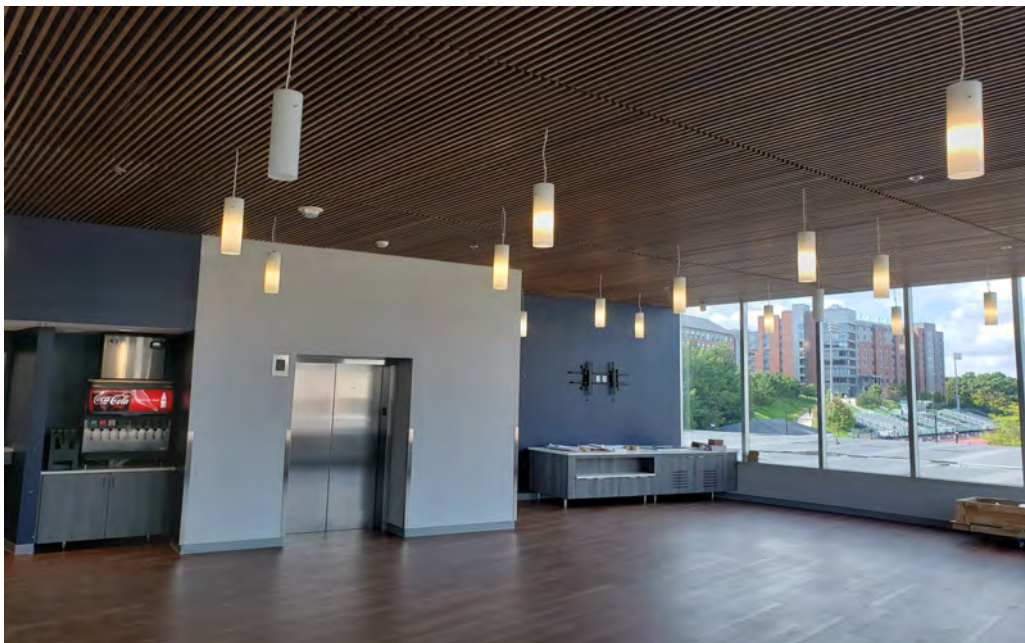
Construction is 100% complete. Temporary furniture is installed in the dining area until the new furniture arrives in January 2023. Dining Services has begun to bring in their essentials for serving food on Oct 1, 2022. Turnover of the space to the Athletics Department has been achieved as planned for September 30, 2022 completion date.

**Project Issues/Risks:**

-Long Lead time on Furniture (8-16 weeks)



Counter area - Order window



Dining Area



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: Werth Family Basketball Champ Center Dining Reno  
Project Num.: 300237  
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	\$680,000.00	\$680,000.00	\$538,060.00	\$8,374.71	\$546,434.71	\$15,000.00	\$561,434.71	\$118,565.29	\$444,605.82
02000	Design Services	\$36,500.00	\$36,500.00	\$35,069.00	\$2,160.00	\$37,229.00	\$0.00	\$37,229.00	-\$729.00	\$25,900.00
03000	Telecom	\$0.00	\$2,500.00	\$2,818.17	\$0.00	\$2,818.17	\$0.00	\$2,818.17	-\$318.17	\$0.00
04000	Furniture, Fixtures & Equipment	\$370,000.00	\$370,000.00	\$246,223.73	\$0.00	\$246,223.73	\$0.00	\$246,223.73	\$123,776.27	\$10,834.25
05000	Internal Costs	\$48,040.00	\$48,040.00	\$38,890.00	-\$850.00	\$38,040.00	\$0.00	\$38,040.00	\$10,000.00	\$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	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
11000	Miscellaneous	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$1,142,040.00</b>	<b>\$1,144,540.00</b>	<b>\$861,060.90</b>	<b>\$9,684.71</b>	<b>\$870,745.61</b>	<b>\$15,000.00</b>	<b>\$885,745.61</b>	<b>\$258,794.39</b>	<b>\$481,340.07</b>
12000	Contingency	\$125,960.00	\$123,460.00						\$123,460.00	
	<b>TOTAL</b>	<b>\$1,268,000.00</b>	<b>\$1,268,000.00</b>	<b>\$861,060.90</b>	<b>\$9,684.71</b>	<b>\$870,745.61</b>	<b>\$15,000.00</b>		<b>\$382,254.39</b>	<b>\$481,340.07</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 885,745.61
TOTAL APPROVED BUDGET	\$ 1,268,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 382,254.39

Total Current Funding	\$ 1,268,000.00
-----------------------	-----------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 8,374.71	1.56%
TOTAL CONSTRUCTION CHANGES	\$ 8,374.71	1.56%

Comments - Construction Changes over 5%:
N/A



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**B4 Steam Vault and Line Exigent Repair**  
**Project Number: 300247**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	BVH Integrated Services PC	<b>Notice to Proceed:</b>	07/06/2022
<b>General Contractor/CM:</b>	The Whiting-Turner Contracting Company	<b>Contract Substantial Completion:</b>	12/18/2022
<b>UConn Project Manager:</b>	John Parrinello	<b>Projected Substantial Completion:</b>	06/30/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$7,700,000.00
<b>Percent Complete:</b>	24 %	<b>Estimated Total Project Cost:</b>	\$7,049,562.40

---

**Project Description:**

The University recently experienced a failure in one or more of the steam system components within the existing B4 steam vault and lines located on the Central Utility Plant access road off Glenbrook Road. This project will replace the steam vault and lines as well as extend new direct-buried steam piping from the Cogeneration Facility through the existing north utility tunnel to the B4 vault.

Whiting Turner Construction was awarded the build contract based on June 22, 2022.

**Current Project Status:**

Construction began on 7/22/22 with the installation of fencing and protection of utilities. Excavation and stair demolition started on 8/14/22. During August 2022 the pile installation began and is approximately 25% complete. Sidewalk and pavement demo occurred and the temporary water heater for Bronwell was installed and is operational. In September 2022 excavation began and is currently approximately 40% complete. Shoring and lagging is following the excavation and the piles are being monitored for any movement. Vibration monitors in Bronwell are being tracked with no issues to date. Underground utilities are being supported as needed. Sitework including granite curbs, sidewalks and paving will be pushed to the spring 2023 based on the current schedule.

**Project Issues/Risks:**

The steam activation date of 11/1/22 is critical and the revised start date will require a temporary connection to the tunnel which is projected as a cost risk in the current cost summary.

The fence perimeter, pedestrian crossings and safety precaution are being enforced.

Reviewing crane placement for the steel vault lift planned during Thanksgiving break week.





Steam excavation, piles and lagging, support existing piping



Demolition of the existing steam vault B4





**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: B4 Steam Vault and Line Exigent Repair  
Project Num.: 300247  
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	\$5,800,000.00	\$5,800,000.00	\$5,477,400.00	\$150,000.00	\$5,627,400.00	\$183,000.00	\$5,810,400.00	-\$10,400.00	\$573,301.00
02000	Design Services	\$323,000.00	\$323,000.00	\$23,811.00	\$594,429.60	\$618,240.60	\$167,488.30	\$785,728.90	-\$462,728.90	\$435,873.88
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	\$194,000.00	\$194,000.00	\$84,075.00	\$150,750.00	\$234,825.00	\$150,000.00	\$384,825.00	-\$190,825.00	\$0.00
06000	Other A/E Services	\$247,000.00	\$247,000.00	\$45,865.00	\$0.00	\$45,865.00	\$0.00	\$45,865.00	\$201,135.00	\$5,405.00
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	\$171,000.00	\$171,000.00	\$21,743.50	\$0.00	\$21,743.50	\$0.00	\$21,743.50	\$149,256.50	\$11,945.86
10000	Insurance & Legal	\$10,000.00	\$10,000.00	\$500.00	\$500.00	\$1,000.00	\$0.00	\$1,000.00	\$9,000.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$6,750,000.00</b>	<b>\$6,750,000.00</b>	<b>\$5,653,394.50</b>	<b>\$895,679.60</b>	<b>\$6,549,074.10</b>	<b>\$500,488.30</b>	<b>\$7,049,562.40</b>	<b>-\$299,562.40</b>	<b>\$1,026,525.74</b>
12000	Contingency	\$950,000.00	\$950,000.00						\$950,000.00	
	<b>TOTAL</b>	<b>\$7,700,000.00</b>	<b>\$7,700,000.00</b>	<b>\$5,653,394.50</b>	<b>\$895,679.60</b>	<b>\$6,549,074.10</b>	<b>\$500,488.30</b>		<b>\$650,437.60</b>	<b>\$1,026,525.74</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,049,562.40
TOTAL APPROVED BUDGET	\$ 7,700,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 650,437.60

Total Current Funding	\$ 7,700,000.00
-----------------------	-----------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 150,000.00	2.74%
TOTAL CONSTRUCTION CHANGES	\$ 150,000.00	2.74%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

Academic & Research Facilities - STEM Research Center  
Science 1

Period Ending: September 30, 2022

Project Number: 901802

---

### Project Parameters

<b>Project Architect/Engineer:</b>	Payette Associates Inc	<b>Notice to Proceed:</b>	06/23/2020
<b>General Contractor/CM:</b>	Dimeo Construction Company	<b>Contract Substantial Completion:</b>	10/31/2022
<b>UConn Project Manager:</b>	Jose Canarte	<b>Projected Substantial Completion:</b>	10/31/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$220,000,000.00
<b>Percent Complete:</b>	93 %	<b>Estimated Total Project Cost:</b>	\$188,133,493.90

---

### 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 utilities will be supplied from a separate supplemental utility plant (SUP).

### Current Project Status:

Exterior plantings are approaching 100% completion and design team is focusing on punchlist on all exterior façade and hardscapes. Wrapping up exterior work by next week.

Building façade is complete with only detail work ongoing. All Taktil panels are complete and roof is complete. PV array has been installed and is complete. Commissioning of the building is ongoing. Inside the building is progressing from west to east on all floors. Final cleaners are on main floor west side starting to clean rooms. Finishes are going in places. Construction materials are being removed from the bldg. Architectural punchlist ongoing in multiple areas and contractors are pushing to be complete by end of October.

Furniture and equipment move in is scheduled to start on November 1 and be complete by year end 2022.

### Project Issues/Risks:

There continue to be issues with material procurement and lead times as well as COVID impacts to workforce and project flow. We are actively managing these issues to alleviate pressure on subs and the project as a whole.



Science 1 - North Facade



Neighborhood A



**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	\$135,307,512.79	\$3,275,926.98	\$138,583,439.77	\$6,872,366.79	\$145,455,806.56	\$4,544,193.44	\$116,313,043.54
02000	Design Services	\$16,000,000.00	\$16,000,000.00	\$3,644,732.25	\$10,927,999.60	\$14,572,731.85	\$0.00	\$14,572,731.85	\$1,427,268.15	\$13,939,691.48
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	\$1,842,561.09	\$69,518.84	\$1,912,079.93	\$8,086,276.02	\$9,998,355.95	\$1,644.05	\$0.00
05000	Internal Costs	\$12,000,000.00	\$12,000,000.00	\$2,139,252.62	\$8,699,380.81	\$10,838,633.43	\$200,000.00	\$11,038,633.43	\$961,366.57	\$9,881,231.38
06000	Other A/E Services	\$3,000,000.00	\$3,000,000.00	\$944,035.00	\$0.00	\$944,035.00	\$0.00	\$944,035.00	\$2,055,965.00	\$269,221.39
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	\$654,331.93	\$5,445.00	\$659,776.93	\$2,338,795.04	\$2,998,571.97	\$1,428.03	\$13,403.60
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	\$7,593.04	\$13,475.04	\$0.00	\$13,475.04	\$61,524.96	\$11,640.04
11000	Miscellaneous	\$165,000.00	\$165,000.00	\$109,790.95	\$2,093.15	\$111,884.10	\$0.00	\$111,884.10	\$53,115.90	\$4,464.19
	<b>DIRECT COST SUBTOTAL</b>	<b>\$197,790,000.00</b>	<b>\$197,790,000.00</b>	<b>\$144,711,348.63</b>	<b>\$22,924,707.42</b>	<b>\$167,636,056.05</b>	<b>\$20,497,437.85</b>	<b>\$188,133,493.90</b>	<b>\$9,656,506.10</b>	<b>\$140,432,695.62</b>
12000	Contingency	\$22,210,000.00	\$22,210,000.00						\$22,210,000.00	
	<b>TOTAL</b>	<b>\$220,000,000.00</b>	<b>\$220,000,000.00</b>	<b>\$144,711,348.63</b>	<b>\$22,924,707.42</b>	<b>\$167,636,056.05</b>	<b>\$20,497,437.85</b>		<b>\$31,866,506.10</b>	<b>\$140,432,695.62</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 188,133,493.90
TOTAL APPROVED BUDGET	\$ 220,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 31,866,506.10

Total Current Funding	\$ 220,000,000.00
-----------------------	-------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,991,010.33	1.47%
TOTAL PENDING CHANGE ORDERS	\$ 1,284,916.65	0.95%
TOTAL CONSTRUCTION CHANGES	\$ 3,275,926.98	2.42%

Comments - Construction Changes over 5%:

**Quarterly Construction Status Report**  
**Period Ending: September 30, 2022**

**Gant Building Renovation - STEM**  
**Project Number: 901803**

---

**Project Parameters**

<b>Project Architect/Engineer:</b>	Goody Clancy & Associates Inc	<b>Ph 3 Notice to Proceed:</b>	Spring 2023
<b>General Contractor/CM:</b>	The Whiting-Turner Contracting Company	<b>Ph 3 Contract Substantial Completion:</b>	Summer 2025
<b>UConn Project Manager:</b>	Ian Crouse	<b>Projected Substantial Completion:</b>	Summer 2025
<b>Current Project Phase:</b>	Phase 3 Bid	<b>Current Phase 1 &amp; 2 Budget:</b>	\$170,000,000.00
<b>Ph 1 &amp; 2 Percent Complete:</b>	99 %	<b>Estimated Phase 1 &amp; 2 Total Cost:</b>	\$155,044,525.59

---

**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 and are planned to be occupied in stages from 2019 through 2025.

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, Central Plaza, & Central Light Court

Phase 2 - West Wing & SW Connector

Phase 3 - North Wing & NW Connector

**Current Project Status:**

Phase 1 - South Wing, Central Plaza, & Central Light Court:

The South Wing is comprised of five levels: Ground, 1, 2, 3 & 4. The ground floor area is comprised primarily of Physics research labs, while the upper floors serve as office and Physics teaching lab spaces. This area of the building was completed and occupied in August and September of 2019. The Central Plaza Building and Light Court is comprised of two levels at the center of the overall complex. The Ground floor of the light court services primarily as a central public gathering space for students and faculty while the 1st floor houses a number of custom Physics scale-up teaching lab spaces. The central Light Court area was completed and occupied in January of 2020.

Phase 2 - West Wing & SW Connector:

The West Wing is comprised of five levels: Ground, 1, 2, 3 & 4. The Ground and 1st floor levels of the West Wing are comprised primarily of teaching lab spaces, as well as two large teaching lecture halls. The 2nd, 3rd, & 4th floors are comprised primarily of office and biology research lab spaces.

TCO for the west wing was granted by the building official on April 27th, 2021.

The Data Center is located along the ground floor diagonal corridor separating the Gant South and Gant West wings. The Data Center was originally scheduled to be relocated out of Gant into the new Science 1 complex, but ultimately it was determined to keep the existing Data Center and upgrade/renovate the space as a part of the Gant building renovation. Scope of work for these upgrades have spanned both phases 1 and 2 of the project, with final testing for all added equipment & infrastructure completed as of August 16th, 2022.

Phase 3 - North Wing & NW Connector:

At the present time, Phase 3 100% CD documents are currently being revisited by the design team to incorporate any final updates/revisions to the drawings prior to being issued for bidding. Bid documents are due back from the design team by October 10th, with an anticipated out-to-bid date of October 31st. Budget approval for Phase 3 of the project is scheduled to occur in early 2023 after finalized bids have been received and an overall Phase 3 GMP has been compiled. Phase 3 construction is then slated to commence after graduation in early May of 2023 with substantial completion in Summer 2025.

**Project Issues/Risks:**

At the present time, Phase 3 bid value estimates take into account an 8% escalation forecast relative to goods and services over a 12 month period. This escalation has then been incorporated into the overall Phase 3 cost estimate. Final bid values and their incorporation of market conditions will therefore prove to be critical relative to the final budget for Phase 3 and subsequent budgetary approvals.





Gant Phase 1 & 2 Building Exterior



Gant Phase 3 Exterior Rendering



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: Gant Building Renovation - STEM  
Project Num.: 901803  
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	\$121,455,176.60	\$121,455,176.60	\$109,378,045.11	\$13,550,307.22	\$122,928,352.33	\$1,121,020.33	\$124,049,372.66	-\$2,594,196.06	\$119,348,082.27
02000	Design Services	\$15,221,744.00	\$15,221,744.00	\$6,660,555.00	\$7,684,831.07	\$14,345,386.07	\$897,217.25	\$15,242,603.32	-\$20,859.32	\$14,119,176.22
03000	Telecom	\$1,163,774.01	\$1,163,774.01	\$1,158,442.03	-\$267,469.72	\$890,972.31	\$0.00	\$890,972.31	\$272,801.70	\$890,972.31
04000	Furniture, Fixtures & Equipment	\$4,662,324.68	\$4,662,324.68	\$3,801,384.24	\$156,367.63	\$3,957,751.87	\$0.00	\$3,957,751.87	\$704,572.81	\$3,953,717.94
05000	Internal Costs	\$7,482,980.16	\$7,482,980.16	\$4,639,203.48	\$3,340,386.57	\$7,979,590.05	\$0.00	\$7,979,590.05	-\$496,609.89	\$7,821,753.65
06000	Other A/E Services	\$313,981.50	\$313,981.50	\$467,276.00	\$376,470.25	\$843,746.25	\$0.00	\$843,746.25	-\$529,764.75	\$794,864.99
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	\$372,289.63	\$170,938.34	\$543,227.97	\$0.00	\$543,227.97	\$447,261.23	\$543,227.97
09000	Environmental	\$1,637,595.44	\$1,637,595.44	\$569,052.00	\$776,649.77	\$1,345,701.77	\$0.00	\$1,345,701.77	\$291,893.67	\$1,345,701.77
10000	Insurance & Legal	\$105,000.00	\$105,000.00	\$63,006.00	\$87,779.00	\$150,785.00	\$0.00	\$150,785.00	-\$45,785.00	\$94,706.50
11000	Miscellaneous	\$39,280.63	\$39,280.63	\$41,167.64	-\$393.25	\$40,774.39	\$0.00	\$40,774.39	-\$1,493.76	\$40,774.39
	<b>DIRECT COST SUBTOTAL</b>	<b>\$153,072,346.22</b>	<b>\$153,072,346.22</b>	<b>\$127,150,421.13</b>	<b>\$25,875,866.88</b>	<b>\$153,026,288.01</b>	<b>\$2,018,237.58</b>	<b>\$155,044,525.59</b>	<b>-\$1,972,179.37</b>	<b>\$148,952,978.01</b>
12000	Contingency	\$16,927,653.78	\$16,927,653.78						\$16,927,653.78	
	<b>TOTAL</b>	<b>\$170,000,000.00</b>	<b>\$170,000,000.00</b>	<b>\$127,150,421.13</b>	<b>\$25,875,866.88</b>	<b>\$153,026,288.01</b>	<b>\$2,018,237.58</b>		<b>\$14,955,474.41</b>	<b>\$148,952,978.01</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 155,044,525.59
TOTAL APPROVED BUDGET	\$ 170,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 14,955,474.41

Total Current Funding	\$ 169,827,605.61
-----------------------	-------------------

Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 13,053,426.10	11.93%
TOTAL PENDING CHANGE ORDERS	\$ 502,866.69	0.46%
TOTAL CONSTRUCTION CHANGES	\$ 13,556,292.79	12.39%

Comments - Construction Changes over 5%:
Primary change orders to-date have been in relation to added owner requests and unforeseen building structural conditions. Added owner requests have included extensive science lab updates to accommodate programmatic changes and new hires to the various departments. UITS requests also included major MEP infrastructure updates to the Data Center to accommodate High Performance Computing (HPC) needs. Unforeseen building structural conditions included revisions relative to the size of existing beams and columns as well as alterations to underground scope of work to account for the underground grade beam conditions in Gant South.



UCH – Campus Planning Design & Construction

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

Period Ending: September 30, 2022

### *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 Replace Chilled Water Pump CHWP#4	21-018
UCH 836 Hopmeadow Street Simsbury Clinical Practice Relocation	21-036



## UCH – Campus Planning Design & Construction

### Quarterly Construction Status Report

### UCH Replace Chilled Water Pump CHWP#4

Period Ending: September 30, 2022

Project Number: 21-018

---

#### Project Parameters

<b>Project Architect:</b>	AI Engineers	<b>Notice to Proceed:</b>	March 21, 2022
<b>General Contractor:</b>	CT Boiler	<b>Contract Substantial Completion:</b>	September 17, 2022
<b>UCHC Project Manager:</b>	Tim Cifone	<b>Estimated Completion Date:</b>	December 23, 2022
<b>Percent Complete:</b>	30%	<b>Final BOT Budget Amount:</b>	\$ 642,000
		<b>Estimated Cost to Complete:</b>	\$ 642,000

---

**Project Description:** The UConn Health Central Chiller Plant contains four (4) chilled water pumps in good condition with the exception chilled water pump #4 (CHWP#4). Over the years CHWP#4 has become unreliable and is no longer operational. This project will replace the current 400 horse power pump with a new energy efficient model along with a variable frequency drive (VFD).

**Current Project Status:** The project has progressed as far as it can and is awaiting the delivery of the new pump/equipment. The delivery date for the pump/equipment has been postponed several times.

**Project Schedule:** The pump/ equipment delivery date has been postponed to November 2022. Equipment and material delivery delays have impacted the project schedule. The project will be considered substantially complete upon the installation of chilled water pump, relocation of an existing Variable Frequency Drive (VFD) and installation of new VFD. A change order will be issued modifying the substantial completion date once the equipment/pump is delivered to the site.

**Project Budget:** The project is tracking under budget.

**Project Issues/Risks:** None at this time.

Mechanical Room with existing Chilled Water Pump #4





## 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	\$495,000.00	\$435,700.00	\$0.00	\$435,700.00	\$50,047.00	\$485,747.00	\$9,253.00
02000	Design Services	\$38,500.00	\$38,500.00	\$0.00	\$38,500.00	\$0.00	\$38,500.00	\$0.00
03000	Telecomm	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Cost Subtotal		\$535,000.00	\$474,200.00	\$0.00	\$474,200.00	\$50,047.00	\$524,247.00	\$10,753.00
12000	Project Contingency	\$107,000.00	\$0.00	\$0.00	\$0.00	\$117,753.00	\$117,753.00	(\$10,753.00)
Current Totals		\$642,000.00	\$474,200.00	\$0.00	\$474,200.00	\$167,800.00	\$642,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$107,000.00
Project Contingency Expenditure / Surplus	\$10,753.00
Project Contingency Balance	\$117,753.00

### Budget Monitor

Total Estimated Cost to Complete	\$642,000.00
Total Original Budget	\$642,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$50,047.00 11.49%
Total Construction Changes	\$50,047.00 11.49%

### Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost
Pending change order for replacement of additional valves and pump manufacturer / material escalation.



## UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH 836 Hopmeadow St, Simsbury Clinical Practice Relocation

Period Ending: September 30, 2022

Project Number: 21-036

---

### Project Parameters

<b>Project Architect:</b>	Phase Zero Design	<b>Notice to Proceed:</b>	May 26, 2022
<b>General Contractor:</b>	Nosal Builders	<b>Contract Substantial Completion:</b>	November 11, 2022
<b>UCHC Project Manager:</b>	Tim Cifone	<b>Estimated Completion Date:</b>	April 14, 2023
<b>Percent Complete:</b>	0%	<b>Final BOT Budget Amount:</b>	\$ 4,297,000
		<b>Estimated Cost to Complete:</b>	\$ 4,297,000

---

**Project Description:** UConn Health plans to combine the outpatient clinical sites of Simsbury Primary Care and Avon Orthopedic into one larger, new location in the center of Simsbury. This move facilitates program expansion and mitigates deteriorating operating conditions at the current Simsbury site.

The Medical services will include expanded Internal Medicine and Orthopedic offerings, on-site lab and x-ray and an expansion of outreach specialty services to include OB, Cardiology, Vascular Surgery, Urology and Pulmonary.

This project will fit out approximately 11,457 square feet of leased space to accommodate the new clinic.

**Current Project Status:** Project Delayed – Per the terms of the lease the Landlord is responsible for the Core & Shell work for the new clinic. The Landlord's contractor did not follow the flooring underlayment manufactures installation instructions. As a result the flooring underlayment installation did not bond to the existing concrete slab properly nor did it meet the flatness and level criteria required for a clinical occupancy. After lengthy discussions the Landlord agreed to remove and replace the underlayment per the manufacturer's installation instructions. The Fit-Out contractor, Nosal Builders, cannot start work until the new floor underlayment installation is complete.

**Project Schedule:** The floor underlayment issue has prevented the project from starting and has significantly delayed the project completion. The contractor will provide a revised schedule once the completion date for the floor underlayment installation has been finalized.

**Project Budget:** The project is tracking on budget. The Fit-Out contractor is completing a claim for additional costs associated with the delay in starting the project.

**Project Issues/Risks:** Per the Lease agreement the Landlord was responsible for completing the Core & Shell work and turning over the space to UConn Health for the start of the Fit-Out work by July 8, 2022. The Lease agreement also stipulates the Landlord is responsible for costs associated with the delay in turning over the space by the agreed upon date. Campus Planning Design and Construction is working with UConn Health's legal team to reach a resolution on this matter.

**Shell Space prior to floor underlayment installation**



**Removal of improper floor underlayment 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	\$2,830,000.00	\$2,662,408.00	\$0.00	\$2,662,408.00	\$1,100.00	\$2,663,508.00	\$166,492.00
02000	Design Services	\$124,000.00	\$145,176.00	\$0.00	\$145,176.00	\$0.00	\$145,176.00	(\$21,176.00)
03000	Telecomm	\$407,000.00	\$248,410.00	\$0.00	\$248,410.00	\$131,685.00	\$380,095.00	\$26,905.00
04000	Furniture, Fixtures & Equipment	\$448,000.00	\$272,356.00	\$0.00	\$272,356.00	\$236,644.00	\$509,000.00	(\$61,000.00)
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	\$10,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	(\$10,000.00)
08000	Relocation	\$84,000.00	\$0.00	\$0.00	\$0.00	\$84,000.00	\$84,000.00	\$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	\$3,000.00	\$2,599.00	\$0.00	\$2,599.00	\$1,401.00	\$4,000.00	(\$1,000.00)
Direct Cost Subtotal		\$3,906,000.00	\$3,330,949.00	\$0.00	\$3,330,949.00	\$474,830.00	\$3,805,779.00	\$100,221.00
12000	Project Contingency	\$391,000.00	\$0.00	\$0.00	\$0.00	\$491,221.00	\$491,221.00	(\$100,221.00)
Current Totals		\$4,297,000.00	\$3,330,949.00	\$0.00	\$3,330,949.00	\$966,051.00	\$4,297,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$391,000.00
Project Contingency Expenditure / Surplus	\$100,221.00
Project Contingency Balance	\$491,221.00

### Budget Monitor

Total Estimated Cost to Complete	\$4,297,000.00
Total Original Budget	\$4,297,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$1,100.00	0.04%
Total Construction Changes	\$1,100.00	0.04%

### Change Order Narrative

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