



# Quarterly Construction Status Report

**Period Ending: June 30, 2023**

*Storrs and Regional Campuses*

*UConn Health*

## Quarterly Construction Status Report

**Period Ending: June 30, 2023**

### 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>
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<i>Gilbert Road Site Preparation</i>	<i>300235</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>
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UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

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

Period Ending: June 30, 2023

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### 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>	08/04/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$22,000,000.00
<b>Percent Complete:</b>	90 %	<b>Estimated Total Project Cost:</b>	\$20,610,262.29

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### 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 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 27 months. Work in this phase includes adding restrooms, adding egress stairs, completing fire-rated assemblies, and new duct shaft enclosures. All Phase 2 work is Notice of Deficiency (NOD) related.

Ongoing construction activities include fire-rated wall construction and miscellaneous program spaces. Three new egress stair towers have been enclosed and are weathertight. Most NOD work is complete, ready for UConn inspection, and punchlist items are being addressed.

Third party inspection services are ongoing. Inspection performance is satisfactory to UConn FMBIO. Soils remediation and disposal efforts have been finalized.

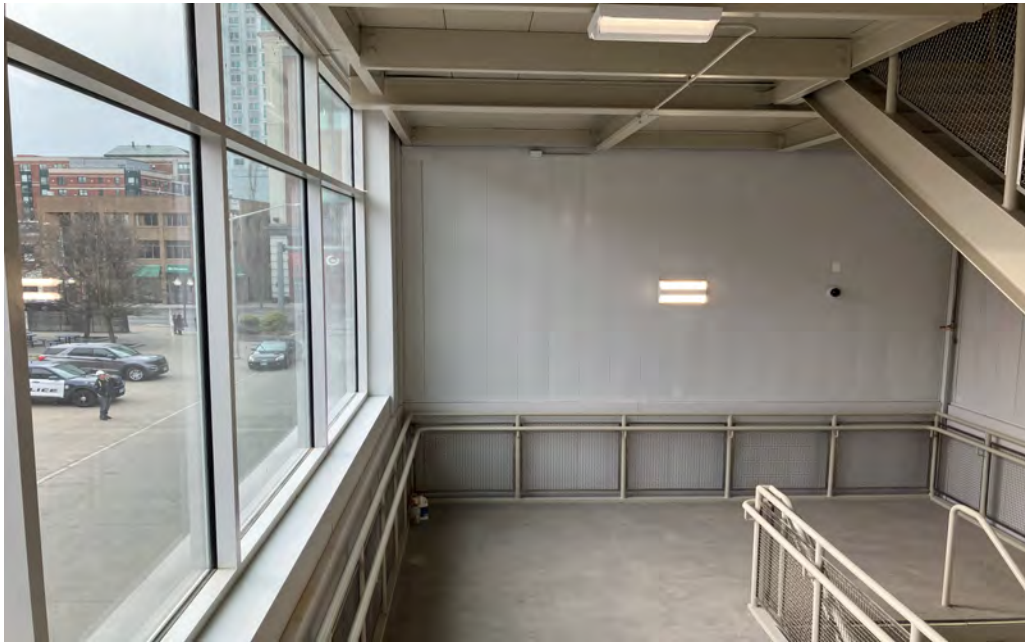
UConn Public Safety has signed off on modifications to the fire protection system at high voltage locations.

### Project Issues/Risks:

Presently, the project is on budget, but unforeseen field conditions and additional remediation is scheduled for Summer 2023. 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 are being made from adjacent spaces on each floor.



Progress photo of the new Southeast Emergency Egress Stair



New Interior Stair



**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	\$1,381,366.99	\$15,932,984.25	\$705,000.00	\$16,637,984.25	-\$1,887,984.25	\$13,287,009.34
02000	Design Services	\$1,900,000.00	\$1,955,000.00	\$183,958.00	\$1,178,898.00	\$1,362,856.00	\$80,000.00	\$1,442,856.00	\$512,144.00	\$1,254,402.24
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	\$929,122.00	\$1,550,717.71	\$0.00	\$1,550,717.71	-\$386,037.71	\$1,456,917.71
06000	Other A/E Services	\$180,500.00	\$140,820.00	\$419,552.40	\$66,492.86	\$486,045.26	\$0.00	\$486,045.26	-\$345,225.26	\$386,379.92
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>\$3,619,090.75</b>	<b>\$19,780,262.29</b>	<b>\$830,000.00</b>	<b>\$20,610,262.29</b>	<b>-\$1,835,262.29</b>	<b>\$16,801,021.53</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>\$3,619,090.75</b>	<b>\$19,780,262.29</b>	<b>\$830,000.00</b>		<b>\$1,389,737.71</b>	<b>\$16,801,021.53</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 20,610,262.29
TOTAL APPROVED BUDGET	\$ 22,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,389,737.71

Total Current Funding	\$ 22,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 697,216.79	4.79%
TOTAL PENDING CHANGE ORDERS	\$ 684,150.20	4.70%
TOTAL CONSTRUCTION CHANGES	\$ 1,381,366.99	9.49%

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: June 30, 2023**

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

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**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>	05/11/2023
<b>UConn Project Manager:</b>	Scott Gallo	<b>Projected Substantial Completion:</b>	05/11/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$7,750,000.00
<b>Percent Complete:</b>	98 %	<b>Estimated Total Project Cost:</b>	\$7,658,127.36

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**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 new exterior convenience stairs at the rear entrance of University Safety has been installed and currently in use. The Fire Chief and Deputy Chief have moved into their new Suite and the men's and women's locker rooms are occupied. There are a few remaining change orders that will be completed as soon as materials arrive which will be by mid July.

**Project Issues/Risks:**

None at this time.





New Exterior Stairs



Fire Chief Suite Conference Room



**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	\$5,567,990.00	\$469,323.08	\$6,037,313.08	\$41,722.25	\$6,079,035.33	-\$233,035.33	\$5,706,320.54
02000	Design Services	\$576,905.00	\$576,905.00	\$372,642.50	\$452,897.00	\$825,539.50	\$0.00	\$825,539.50	-\$248,634.50	\$770,751.54
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	\$114,919.50
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$95,582.37	-\$88,940.75	\$6,641.62	\$94,576.75	\$101,218.37	-\$101,218.37	\$6,641.62
05000	Internal Costs	\$266,061.00	\$266,061.00	\$23,002.21	\$280,248.00	\$303,250.21	\$0.00	\$303,250.21	-\$37,189.21	\$66,257.05
06000	Other A/E Services	\$102,247.00	\$102,247.00	\$122,328.76	\$3,879.00	\$126,207.76	\$0.00	\$126,207.76	-\$23,960.76	\$120,569.71
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	-\$31,926.98	\$47,623.62	\$0.00	\$47,623.62	\$23,726.38	\$45,065.87
09000	Environmental	\$0.00	\$0.00	\$6,837.53	\$3,810.52	\$10,648.05	\$0.00	\$10,648.05	-\$10,648.05	\$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	\$296.94	\$5,629.00	\$0.00	\$5,629.00	-\$5,129.00	\$5,629.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$6,893,922.00</b>	<b>\$6,893,922.00</b>	<b>\$6,362,366.55</b>	<b>\$1,159,461.81</b>	<b>\$7,521,828.36</b>	<b>\$136,299.00</b>	<b>\$7,658,127.36</b>	<b>-\$764,205.36</b>	<b>\$6,846,802.88</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>\$6,362,366.55</b>	<b>\$1,159,461.81</b>	<b>\$7,521,828.36</b>	<b>\$136,299.00</b>		<b>\$91,872.64</b>	<b>\$6,846,802.88</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,658,127.36
TOTAL APPROVED BUDGET	\$ 7,750,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 91,872.64

Total Current Funding	\$ 7,750,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 409,123.08	7.35%
TOTAL PENDING CHANGE ORDERS	\$ 60,200.00	1.08%
TOTAL CONSTRUCTION CHANGES	\$ 469,323.08	8.43%

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 too expensive and we have canceled that task for this project. We received pricing for the renovation of the Fire Chief's Suite which we have now completed renovations. We are holding the additional funding to transfer it to a new project to address relocating the Dispatch Center and creating a Business Suite .





UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

NWQUAD - Science 1 - Site Improvements and Tunnel

Phase 2

Period Ending: June 30, 2023

Project Number: 300050

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### 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>	12/09/2022
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$56,000,000.00
<b>Percent Complete:</b>	99 %	<b>Estimated Total Project Cost:</b>	\$54,739,013.98

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### Project Description:

Northwest Quad Science 1 – Site Improvements and Tunnel Phase 2 consisted 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 received a TCO on December 9, 2022 and the Design Team has provided their punch list to Dimeo Construction to be addressed.

Work outside the building, both Day 2 and punch list, is currently underway and is slated for completion over the summer of 2023 before the start of the fall semester.

The subsidiary ETUR tunnel project is currently underway with the goal of completing steam line scope of work by 10/27/2023 to support permanent heating ahead of the 2023-2024 heating season

### Project Issues/Risks:

Waldron's Northwest Quad Site Improvement PEER review of the twenty inch steam system at the Utility Tunnel was submitted to the University on November 28, 2022. As a result of this review and the subsequent BVH third party report, the ETUR subsidiary project has been initiated to remediate items outlined by the reports. Six ETUR design packages are being issued sequentially and an ETUR GMP has been compiled and finalized to enable the start of steam line work in the tunnel accordingly ahead of the upcoming heating season.



NW Quad Site - North Elevation - Looking East



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	\$41,478,288.96	\$2,160,170.93	\$43,638,459.89	\$1,755,585.03	\$45,394,044.92	-\$5,394,044.92	\$35,898,754.19
02000	Design Services	\$5,000,000.00	\$5,000,000.00	\$758,852.10	\$5,146,048.20	\$5,904,900.30	\$0.00	\$5,904,900.30	-\$904,900.30	\$5,655,324.80
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	\$79,272.12
05000	Internal Costs	\$2,000,000.00	\$2,000,000.00	\$1,025,699.77	\$1,754,123.59	\$2,779,823.36	\$0.00	\$2,779,823.36	-\$779,823.36	\$2,728,783.81
06000	Other A/E Services	\$500,000.00	\$500,000.00	\$276,579.00	\$95,201.36	\$371,780.36	\$180,802.00	\$552,582.36	-\$52,582.36	\$276,634.37
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	\$7,485.00	\$18,538.00	\$0.00	\$18,538.00	\$6,462.00	\$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>\$43,639,597.87</b>	<b>\$9,163,029.08</b>	<b>\$52,802,626.95</b>	<b>\$1,936,387.03</b>	<b>\$54,739,013.98</b>	<b>-\$6,109,013.98</b>	<b>\$44,658,756.06</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>\$43,639,597.87</b>	<b>\$9,163,029.08</b>	<b>\$52,802,626.95</b>	<b>\$1,936,387.03</b>		<b>\$1,260,986.02</b>	<b>\$44,658,756.06</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 54,739,013.98
TOTAL APPROVED BUDGET	\$ 56,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,260,986.02

Total Current Funding	\$ 56,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,691,559.22	4.08%
TOTAL PENDING CHANGE ORDERS	\$ 463,544.82	1.12%
TOTAL CONSTRUCTION CHANGES	\$ 2,155,104.04	5.20%

Comments - Construction Changes over 5%:
Change orders on this project are primarily due to university requested Day 2 sitework changes as well as unforeseen added steam line scope of work. Costs for the steam line work are to be reimbursed via an insurance claim, but initial costs are to be funded via the 300050 project.



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: June 30, 2023**

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

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**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>	12/29/2023
<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>	\$2,001,571.50

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**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.

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

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 will be scheduled when all approvals are in place.

**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.





Washington Boulevard property - aerial view



Washington Boulevard property



**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	\$3,000.00	\$8,800.00	\$0.00	\$8,800.00	-\$8,800.00	\$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	\$6,394.50
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>\$58,270.00</b>	<b>\$2,001,571.50</b>	<b>\$0.00</b>	<b>\$2,001,571.50</b>	<b>\$258,428.50</b>	<b>\$1,693,601.59</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>\$58,270.00</b>	<b>\$2,001,571.50</b>	<b>\$0.00</b>		<b>\$498,428.50</b>	<b>\$1,693,601.59</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 2,001,571.50
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 498,428.50

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, 2023

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>	06/30/2023
<b>UConn Project Manager:</b>	Webb Grouten, Jr.	<b>Projected Substantial Completion:</b>	06/30/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$43,000,000.00
<b>Percent Complete:</b>	90 %	<b>Estimated Total Project Cost:</b>	\$39,871,435.89

### 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.

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, 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. GMP for Package 0 has been fully executed. DEEP boiler air permits were received in March 2021.

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

Package 2 work in the boiler plant is 99% complete. Punch list, final commissioning and miscellaneous change order work remains.

Package 2 work at the SUP; boiler assembly is nearing completion including stack, outside air intake and flue gas return duct. Piping to condensate tanks and deaerator tank is nearing completion. Vent piping has been installed through the roof. Control valves are installed and instrument air piping is in the process of being installed. Various pipe hydrostatic testing continues allowing installation of pipe insulation to progress. Electrical and controls terminations continue throughout the SUP.

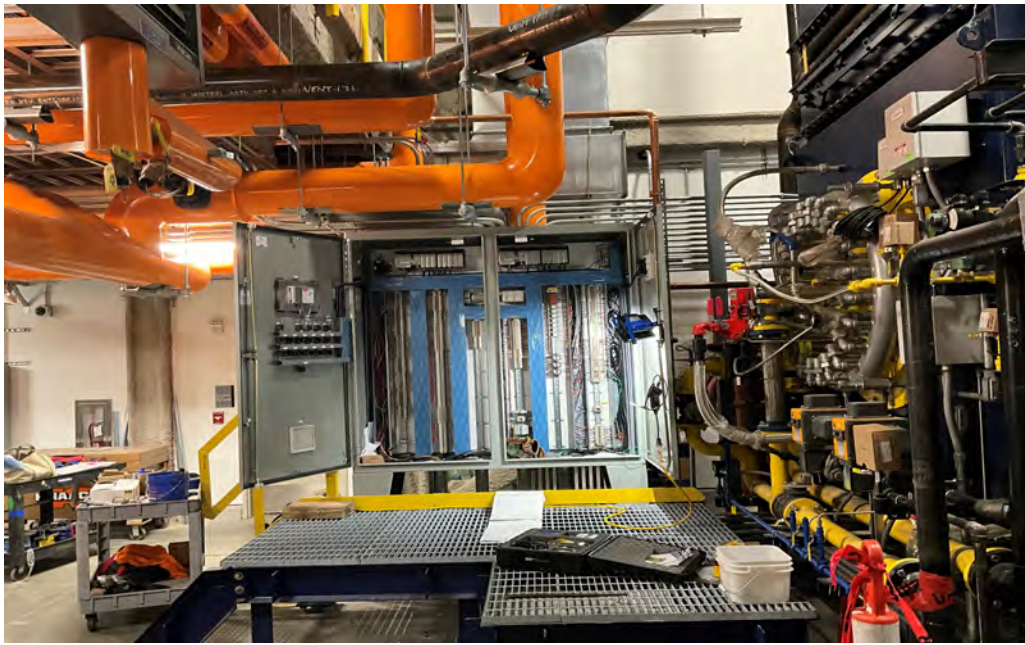
The commissioning functional performance testing (FPT) schedule is being coordinated. Bond is in the process of procuring steam blow services for the new SUP steam piping.

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 2022.

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.

### Project Issues/Risks:

Issues with procurement has extended the project substantial completion date to June 30, 2023.



Boiler Control Panel Wiring



Boiler Pipe Insulation View Looking South



**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	\$32,200,000.00	\$32,200,000.00	\$30,611,927.61	\$3,175,566.80	\$33,787,494.41	\$938,455.47	\$34,725,949.88	-\$2,525,949.88	\$26,988,867.70
02000	Design Services	\$2,000,000.00	\$2,000,000.00	\$1,093,325.00	\$1,944,893.09	\$3,038,218.09	\$0.00	\$3,038,218.09	-\$1,038,218.09	\$2,727,122.69
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	\$1,793,126.89	\$1,949,530.35	\$0.00	\$1,949,530.35	\$650,469.65	\$683,413.05
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	\$136,264.75
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>\$38,000,000.00</b>	<b>\$38,000,000.00</b>	<b>\$32,018,021.64</b>	<b>\$6,914,958.78</b>	<b>\$38,932,980.42</b>	<b>\$938,455.47</b>	<b>\$39,871,435.89</b>	<b>-\$1,871,435.89</b>	<b>\$30,537,562.76</b>
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	<b>TOTAL</b>	<b>\$43,000,000.00</b>	<b>\$43,000,000.00</b>	<b>\$32,018,021.64</b>	<b>\$6,914,958.78</b>	<b>\$38,932,980.42</b>	<b>\$938,455.47</b>		<b>\$3,128,564.11</b>	<b>\$30,537,562.76</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 39,871,435.89
TOTAL APPROVED BUDGET	\$ 43,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,128,564.11

Total Current Funding	\$ 43,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,810,400.19	9.18%
TOTAL PENDING CHANGE ORDERS	\$ 359,963.34	1.18%
TOTAL CONSTRUCTION CHANGES	\$ 3,170,363.53	10.36%

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, 2023**

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

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**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>	01/09/2024
<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

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**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, 2022 test pits in the locations of the proposed poles were completed. Shop drawings have been approved and released for fabrication. Fabrication of foundation components and poles expected late summer/early fall. The foundations are expected to be installed early Early Fall 2023 and then the poles to be installed as soon as they complete fabrication. It is expected that the signals will be operational November 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	\$146,729.03
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	\$53,205.00
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	\$1,482.00
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>\$201,416.03</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>\$201,416.03</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
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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

Residential Life Facilities - South Campus Residence  
Hall

Period Ending: June 30, 2023

Project Number: 300200

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### Project Parameters

<b>Project Architect/Engineer:</b>	Newman Architects PC	<b>Notice to Proceed:</b>	10/07/2022
<b>General Contractor/CM:</b>	KBE Building Corporation	<b>Contract Substantial Completion:</b>	07/01/2024
<b>UConn Project Manager:</b>	Katherine Viveiros	<b>Projected Substantial Completion:</b>	07/01/2024
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$215,000,000.00
<b>Percent Complete:</b>	45 %	<b>Estimated Total Project Cost:</b>	\$199,307,816.16

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### Project Description:

The new South Campus Residence Hall will be located on the University of Connecticut Storrs Campus, near the corner of Gilbert and Mansfield Roads. The project consists of a new residence hall containing 647 beds in suite style units. The Residence Hall includes associated lounges, common spaces, game room, laundry, bike storage, mail room, ground floor offices, seminar rooms, meeting rooms and multipurpose spaces. The project includes a new 500 seat dining facility consisting of full commercial kitchen, loading dock, services spaces, and restrooms. The total project area is +/- 257,000 GSF. The building spans 7 stories high with 6 stories of residential rooms and a single story Dining Hall featuring naturally lit high ceilings overlooking Mirror Lake. The project will include spacious courtyards, site work improvements, outdoor seating, utilities, hardscape, site accessories, lighting and landscaping.

### Current Project Status:

The contractor mobilized on the site on December 1, 2022. The project is currently in construction with the completion of the concrete footings and walls in Area E and F (residence wings), with steel erection wrapping up in Area E and in progress in Areas F and G (Dining Hall). Site utility work for drainage, water and sanitary is progressing along with areas of site improvements to concrete stairs, site lighting and new sidewalks. The building envelope stone and masonry is about to begin and will progress over the next 4-6 months. Exterior framing and interior wall framing continue in Area E and F on multiple levels. Piping for MEP systems have been pre-assembled and are onsite. Fuel usage by the temporary boilers has been consistent and is being monitored closely. In the future months, the installation of interior walls will continue on the remaining levels, windows / curtainwall system will start arriving onsite, roofing will begin, and interior finishes will be gearing up for installation. The new furniture for student suites will be ordered over the next couple months. The substantial completion is still on target for July 2024. The project remains within budget.

### Project Issues/Risks:

Electrical equipment and other material delivery timeframes may be effected by on-going supply chain issues and shortages.

Late release of the South Campus Infrastructure project may result in late delivery of utilities and additional costs to open the South Campus Residence Hall. Some site work and surrounding work might not be complete.



South Campus - Area E and F Steel Install 6.20.23 North View



South Campus -Area F and G Steel Install 7.10.23- South View



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: Residential Life Facilities - South Campus Residence Hall  
Project Num.: 300200  
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	\$175,000,000.00	\$175,000,000.00	\$171,392,198.00	\$6,814,240.48	\$178,206,438.48	\$3,798,412.12	\$182,004,850.60	-\$7,004,850.60	\$45,219,710.08
02000	Design Services	\$6,350,000.00	\$5,420,000.00	\$520,175.00	\$4,562,954.00	\$5,083,129.00	\$100,000.00	\$5,183,129.00	\$236,871.00	\$4,409,966.00
03000	Telecom	\$1,150,000.00	\$1,150,000.00	\$831,504.00	\$0.00	\$831,504.00	\$0.00	\$831,504.00	\$318,496.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$2,400,000.00	\$2,400,000.00	\$0.00	\$0.00	\$0.00	\$3,400,000.00	\$3,400,000.00	-\$1,000,000.00	\$0.00
05000	Internal Costs	\$1,000,000.00	\$6,750,000.00	\$4,561,548.88	\$1,915,019.70	\$6,476,568.58	\$0.00	\$6,476,568.58	\$273,431.42	\$6,226.00
06000	Other A/E Services	\$6,700,000.00	\$1,350,000.00	\$1,341,654.60	\$0.00	\$1,341,654.60	\$0.00	\$1,341,654.60	\$8,345.40	\$349,868.73
07000	Art	\$1,750,000.00	\$1,750,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750,000.00	\$0.00
08000	Relocation	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00
09000	Environmental	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00	\$0.00
10000	Insurance & Legal	\$50,000.00	\$50,000.00	\$4,500.00	\$2,000.00	\$6,500.00	\$0.00	\$6,500.00	\$43,500.00	\$5,952.00
11000	Miscellaneous	\$250,000.00	\$165,000.00	\$63,609.38	\$0.00	\$63,609.38	\$0.00	\$63,609.38	\$101,390.62	\$63,609.38
	<b>DIRECT COST SUBTOTAL</b>	<b>\$195,000,000.00</b>	<b>\$194,385,000.00</b>	<b>\$178,715,189.86</b>	<b>\$13,294,214.18</b>	<b>\$192,009,404.04</b>	<b>\$7,298,412.12</b>	<b>\$199,307,816.16</b>	<b>-\$4,922,816.16</b>	<b>\$50,055,332.19</b>
12000	Contingency	\$20,000,000.00	\$20,615,000.00						\$20,615,000.00	
	<b>TOTAL</b>	<b>\$215,000,000.00</b>	<b>\$215,000,000.00</b>	<b>\$178,715,189.86</b>	<b>\$13,294,214.18</b>	<b>\$192,009,404.04</b>	<b>\$7,298,412.12</b>		<b>\$15,692,183.84</b>	<b>\$50,055,332.19</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 199,307,816.16
TOTAL APPROVED BUDGET	\$ 215,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 15,692,183.84

Total Current Funding	\$ 64,633,990.09
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,583,529.06	1.51%
TOTAL PENDING CHANGE ORDERS	\$ 4,230,711.42	2.47%
TOTAL CONSTRUCTION CHANGES	\$ 6,814,240.48	3.98%

Comments - Construction Changes over 5%:	
None at this time	

**Quarterly Construction Status Report**  
**Period Ending: June 30, 2023**

**Res Life Mansfield Apartments Redevelopment**  
**Project Number: 300234**

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**Project Parameters**

<b>Project Architect/Engineer:</b>	Sasaki Associates Inc	<b>Notice to Proceed:</b>	07/06/2022
<b>General Contractor/CM:</b>		<b>Contract Substantial Completion:</b>	08/14/2026
<b>UConn Project Manager:</b>	John Robitaille	<b>Projected Substantial Completion:</b>	
<b>Project Phase:</b>	Design	<b>Current Phase Budget:</b>	\$12,000,000.00
<b>Percent Complete:</b>	4 %	<b>Estimated Total Project Cost:</b>	\$7,855,142.61

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**Project Description:**

Mansfield Apartments is an existing 240 bed apartment complex located on South Eagleville Road in Storrs CT and was constructed circa 1940. The townhouse style apartments were originally constructed as graduate family housing but have mostly been utilized by the undergraduate upper classes. The facilities have reached the end of their useful life and the property, which contains approximately 16 acres, can be utilized for denser apartment-style development. The complex has been utilized exclusively as an isolation location during the Covid-19 pandemic and it is desirable to commence redevelopment activities at this time, with the intention of not having to reopen the complex in its current condition to the general student population again.

**Current Project Status:**

The University intends to engage the services of a design team to assess opportunities to develop a new apartment-style complex on the Mansfield Apartments site fully replace the existing complex. This Planning budget only includes costs for this initial concept design phase and project programming, and additional funding will be required to complete the design documents and construct the project. Simultaneously with the commencement of the design, the University will also commence the CEPA approval process for the project, which will take approximately one year.

The intent is that this project will conform to Connecticut High Performance Building regulations and will be registered as a LEED project, with a target goal of LEED Gold. Additional sustainability measures towards a potential net zero carbon goal will also be investigated in this Planning phase.

Abatement within the existing buildings began October 2022 and was complete on January 17, 2023. Demolition of the existing buildings began in March 2023, after receiving a Town of Mansfield demo permit on February 28, 2023. The current buildings are demolished and site stabilization was complete the first week of June 2023. The demolition phase is now in closeout.

The bridging documents dated December 9, 2022, were bid to prequalified design/build teams with bids received on February 2, 2023. The apparent low bid was too high to proceed with the project. The University has decided to decline this bid. A new project budget is being established with a desire for approximately 750 beds. This redesigned project will follow a design/bid/build delivery model with a Construction Manager at Risk. The milestone date of design completion is April 1, 2024, and construction substantial completion of August 2026.

**Project Issues/Risks:**

The design contract will need to be revised from a Standard Fixed-Fee Bridging Architect Contract to a Standard Fixed-Fee Architect's Contract with an agreed upon design fee. A Construction Manager at Risk RFQ/RFP is to be developed with a goal to have a CM under contract during the summer 2023. Because of the limited funding available this project will not seek a PLA.





Site stabilization along South Eagleville Road



Site stablization along southern ring road



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: Res Life Mansfield Apartments Redevelopment  
Project Num.: 300234  
Project Phase: Design

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	\$2,450,000.00	\$2,450,000.00	\$2,406,689.06	\$175,184.14	\$2,581,873.20	\$0.00	\$2,581,873.20	-\$131,873.20	\$2,283,973.44
02000	Design Services	\$5,903,415.00	\$5,903,415.00	\$598,415.00	\$3,512,705.00	\$4,111,120.00	\$0.00	\$4,111,120.00	\$1,792,295.00	\$3,470,800.00
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	\$25,500.00	\$334,500.00	\$360,000.00	\$0.00	\$360,000.00	-\$360,000.00	\$0.00
06000	Other A/E Services	\$922,294.44	\$922,294.44	\$218,051.00	\$237,514.44	\$455,565.44	\$0.00	\$455,565.44	\$466,729.00	\$295,476.01
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	\$329,870.00	\$329,870.00	\$72,273.40	\$264,620.00	\$336,893.40	\$0.00	\$336,893.40	-\$7,023.40	\$265,844.62
10000	Insurance & Legal	\$91,508.00	\$91,508.00	\$7,000.00	\$2,690.57	\$9,690.57	\$0.00	\$9,690.57	\$81,817.43	\$7,281.57
11000	Miscellaneous	\$20,340.00	\$20,340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,340.00	\$0.00
	<b>DIRECT COST SUBTOTAL</b>	<b>\$9,717,427.44</b>	<b>\$9,717,427.44</b>	<b>\$3,327,928.46</b>	<b>\$4,527,214.15</b>	<b>\$7,855,142.61</b>	<b>\$0.00</b>	<b>\$7,855,142.61</b>	<b>\$1,862,284.83</b>	<b>\$6,323,375.64</b>
12000	Contingency	\$2,282,572.56	\$2,282,572.56						\$2,282,572.56	
	<b>TOTAL</b>	<b>\$12,000,000.00</b>	<b>\$12,000,000.00</b>	<b>\$3,327,928.46</b>	<b>\$4,527,214.15</b>	<b>\$7,855,142.61</b>	<b>\$0.00</b>		<b>\$4,144,857.39</b>	<b>\$6,323,375.64</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,855,142.61
TOTAL APPROVED BUDGET	\$ 12,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 4,144,857.39

<b>Total Current Funding</b>	<b>\$ 12,000,000.00</b>
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 62,294.00	2.59%
TOTAL PENDING CHANGE ORDERS	\$ 112,890.14	4.69%
TOTAL CONSTRUCTION CHANGES	\$ 175,184.14	7.28%

Comments - Construction Changes over 5%:
Furniture which the University did not want to be salvaged had to be removed and disposed of by the contractor. And environmentally contaminated soils at an old underground storage tank needed to be remediated.





UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: June 30, 2023**

**Gilbert Road Site Preparation**  
**Project Number: 300235**

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**Project Parameters**

<b>Project Architect/Engineer:</b>	Fennick McCredie Architecture Ltd	<b>Notice to Proceed:</b>	10/20/2022
<b>General Contractor/CM:</b>	Sarazin General Contractors Inc	<b>Contract Substantial Completion:</b>	09/19/2023
<b>UConn Project Manager:</b>	Cristina Fedeles	<b>Projected Substantial Completion:</b>	06/15/2023
<b>Project Phase:</b>	Construction	<b>Current Phase Budget:</b>	\$6,600,000.00
<b>Percent Complete:</b>	63 %	<b>Estimated Total Project Cost:</b>	\$3,222,224.44

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**Project Description:**

This project prepares the area along Gilbert Road for the future construction of the South Campus Residence Hall. In addition to trees, sidewalks and other site features, the footprint of the new building is in conflict with an existing house at 4 Gilbert Road. The house was constructed circa 1917 as faculty housing and is a remnant of the University's row housing that was on the perimeter of the original campus. However, due to overall campus growth, the house is now in a more densely populated area, surrounded by larger collegiate structures. Because of its small size, it is not suitable for the majority of academic uses.

This project will consist of the relocation, renovation and site restoration for this house at 4 Gilbert Road.

**Current Project Status:**

Construction Notice To Proceed was provided on October 20, 2022.

Site preparation is ongoing, including tree removal and investigatory work.

Relocation of the house completed between November 22nd and December 9th, 2022.

The foundation excavation has started, rebar will be delivered onsite April 4th, 2023.

Soil nailing will start April 6th, 2023.

Only Phase 1 of the project was approved which included the relocation of the house across Gilbert Road adjacent to Gilbert Road.

Foundation work is in progress and house relocation is tentatively scheduled for the 18th of July.

Phase 2 of the project will consist of exterior façade renovations and the revised set of drawings for this work is expected on July 15th.

**Project Issues/Risks:**

UConn did not approve a budget increase to complete all of the interior and exterior work originally proposed. Only the relocation has been approved to date. Final scope of work is still pending, but likely will include only the exterior restoration (and no interior work).

Exterior work will proceed as part of Phase II for the project and it is expected to start in October 2023.



Foundation work in progress at the permanent site



Walls formwork in progress.



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: Gilbert Road Site Preparation  
Project Num.: 300235  
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	\$5,151,000.00	\$2,311,000.00	\$2,368,589.62	-\$93,170.60	\$2,275,419.02	\$0.00	\$2,275,419.02	\$35,580.98	\$1,252,750.16
02000	Design Services	\$900,000.00	\$900,000.00	\$251,347.00	\$626,026.00	\$877,373.00	\$0.00	\$877,373.00	\$22,627.00	\$773,792.06
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$198,000.00	\$198,000.00	\$14,000.00	\$25,500.00	\$39,500.00	\$0.00	\$39,500.00	\$158,500.00	\$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	\$29,000.00	\$30,000.00	\$28,542.20	\$0.00	\$28,542.20	\$0.00	\$28,542.20	\$1,457.80	\$27,966.20
10000	Insurance & Legal	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$1,390.22	\$0.00	\$1,390.22	\$0.00	\$1,390.22	-\$1,390.22	\$1,390.22
	<b>DIRECT COST SUBTOTAL</b>	<b>\$6,279,000.00</b>	<b>\$3,440,000.00</b>	<b>\$2,663,869.04</b>	<b>\$558,355.40</b>	<b>\$3,222,224.44</b>	<b>\$0.00</b>	<b>\$3,222,224.44</b>	<b>\$217,775.56</b>	<b>\$2,055,898.64</b>
12000	Contingency	\$321,000.00	\$3,160,000.00						\$3,160,000.00	
	<b>TOTAL</b>	<b>\$6,600,000.00</b>	<b>\$6,600,000.00</b>	<b>\$2,663,869.04</b>	<b>\$558,355.40</b>	<b>\$3,222,224.44</b>	<b>\$0.00</b>		<b>\$3,377,775.56</b>	<b>\$2,055,898.64</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 3,222,224.44
TOTAL APPROVED BUDGET	\$ 6,600,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,377,775.56

<b>Total Current Funding</b>	<b>\$ 6,600,000.00</b>
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -88,531.73	-3.74%
TOTAL PENDING CHANGE ORDERS	\$ 62,632.13	2.64%
TOTAL CONSTRUCTION CHANGES	\$ -25,899.60	-1.09%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

**Quarterly Construction Status Report**  
**Period Ending: June 30, 2023**

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

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**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>	98 %	<b>Estimated Total Project Cost:</b>	\$7,566,451.88

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**Project Description:**

A feasibility study for the replacement as well as extending new direct-buried steam piping from the existing north utility tunnel to the new B4 vault was completed and recommended the replacement of vault B4 and direct bury steam piping in the vicinity of the vault and steam piping located within the north tunnel. Safety/Code/Access.

BVH completed 100% CD drawing July 13, 2022. A final review of the documents was completed July 2022 to incorporate any comments and work began.

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

During the project excavation it became apparent that the extent of existing piping corrosion due to age was more extensive and additional replacement is required.

**Current Project Status:**

Schedule may extend day for day after 5/18/22 NTP planned date. NTP issued on 7/6/22. 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 now completed. In October 2022 excavation is substantially complete. Shoring and lagging is complete and the piles are being monitored for any movement. Vibration monitors are placed in Bronwell and are being tracked with no issues to date. Underground utilities are being supported as needed. The temporary steam connection was completed and is operational to Bronwell in Oct. 2022.

A field visit to the Mass Tank plant occurred in October with UConn representatives in attendance. In November 2022 the penetrations into the Utility tunnel was made and new steam piping begun and the first 50' installation is complete and tested. Subgrades for the piping are complete and lagging will be removed as pipe is backfilled. In December 2022 the prefabricated steel B4 steam vault was delivered and installed on 12/21/22. Steam piping installation and connections continued and backfilling is underway.

May 2023 the steam piping was activated and site restoration began in May 2023 after graduation. The concrete sidewalks, brick pavers and roadway paving was completed in June 2023.

**Project Issues/Risks:**

The extent of the damaged existing steam & condensate piping to Bronwell and Eng II was more extensive than anticipated and replacement piping must be extended to connect the system. A CCD was issued to cover the work identified for this replacement piping.

Cost Risks have been established for the 100% IFC documents, temporary steam piping and Bulletins 1 & 2.





B4 vault steam project placing concrete sidewalks



B4 steam project placing sod and watering completed area



**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	\$333,268.90	\$5,810,668.90	\$488,000.00	\$6,298,668.90	-\$498,668.90	\$4,798,459.26
02000	Design Services	\$323,000.00	\$323,000.00	\$23,811.00	\$660,523.10	\$684,334.10	\$169,000.00	\$853,334.10	-\$530,334.10	\$634,163.32
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	\$255,835.58	\$339,910.58	\$0.00	\$339,910.58	-\$145,910.58	\$129,873.00
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	\$35,210.00
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	\$5,929.80	\$27,673.30	\$0.00	\$27,673.30	\$143,326.70	\$24,538.50
10000	Insurance & Legal	\$10,000.00	\$10,000.00	\$500.00	\$500.00	\$1,000.00	\$0.00	\$1,000.00	\$9,000.00	\$663.00
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>\$1,256,057.38</b>	<b>\$6,909,451.88</b>	<b>\$657,000.00</b>	<b>\$7,566,451.88</b>	<b>-\$816,451.88</b>	<b>\$5,622,907.08</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>\$1,256,057.38</b>	<b>\$6,909,451.88</b>	<b>\$657,000.00</b>		<b>\$133,548.12</b>	<b>\$5,622,907.08</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,566,451.88
TOTAL APPROVED BUDGET	\$ 7,700,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 133,548.12

Total Current Funding	\$ 7,700,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 285,534.23	5.21%
TOTAL PENDING CHANGE ORDERS	\$ 47,734.67	0.87%
TOTAL CONSTRUCTION CHANGES	\$ 333,268.90	6.08%

Comments - Construction Changes over 5%:
Upon completion of the excavation for the existing steam & condensate lines it was determined that the extend of damage due to age extended beyond the contract point of connection points. The piping needed to be extended on this Exigent project to satisfactorily connect the piping system. This increased the project projected cost.





UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

## Quarterly Construction Status Report

Academic & Research Facilities - STEM Research Center  
Science 1

Period Ending: June 30, 2023

Project Number: 901802

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### 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>	Mary Clark & Ian Crouse	<b>Projected Substantial Completion:</b>	10/31/2022
<b>Project Phase:</b>	Occupancy	<b>Current Phase Budget:</b>	\$220,000,000.00
<b>Percent Complete:</b>	99 %	<b>Estimated Total Project Cost:</b>	\$187,289,929.07

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### Project Description:

Science 1 is the first STEM facility in the NW Quad Science District. The building program includes state of the art research, office and classroom space for the Institute of Materials and Sciences (IMS) and Materials and Science Engineering (MSE). The square footage for the Science 1 facility is approximately 180,000 GSF and the building utilities are supported by the adjacent supplemental utility plant (SUP).

### Current Project Status:

The Science 1 Building is now fully occupied and in active use by the IMS & MSE departments for ongoing research and classes. Ongoing Day 2 activities include the implementation of added departmental requests to support research needs and equipment startup/connections. Specific additions include added equipment infrastructure to support specific research needs for the new Cleanroom space on the ground floor of the building. At this time temporary measures have been implemented in the cleanroom to support the start of research activities while long lead Day 2 material components for added Nitrogen & Argon piping systems are on order. A formal building turnover walk through was conducted with Facilities on June 28th, 2023, to enable transitional measures for building support and normal preventative maintenance starting 07/01/2023. Final closeout documentation, financial closeout, and completion of outstanding punchlist items and remaining Day 2 lab research requests is underway.

### Project Issues/Risks:

Added long lead cleanroom argon & nitrogen manifold components and the nitrogen fill station are currently on order as a part of the added Day 2 end user requests. Final Day 2 completion is pending the final delivery and installation of these added equipment components. All other added Day 2 requests are currently ongoing and nearing completion.



Science 1 North Building Exterior



Science 1 Research Neighborhood



**UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION**

Project Name: Academic & Research Facilities - STEM Research Center Science 1  
Project Num.: 901802  
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	\$150,000,000.00	\$150,000,000.00	\$135,405,100.17	\$8,480,156.55	\$143,885,256.72	\$10,946,933.04	\$154,832,189.76	-\$4,832,189.76	\$135,342,231.75
02000	Design Services	\$16,000,000.00	\$16,000,000.00	\$3,644,732.25	\$10,927,999.60	\$14,572,731.85	\$2,000,000.00	\$16,572,731.85	-\$572,731.85	\$14,524,644.77
03000	Telecom	\$3,000,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$10,000,000.00	\$10,000,000.00	\$1,879,450.90	\$148,261.87	\$2,027,712.77	\$0.00	\$2,027,712.77	\$7,972,287.23	\$2,019,012.43
05000	Internal Costs	\$12,000,000.00	\$12,000,000.00	\$2,229,956.68	\$8,065,912.68	\$10,295,869.36	\$200,000.00	\$10,495,869.36	\$1,504,130.64	\$9,930,613.25
06000	Other A/E Services	\$3,000,000.00	\$3,000,000.00	\$944,035.00	\$6,958.16	\$950,993.16	\$0.00	\$950,993.16	\$2,049,006.84	\$730,118.25
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	\$1,362,450.19	\$509,610.76	\$1,872,060.95	\$411,969.08	\$2,284,030.03	\$715,969.97	\$1,220,613.33
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	\$12,495.04
11000	Miscellaneous	\$165,000.00	\$165,000.00	\$110,833.95	\$2,093.15	\$112,927.10	\$0.00	\$112,927.10	\$52,072.90	\$97,557.10
	<b>DIRECT COST SUBTOTAL</b>	<b>\$197,790,000.00</b>	<b>\$197,790,000.00</b>	<b>\$145,645,691.14</b>	<b>\$28,085,335.81</b>	<b>\$173,731,026.95</b>	<b>\$13,558,902.12</b>	<b>\$187,289,929.07</b>	<b>\$10,500,070.93</b>	<b>\$163,877,285.92</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>\$145,645,691.14</b>	<b>\$28,085,335.81</b>	<b>\$173,731,026.95</b>	<b>\$13,558,902.12</b>		<b>\$32,710,070.93</b>	<b>\$163,877,285.92</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 187,289,929.07
TOTAL APPROVED BUDGET	\$ 220,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 32,710,070.93

Total Current Funding	\$ 220,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 7,412,524.55	5.47%
TOTAL PENDING CHANGE ORDERS	\$ 1,067,632.00	0.79%
TOTAL CONSTRUCTION CHANGES	\$ 8,480,156.55	6.26%

Comments - Construction Changes over 5%:
Changes over 5% are due to added end user requests to support research needs as well as additional GC staffing costs from Dimeo to cover extended Day 2 scope of work for added end user requests beyond substantial completion in 2022.

## Quarterly Construction Status Report Period Ending: June 30, 2023

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>	TBD
<b>General Contractor/CM:</b>	The Whiting-Turner Contracting Company	<b>Ph 3 Contract Substantial Completion:</b>	TBD
<b>UConn Project Manager:</b>	Ian Crouse	<b>Ph 1 &amp; 2 Substantial Completion:</b>	08/16/2022
<b>Current Project Phase:</b>	Intermediary Life Safety Implementation	<b>Current Phase 1 &amp; 2 Budget:</b>	\$170,000,000.00
<b>Ph 1 &amp; 2 Percent Complete:</b>	99.5 %	<b>Estimated Phase 1 &amp; 2 Total Cost:</b>	\$168,371,722.64

### 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:

In December of 2022, contractor bids for Phase 3 of the project were received and a final draft of the GMP was compiled as of February 8th, 2023. Budgetary values for Phase 3 of the project were presented to UConn senior leadership, and the project was subsequently placed on hold due to budgetary constraints. Potential scenarios have been presented for potential cost reductions, and the project is currently on hold pending final direction relative to the different redesign options provided. Currently, code remediation work to satisfy temporary Building Official and Fire Marshal life safety requirements is underway.

### Project Issues/Risks:

At the present time, Phase 3 of the project is on hold pending final project directive by UConn senior leadership. In the interim, temporary life safety requirements are being implemented to satisfy Building Official & Fire Marshal requirements. Code related scope is to be completed via the On Call vendor program starting in the summer of 2023.





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: Design

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	\$109,543,317.74	\$13,433,714.99	\$122,977,032.73	\$14,573,009.81	\$137,550,042.54	-\$16,094,865.94	\$121,008,383.67
02000	Design Services	\$15,221,744.00	\$15,221,744.00	\$6,671,998.00	\$8,166,384.07	\$14,838,382.07	\$0.00	\$14,838,382.07	\$383,361.93	\$14,125,221.22
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	\$3,532,859.99	\$8,172,063.47	\$0.00	\$8,172,063.47	-\$689,083.31	\$8,037,270.21
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	\$795,468.99
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	\$607,327.00	\$776,649.77	\$1,383,976.77	\$0.00	\$1,383,976.77	\$253,618.67	\$1,374,851.77
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	\$100,480.00
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>\$127,365,411.76</b>	<b>\$26,433,301.07</b>	<b>\$153,798,712.83</b>	<b>\$14,573,009.81</b>	<b>\$168,371,722.64</b>	<b>-\$15,299,376.42</b>	<b>\$150,870,368.47</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>\$127,365,411.76</b>	<b>\$26,433,301.07</b>	<b>\$153,798,712.83</b>	<b>\$14,573,009.81</b>		<b>\$1,628,277.36</b>	<b>\$150,870,368.47</b>

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 168,371,722.64
TOTAL APPROVED BUDGET	\$ 170,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,628,277.36

Total Current Funding	\$ 169,827,605.61
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 13,091,345.47	11.95%
TOTAL PENDING CHANGE ORDERS	\$ 348,355.09	0.32%
TOTAL CONSTRUCTION CHANGES	\$ 13,439,700.56	12.27%

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: June 30, 2023

### *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 Building F & H Hot Water Tanks	19-603.11
UCH Replace Chilled Water Pump CHWP#4	21-018
UCH HIM Workplace Improvements	21-019
UCH 836 Hopmeadow Street Simsbury Clinical Practice Relocation	21-036
UCH Psychiatry Seclusion Suite & Nurse Station Security Renovation	21-050
UCH Main Building (L) Lab Renovations – 2 <sup>nd</sup> Floor	22-013
UCH CGSB & ARB Autoclave & Washer Replacement	22-012
UCH Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation	22-017
UCH 5 Munson Road Clinical Fit-Out	22-042
UCH 16 Munson Rd Parking Lot Paving	22-601.03

# UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

Replace Building F & H Hot Water Tanks

Period Ending: June 30, 2023

Project Number: 19-603.11

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## Project Parameters

<b>Project Architect:</b>	<b>Silver Petrucelli + Associates</b>	<b>Notice to Proceed:</b>	<b>April 14, 2023</b>
<b>General Contractor:</b>	<b>All State Construction</b>	<b>Contract Substantial Completion:</b>	<b>January 1, 2024</b>
<b>UCHC Project Manager:</b>	<b>Richard Spash</b>	<b>Estimated Completion Date:</b>	<b>October 31, 2023</b>
<b>Percent Complete:</b>	<b>5%</b>	<b>Final BOT Budget Amount:</b>	<b>\$ 845,000</b>
		<b>Estimated Cost to Complete:</b>	<b>\$ 845,000</b>

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**Project Description:** The original, 45 year old, domestic hot water system that serves the UConn Health Cafeteria/Kitchen, Labor & Delivery and NICU areas is in poor shape and needs to be replaced. In addition, the existing hot water storage tanks are considered a legionella risk. This project will replace the existing outdated system with an instantaneous/tankless steam to hot water heater and an instantaneous electric water heater system for redundancy.

**Current Project Status:** The contractor continues to procure long lead equipment and materials; they are anticipating a late July to early August onsite start date.

**Project Schedule:** Project is tracking on schedule.

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

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



Location for New Hot Water Tanks



## 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	\$690,000.00	\$462,000.00	\$0.00	\$462,000.00		\$462,000.00	\$228,000.00
02000	Design Services	\$45,000.00	\$43,200.00	\$0.00	\$43,200.00		\$43,200.00	\$1,800.00
03000	Telecomm	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
05000	Construction Administration	\$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
07000	Art	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
08000	Relocation	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
09000	Environmental	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
10000	Insurance & Legal	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
11000	Miscellaneous	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
Direct Cost Subtotal		\$735,000.00	\$505,200.00	\$0.00	\$505,200.00		\$505,200.00	\$229,800.00
12000	Project Contingency	\$110,000.00	\$0.00	\$0.00	\$0.00		\$0.00	\$110,000.00
Current Totals		\$845,000.00	\$505,200.00	\$0.00	\$505,200.00	\$0.00	\$505,200.00	\$339,800.00

### Contingency Monitor

Original Budget Contingency	\$110,000.00
Project Contingency Expenditure / Surplus	\$229,800.00
Project Contingency Balance	\$339,800.00

### Budget Monitor

Total Estimated Cost to Complete	\$505,200.00
Total Original Budget	\$845,000.00
Project (Over-Run) / Under Run	(\$339,800.00)

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

### Change Order Narrative

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

# UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Replace Chilled Water Pump CHWP#4

Period Ending: June 30, 2023

Project Number: 21-018

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## 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>	Richard Spash	<b>Estimated Completion Date:</b>	September 8, 2023
<b>Percent Complete:</b>	35%	<b>Final BOT Budget Amount:</b>	\$ 642,000
		<b>Estimated Cost to Complete:</b>	\$ 642,000

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**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 horsepower pump with a new energy efficient model along with a variable frequency drive (VFD).

**Current Project Status:** Demolition of chilled water pump #4 equipment pad is complete and layout of new VDF equipment and chilled water pump #4 equipment pads have been finalized. Forming and pour of equipment pads to take place and disconnecting VFD drive to start in July 2023.

**Project Schedule:** Due to delays and the unforeseen failure of existing valves the completion of project tasks has been significantly impacted resulting in an extensive project schedule delay. The revised completion date is September 8, 2023.

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

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

**Chilled Water Pump #4 after Demolition**



**Demolition of Chilled Water Pump #4 Pad**





## 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	\$46,647.00	\$482,347.00	\$14,569.00	\$496,916.00	(\$1,916.00)
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	\$46,647.00	\$520,847.00	\$14,569.00	\$535,416.00	(\$416.00)
12000	Project Contingency	\$107,000.00	\$0.00	\$0.00	\$0.00	\$106,584.00	\$106,584.00	\$416.00
Current Totals		\$642,000.00	\$474,200.00	\$46,647.00	\$520,847.00	\$121,153.00	\$642,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$107,000.00
Project Contingency Expenditure / Surplus	(\$416.00)
Project Contingency Balance	\$106,584.00

### 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

### % of Const Cost

Executed Change Orders	\$46,647.00	10.71%
Total Pending Change Orders	\$14,569.00	3.34%
Total Construction Changes	\$61,216.00	14.05%

### Change Order Narrative

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

Change Order and PCO related to replacement of broken valves needed to isolate the system to allow for the pump replacement.

# UConn HEALTH

UCH – Campus Planning Design & Construction

## Quarterly Construction Status Report

HIM Workplace Improvements

Period Ending: June 30, 2023

Project Number: 21-019

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### Project Parameters

<b>Project Architect:</b>	DeCarlo & Doll	<b>Notice to Proceed:</b>	May 01, 2023
<b>General Contractor:</b>	Sarazin	<b>Contract Substantial Completion:</b>	Aug 14, 2023
<b>UCHC Project Manager:</b>	Jayshree Pugh	<b>Estimated Completion Date:</b>	Sep 30, 2023
<b>Percent Complete:</b>	25%	<b>Final BOT Budget Amount:</b>	\$ 763,000
		<b>Estimated Cost to Complete:</b>	\$ 763,000

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**Project Description:** The Health Information Management (HIM) department at UConn Health maintains patient records of treatment of care. The transition to an electronic medical records system has changed the HIM workflow considerable. This project will renovate the outdated HIM workplace to improve operations as well as construct a new data closet that will serve a section of the floor.

**Current Project Status:** Phase-1 construction started on 6/15/23 and scheduled to be completed by 8/29/2023. Walls, doors and electrical and data cables are being installed. The construction of the Low Voltage room is nearly, requiring the installation of the cooling and fire alarm systems.

**Project Schedule:** Issues with the procurement of millwork is delaying project completion.

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

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

**Phase-1- CG104**



**Phase-1-CGLV1 Low Voltage Rm**



## 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	\$508,000.00	\$509,544.00	\$0.00	\$509,544.00		\$509,544.00	(\$1,544.00)
02000	Design Services	\$50,000.00	\$49,650.00	\$0.00	\$49,650.00		\$49,650.00	\$350.00
03000	Telecomm	\$35,000.00	\$25,755.00	\$0.00	\$25,755.00	\$20,000.00	\$45,755.00	(\$10,755.00)
04000	Furniture, Fixtures & Equipment	\$66,000.00	\$33,747.00	\$0.00	\$33,747.00	\$32,180.00	\$65,927.00	\$73.00
05000	Construction Administration	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
06000	Other A/E Services	\$2,000.00	\$2,100.00	\$0.00	\$2,100.00		\$2,100.00	(\$100.00)
07000	Art	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
08000	Relocation	\$2,000.00		\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
09000	Environmental	\$0.00	\$670.00	\$0.00	\$670.00		\$670.00	(\$670.00)
10000	Insurance & Legal	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
11000	Miscellaneous	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
Direct Cost Subtotal		\$663,000.00	\$621,466.00	\$0.00	\$621,466.00	\$54,180.00	\$675,646.00	(\$12,646.00)
12000	Project Contingency	\$100,000.00	\$0.00	\$0.00	\$0.00	\$87,354.00	\$87,354.00	\$12,646.00
Current Totals		\$763,000.00	\$621,466.00	\$0.00	\$621,466.00	\$141,534.00	\$763,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$100,000.00
Project Contingency Expenditure / Surplus	(\$12,646.00)
Project Contingency Balance	\$87,354.00

### Budget Monitor

Total Estimated Cost to Complete	\$763,000.00
Total Original Budget	\$763,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

### Change Order Narrative

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





## UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH 836 Hopmeadow St, Simsbury Clinical Practice Relocation

Period Ending: June 30, 2023

Project Number: 21-036

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### 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>	David Riggles	<b>Actual Completion Date:</b>	April 28, 2023
<b>Percent Complete:</b>	100%	<b>Final BOT Budget Amount:</b>	\$ 4,297,000
		<b>Estimated Cost to Complete:</b>	\$ 4,604,000

---

**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:** The project is Substantial Complete and the clinic is operational. Punch list items are being addressed along with "Day Two" items.

**Project Schedule:** A Change Order is being processed to adjust the Substantial Completion date.

**Project Budget:** The project is tracking over budget due to issues with the Landlord's Core and Shell work, additional medical equipment purchases (i.e. new x-ray unit) and construction changes necessary to address unforeseen existing conditions and patient care issues.

**Project Issues/Risks:** UCH will be issuing a claim associated with the landlord's delay in completion of the prep work for the UCH space, per the terms of the lease agreement.



**Figure 1: Typical Exam Room**



**Figure 2: Main Waiting Room and Patient Check-In Area**

## 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	\$87,844.00	\$2,750,252.00	\$336,000.00	\$3,086,252.00	(\$256,252.00)
02000	Design Services	\$124,000.00	\$145,176.00	\$4,750.00	\$149,926.00	\$0.00	\$149,926.00	(\$25,926.00)
03000	Telecomm	\$407,000.00	\$407,656.00	\$0.00	\$407,656.00	\$7,065.00	\$414,721.00	(\$7,721.00)
04000	Furniture, Fixtures & Equipment	\$448,000.00	\$805,335.00	\$0.00	\$805,335.00	\$8,899.00	\$814,234.00	(\$366,234.00)
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	\$18,687.00	\$0.00	\$18,687.00	\$20,000.00	\$38,687.00	(\$28,687.00)
08000	Relocation	\$84,000.00	\$82,190.00	\$0.00	\$82,190.00	\$0.00	\$82,190.00	\$1,810.00
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	\$18,304.00	\$0.00	\$18,304.00	\$0.00	\$18,304.00	(\$15,304.00)
<b>Direct Cost Subtotal</b>		<b>\$3,906,000.00</b>	<b>\$4,139,756.00</b>	<b>\$92,594.00</b>	<b>\$4,232,350.00</b>	<b>\$371,964.00</b>	<b>\$4,604,314.00</b>	<b>(\$698,314.00)</b>
12000	Project Contingency	\$391,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$391,000.00
<b>Current Totals</b>		<b>\$4,297,000.00</b>	<b>\$4,139,756.00</b>	<b>\$92,594.00</b>	<b>\$4,232,350.00</b>	<b>\$371,964.00</b>	<b>\$4,604,314.00</b>	<b>(\$307,314.00)</b>

### Contingency Monitor

Original Budget Contingency	\$391,000.00
Project Contingency Expenditure / Surplus	(\$698,314.00)
Project Contingency Balance	(\$307,314.00)

### Budget Monitor

Total Estimated Cost to Complete	\$4,604,314.00
Total Original Budget	\$4,297,000.00
Project (Over-Run) / Under Run	\$307,314.00

### Change Order Monitor

		% of Const Cost
Executed Change Orders	\$87,844.00	3.30%
Total Pending Change Orders	\$336,000.00	12.62%
Total Construction Changes	\$423,844.00	15.92%

### Change Order Narrative

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

Change orders were issued to address modifications required to keep the project on schedule due to industry wide delays with mechanical and electrical equipment, unforeseen conditions, installation of medical equipment and revisions required to meet patient care issues. In addition the GC has submitted a \$158,000 delay claim based on the Landlord not completing Core & Shell work on schedule. UCH supports the claim and will be seeking reimbursement from the Landlord based upon the terms of the lease agreement.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

Psychiatry Seclusion Suite & Nurse Station Security Renovation

Period Ending: June 30, 2023

Project Number: 21-050

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**Project Parameters**

<b>Project Architect:</b>	<b>TSKP Studio</b>	<b>Notice to Proceed:</b>	<b>April 4, 2023</b>
<b>General Contractor:</b>	<b>O&amp;G Industries</b>	<b>Contract Substantial Completion:</b>	<b>January 31, 2024</b>
<b>UCHC Project Manager:</b>	<b>Richard Spash</b>	<b>Estimated Completion Date:</b>	<b>January 31, 2024</b>
<b>Percent Complete:</b>	<b>5%</b>	<b>Final BOT Budget Amount:</b>	<b>\$ 1,197,000</b>
		<b>Estimated Cost to Complete:</b>	<b>\$ 1,197,000</b>

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**Project Description:** The Inpatient Psychiatry unit located on the 1st floor of the Connecticut Tower sometimes has to deal with violent and disruptive psychiatric patients. This project will renovate portions of the unit to create a Seclusion suite to allow for the secure separation of potentially violent individuals from the patient population and install security barriers at the existing Nurses Station to protect staff.

**Current Project Status:** To minimize disruption of existing operations the work is being done in 2 Phases. Long lead items have been ordered and actual construction is being scheduled to limit downtime of areas. Phase 1 work includes the break room, laundry room and Nurse station. Mobilization of Phase 1 is scheduled for to start on August 14<sup>th</sup>. Phase 2 work is the construction of the new Seclusion rooms and will start in October when Phase 1 is completed. Work will be completed by the end of January 2024.

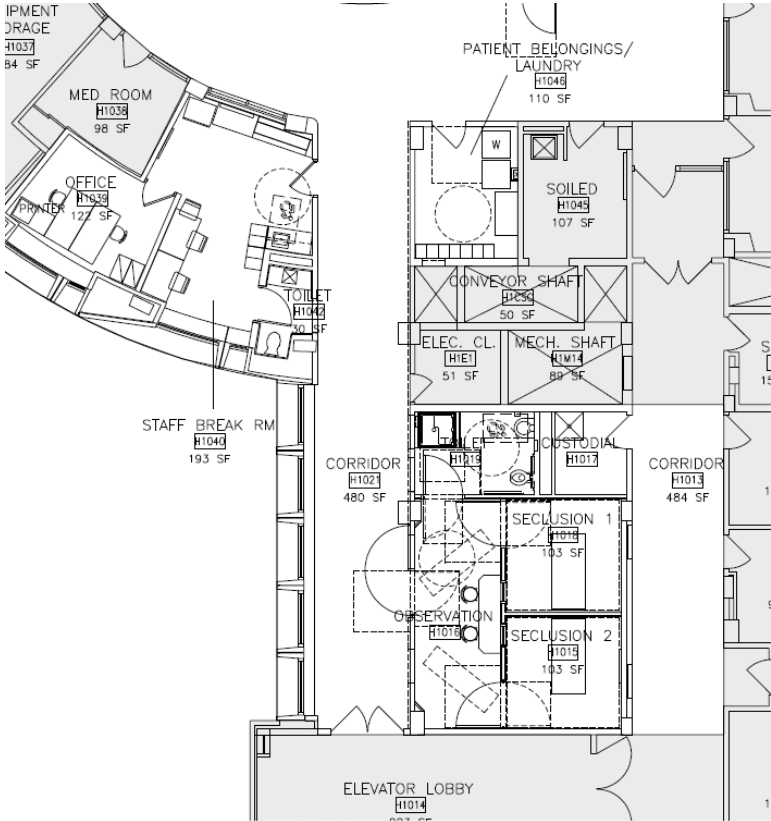
**Project Schedule:** Project is tracking on schedule.

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

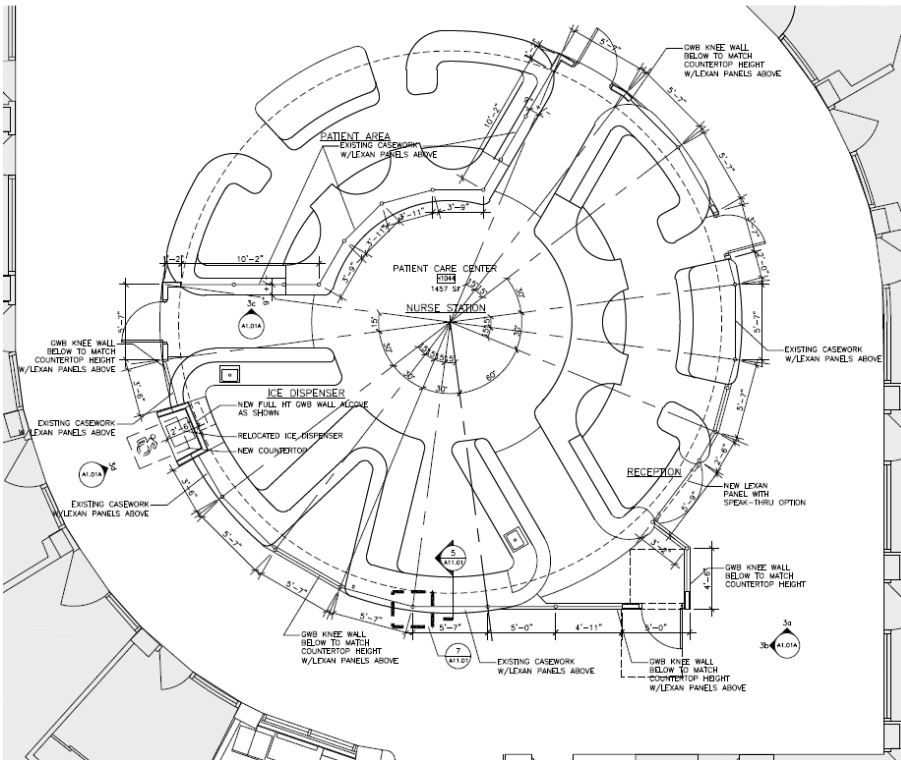
**Project Issues/Risks:** None at this time



## Floor Plan of Seclusion Area Renovation



### Floor Plan of Nurse Station Security Barriers



## 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	\$936,000.00	\$710,849.00	\$0.00	\$710,849.00		\$710,849.00	\$225,151.00
02000	Design Services	\$50,000.00	\$23,860.00	\$0.00	\$23,860.00	\$22,000.00	\$45,860.00	\$4,140.00
03000	Telecomm	\$55,000.00		\$0.00	\$0.00	\$48,500.00	\$48,500.00	\$6,500.00
04000	Furniture, Fixtures & Equipment	\$22,000.00		\$0.00	\$0.00	\$21,500.00	\$21,500.00	\$500.00
05000	Construction Administration	\$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
07000	Art	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
08000	Relocation	\$3,000.00		\$0.00	\$0.00		\$0.00	\$3,000.00
09000	Environmental	\$3,000.00	\$2,860.00	\$0.00	\$2,860.00		\$2,860.00	\$140.00
10000	Insurance & Legal	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
11000	Miscellaneous	\$19,000.00		\$0.00	\$0.00	\$50,000.00	\$50,000.00	(\$31,000.00)
Direct Cost Subtotal		\$1,088,000.00	\$737,569.00	\$0.00	\$737,569.00	\$142,000.00	\$879,569.00	\$208,431.00
12000	Project Contingency	\$109,000.00	\$0.00	\$0.00	\$0.00	\$317,431.00	\$317,431.00	(\$208,431.00)
Current Totals		\$1,197,000.00	\$737,569.00	\$0.00	\$737,569.00	\$459,431.00	\$1,197,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$109,000.00
Project Contingency Expenditure / Surplus	\$208,431.00
Project Contingency Balance	\$317,431.00

### Budget Monitor

Total Estimated Cost to Complete	\$1,197,000.00
Total Original Budget	\$1,197,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

### Change Order Narrative

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

# UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

Main building (L) Lab Renovations - 2<sup>nd</sup> Floor

Period Ending: June 30, 2023

Project Number: 22-013

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## Project Parameters

<b>Project Architect:</b>	<b>Stantec</b>	<b>Notice to Proceed:</b>	<b>March 14, 2023</b>
<b>General Contractor:</b>	<b>PAC Group</b>	<b>Contract Substantial Completion:</b>	<b>May 7, 2024</b>
<b>UCHC Project Manager:</b>	<b>Richard Spash</b>	<b>Estimated Completion Date:</b>	<b>May 7, 2024</b>
<b>Percent Complete:</b>	<b>2%</b>	<b>Final BOT Budget Amount:</b>	<b>\$ 10,200,000</b>
		<b>Estimated Cost to Complete:</b>	<b>\$ 10,200,000</b>

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**Project Description:** Two major projects under Bioscience Connecticut and a subsequent project in 2018 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. This project will continue to implement the Master Plan and renovate a section of the 2nd floor to create open and flexible, state of the art wet lab research space similar to the work done on the previous floors.

**Current Project Status:** Project submittals are being reviewed. The “cleanout” of the existing laboratories of furniture, equipment and old chemicals. The contractor is mobilizing to start demolition and asbestos abatement starting July 5, 2023.

**Project Schedule:** Project is tracking on schedule.

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

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

**Cleaned Out Lab L2089**



**Cleaned Out Office**





## 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	\$8,345,000.00	\$8,383,296.00	\$0.00	\$8,383,296.00	\$0.00	\$8,383,296.00	(\$38,296.00)
02000	Design Services	\$575,000.00	\$574,825.00	\$0.00	\$574,825.00	\$0.00	\$574,825.00	\$175.00
03000	Telecomm	\$156,000.00	\$0.00	\$0.00	\$0.00	\$156,000.00	\$156,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$115,000.00	\$0.00	\$0.00	\$0.00	\$115,000.00	\$115,000.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$40,000.00	\$0.00	\$0.00	\$0.00	\$40,000.00	\$40,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00
09000	Environmental	\$13,000.00	\$12,960.00	\$0.00	\$12,960.00	\$40.00	\$13,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00
Direct Cost Subtotal		\$9,274,000.00	\$8,971,081.00	\$0.00	\$8,971,081.00	\$341,040.00	\$9,312,121.00	(\$38,121.00)
12000	Project Contingency	\$926,000.00	\$0.00	\$0.00	\$0.00	\$887,879.00	\$887,879.00	\$38,121.00
Current Totals		\$10,200,000.00	\$8,971,081.00	\$0.00	\$8,971,081.00	\$1,228,919.00	\$10,200,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$926,000.00
Project Contingency Expenditure / Surplus	(\$38,121.00)
Project Contingency Balance	\$887,879.00

### Budget Monitor

Total Estimated Cost to Complete	\$10,200,000.00
Total Original Budget	\$10,200,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

### Change Order Narrative

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



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH CGSB & ARB Autoclave & Washer Replacement

Period Ending: June 30, 2023

Project Number: 22-012

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**Project Parameters**

<b>Project Architect:</b>	Campus Planning Consolidated Sterilizers	<b>Notice to Proceed:</b>	December 23, 2022
<b>Vendors:</b>	LabRepco EMD Millipore	<b>Contract Substantial Completion:</b>	Not applicable
<b>UCHC Project Manager:</b>	Richard Allen	<b>Estimated Completion Date:</b>	September 30, 2023
<b>Percent Complete:</b>	30%	<b>Final BOT Budget Amount:</b>	\$ 1,200,000
		<b>Estimated Cost to Complete:</b>	\$ 1,200,000

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**Project Description:** UConn Health research facilities located in the Cell and Genome Science Building (CGSB) and the Academic Research Building (ARB) utilize specialized autoclaves and washers to clean and sterilize laboratory instruments and containers as required per research practices. Several autoclaves and washers in the CGSB and ARB have reached the end of their service life and can no longer be effectively repaired. This project will replace the broken autoclaves and washers along with necessary support equipment.

**Current Project Status:** Autoclave/sterilizers and washers have been installed on the 2<sup>nd</sup> & 3<sup>rd</sup> floors of ARB. The ground and 5<sup>th</sup> floors of ARB are schedule for installation in Mid-July.

**Project Schedule:** The remainder of autoclave/sterilizer and washer units are in fabrication and will be installed when they become available. Final autoclave/sterilizers and washers are schedule for installation in September 2023.

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

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

### Lancer Glasswasher



### Consolidated Sterilizer Systems Autoclave



## 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	\$16,000.00	\$1,189.00	\$0.00	\$1,189.00	\$14,811.00	\$16,000.00	\$0.00
02000	Design Services	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$1,076,000.00	\$811,181.00	\$0.00	\$811,181.00	\$304,374.00	\$1,115,555.00	(\$39,555.00)
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		\$1,097,000.00	\$812,370.00	\$0.00	\$812,370.00	\$324,185.00	\$1,136,555.00	(\$39,555.00)
12000	Project Contingency	\$103,000.00	\$0.00	\$0.00	\$0.00	\$63,445.00	\$63,445.00	\$39,555.00
Current Totals		\$1,200,000.00	\$812,370.00	\$0.00	\$812,370.00	\$387,630.00	\$1,200,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$103,000.00
Project Contingency Expenditure / Surplus	(\$39,555.00)
Project Contingency Balance	\$63,445.00

### Budget Monitor

Total Estimated Cost to Complete	\$1,200,000.00
Total Original Budget	\$1,200,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

### Change Order Narrative

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



# UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Cardio Catheterization (Cath) & Electro Physiology (EP) Lab  
Renovation

Period Ending: June 30, 2023

Project Number: 22-017

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## Project Parameters

<b>Project Architect:</b>	<b>Phase Zero</b>	<b>Notice to Proceed:</b>	<b>03/29/2023</b>
<b>General Contractor:</b>	<b>Bismark Construction</b>	<b>Contract Substantial Completion:</b>	<b>08/07/2024</b>
<b>UCHC Project Manager:</b>	<b>Janice Hill</b>	<b>Estimated Completion Date:</b>	<b>9/12/2024</b>
<b>Percent Complete:</b>	<b>2%</b>	<b>Final BOT Budget Amount:</b>	<b>\$ 6,430,000</b>
		<b>Estimated Cost to Complete:</b>	<b>\$ 6,430,000</b>

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**Project Description:** The UConn Health Cardio Catheterization (Cath) & Electro Physiology (EP) Labs are minimally invasive surgical units that utilizes a fluoroscopic x-ray imaging system specifically designed to visually and quantitatively evaluate the anatomy and function of blood vessels of the heart to perform minimally invasive surgical techniques associated with the treatment of various cardiovascular conditions. The Cath & EP Lab imaging systems were installed in 2007 and have reached the end of service life. This project will replace the outdated imaging equipment and renovate the surgical unit to comply with current Connecticut Department of Health guidelines.

**Current Project Status:** Coordination meetings have begun with equipment vendors and contractor. Submittals continue to be reviewed and processed.

**Project Schedule:** Schedule was built around long lead items in order to minimize downtime of these clinical spaces. It was recently revised to start Phase 1 two months later which allows for better schedule overlap resulting in a further reduction of EP Lab downtime by one month. New dates for the two phases are as follows: Phase 1 - EP Lab construction is expected to begin 11/13/23 and continue through 3/14/24 followed by equipment installation through 4/12/24. Phase 2 - Cath Lab construction will then take place from 4/24/23 through 9/12/24 followed by equipment installation through 10/4/24.

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

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



Existing EP Lab

## 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	\$2,300,000.00	\$2,116,000.00	\$0.00	\$2,116,000.00	\$0.00	\$2,116,000.00	\$184,000.00
02000	Design Services	\$133,000.00	\$125,400.00	\$0.00	\$125,400.00	\$0.00	\$125,400.00	\$7,600.00
03000	Telecomm	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$3,718,000.00	\$2,917,831.00	\$0.00	\$2,917,831.00	\$790,208.00	\$3,708,039.00	\$9,961.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$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	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00
Direct Cost Subtotal		\$6,184,000.00	\$5,159,231.00	\$0.00	\$5,159,231.00	\$823,208.00	\$5,982,439.00	\$201,561.00
12000	Project Contingency	\$246,000.00	\$0.00	\$0.00	\$0.00	\$447,561.00	\$447,561.00	(\$201,561.00)
Current Totals		\$6,430,000.00	\$5,159,231.00	\$0.00	\$5,159,231.00	\$1,270,769.00	\$6,430,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$246,000.00
Project Contingency Expenditure / Surplus	\$201,561.00
Project Contingency Balance	\$447,561.00

### Budget Monitor

Total Estimated Cost to Complete	\$6,430,000.00
Total Original Budget	\$6,430,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

### Change Order Narrative

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



## UCH – Campus Planning Design & Construction

### Quarterly Construction Status Report

UCH 5 Munson Road Clinical Fit-Out

Period Ending: June 30, 2023

Project Number: 22-042

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#### Project Parameters

<b>Project Architect:</b>	Fairlee Architecture	<b>Notice to Proceed:</b>	03/27/2023
<b>General Contractor:</b>	Metro Realty Group, Ltd.	<b>Contract Substantial Completion:</b>	12/15/2023
<b>UCHC Project Manager:</b>	David Riggles	<b>Estimated Completion Date:</b>	12/15/2023
<b>Percent Complete:</b>	45%	<b>Final BOT Budget Amount:</b>	\$ 8,380,000
		<b>Estimated Cost to Complete:</b>	\$ 8,380,000

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**Project Description:** UConn Health plans to create a Brain and Spine Institute by relocating and combining the specialty practices of Neurology, Neurosurgery/Cranial and the Comprehensive Spine (Orthopedics & Neurosurgery) from the Outpatient Pavilion into leased space located at the newly constructed building known as 5 Munson Road. The relocation of these practices will also allow for much needed expansion of clinical programs within the Outpatient Pavilion located on the Main Campus in Farmington, CT. The Landlord will be responsible for the tenant fit-out design and construction per the terms of the lease.

#### **Current Project Status:**

##### **Basement:**

Framing is complete & drywall work is beginning now. Electrical and HVAC rough-in is underway, including data cabling.

##### **First Floor:**

Trades rough-in work is substantially complete and drywall install is nearly complete. Data cabling is in progress, taping & mudding is under way.

##### **Second Floor:**

Drywall work is complete and base coat painting is under way. Ceilings grid install is expected to begin the week of July 17<sup>th</sup>.

**Project Schedule:** The project is on schedule.

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

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





**Figure 1: View of Second Floor Patient Check-Out Area**



**Figure 2: View of First Floor Waiting Area**

## 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	<b>Construction*</b>	\$5,880,000.00	\$6,346,359.00	\$0.00	\$6,346,359.00	\$0.00	\$6,346,359.00	(\$466,359.00)
02000	<b>Design Services*</b>	\$0.00	\$103,746.00	\$0.00	\$103,746.00	\$0.00	\$103,746.00	(\$103,746.00)
03000	Telecomm	\$623,000.00	\$600,131.00	\$0.00	\$600,131.00	\$0.00	\$600,131.00	\$22,869.00
04000	Furniture, Fixtures & Equipment	\$950,000.00	\$0.00	\$0.00	\$0.00	\$950,000.00	\$950,000.00	\$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	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00
08000	Relocation	\$115,000.00	\$0.00	\$0.00	\$0.00	\$115,000.00	\$115,000.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Direct Cost Subtotal</b>		\$7,618,000.00	\$7,050,236.00	\$0.00	\$7,050,236.00	\$1,115,000.00	\$8,165,236.00	(\$547,236.00)
12000	<b>Project Contingency*</b>	\$762,000.00	\$0.00	\$0.00	\$0.00	\$214,764.00	\$214,764.00	\$547,236.00
<b>Current Totals</b>		\$8,380,000.00	\$7,050,236.00	\$0.00	\$7,050,236.00	\$1,329,764.00	\$8,380,000.00	\$0.00

Contingency Monitor	
Original Budget Contingency	\$762,000.00
Project Contingency Expenditure / Surplus	(\$547,236.00)
<b>Project Contingency Balance*</b>	\$214,764.00

Budget Monitor	
Total Estimated Cost to Complete	\$8,380,000.00
Total Original Budget	\$8,380,000.00
Project (Over-Run) / Under Run	\$0.00

\*NOTE: The \$6,346,359 Construction cost includes a \$676,815 Construction Contingency. Landlord is responsible for \$3,262,650 of the Construction & Design cost. UConn Health is responsible for any costs above that amount.

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

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

# UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH 16 Munson Road Parking Lot Paving

Period Ending: June 30, 2023

Project Number: 22-601.03

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## Project Parameters

<b>Project Architect:</b>	Louriero Engineering	<b>Notice to Proceed:</b>	March 14, 2023
<b>General Contractor:</b>	Asphalt Repair Solutions	<b>Contract Substantial Completion:</b>	September 8, 2023
<b>UCHC Project Manager:</b>	Richard Spash	<b>Estimated Completion Date:</b>	September 8, 2023
<b>Percent Complete:</b>	30%	<b>Final BOT Budget Amount:</b>	\$ 1,615,000
		<b>Estimated Cost to Complete:</b>	\$ 1,615,000

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**Project Description:** The existing parking lots serving 16 Munson Road are in poor condition, consisting of a patchwork of repaired areas and deteriorated pavement. Based on information gathered from previous repairs, the cause of pavement failure is due to poor drainage and inadequate subbase conditions. This project will address the subsurface conditions leading to the pavement failure and re-pave the parking lots.

**Current Project Status:** The contractor is 100% completed with paving of Phase 1. Line striping of lots MR1 & MR2 are scheduled for July 3<sup>rd</sup> & 4<sup>th</sup>. The planned start of Phase 2 is July 7<sup>th</sup>.

**Project Schedule:** Project is tracking on schedule.

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

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



**Paving at Lot MR1**



**Paving at Lot MR2**



## 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	\$1,320,000.00	\$1,320,000.00	\$0.00	\$1,320,000.00	\$6,600.00	\$1,326,600.00	(\$6,600.00)
02000	Design Services	\$77,000.00	\$76,973.00	\$0.00	\$76,973.00		\$76,973.00	\$27.00
03000	Telecomm	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
05000	Construction Administration	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
06000	Other A/E Services	\$5,000.00	\$14,708.00	\$0.00	\$14,708.00		\$14,708.00	(\$9,708.00)
07000	Art	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
08000	Relocation	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
09000	Environmental	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
10000	Insurance & Legal	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
11000	Miscellaneous	\$2,000.00		\$0.00	\$0.00	\$4,000.00	\$4,000.00	(\$2,000.00)
Direct Cost Subtotal		\$1,404,000.00	\$1,411,681.00	\$0.00	\$1,411,681.00		\$1,422,281.00	(\$18,281.00)
12000	Project Contingency	\$211,000.00	\$0.00	\$0.00	\$0.00	\$192,719.00	\$192,719.00	\$18,281.00
Current Totals		\$1,615,000.00	\$1,411,681.00	\$0.00	\$1,411,681.00	\$192,719.00	\$1,615,000.00	\$0.00

### Contingency Monitor

Original Budget Contingency	\$211,000.00
Project Contingency Expenditure / Surplus	(\$18,281.00)
Project Contingency Balance	\$192,719.00

### Budget Monitor

Total Estimated Cost to Complete	\$1,615,000.00
Total Original Budget	\$1,615,000.00
Project (Over-Run) / Under Run	\$0.00

### Change Order Monitor

### % of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$6,600.00	0.50%
Total Construction Changes	\$6,600.00	0.50%

### Change Order Narrative

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