



Quarterly Construction Status Report

Period Ending: September 30, 2023

Storrs and Regional Campuses

UConn Health



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Period Ending: September 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>
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UNIVERSITY PLANNING,
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UConn 2000 Code Remediation - Stamford Downtown
Relocation
Project Number: 201523

Period Ending: September 30, 2023

Project Parameters

Project Architect/Engineer:	AECOM Technical Services Inc	Notice to Proceed:	07/01/2021
General Contractor/CM:	Daniel OConnells Sons Inc	Contract Substantial Completion:	12/23/2022
UConn Project Manager:	Juan Cobos	Projected Substantial Completion:	09/29/2023
Project Phase:	Construction	Current Phase Budget:	\$22,000,000.00
Percent Complete:	98 %	Estimated Total Project Cost:	\$20,693,339.31

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:

Three discrepancies were addressed in 2017. Nineteen 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.

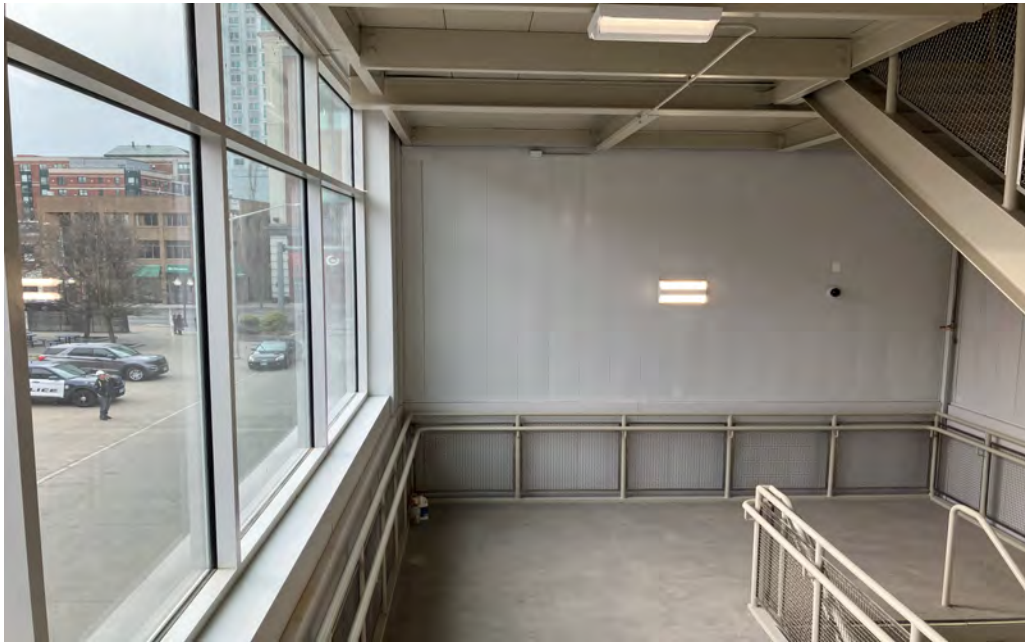
NOD remediation work is complete. UConn Building and Fire Inspectors and third party inspectors are confirming NOD completion. Punch list review is ongoing.

Project Issues/Risks:

The project is on budget. Unforeseen field conditions and additional remediation have been completed during the summer of 2023. These conditions occur in the East Light Spline and the West End of the Main Concourse.



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	\$1,289,597.86	\$15,841,215.12	\$705,000.00	\$16,546,215.12	-\$1,796,215.12	\$13,874,627.25
02000	Design Services	\$1,900,000.00	\$1,955,000.00	\$247,999.15	\$1,280,426.00	\$1,528,425.15	\$80,000.00	\$1,608,425.15	\$346,574.85	\$1,362,856.24
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	\$1,517,817.71
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	\$424,159.92
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	\$9,277.00	\$10,878.75	\$45,000.00	\$55,878.75	\$19,121.25	\$5,680.70
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
	DIRECT COST SUBTOTAL	\$18,855,000.00	\$18,775,000.00	\$16,225,212.69	\$3,638,126.62	\$19,863,339.31	\$830,000.00	\$20,693,339.31	-\$1,918,339.31	\$17,599,855.24
12000	Contingency	\$3,145,000.00	\$3,225,000.00						\$3,225,000.00	
	TOTAL	\$22,000,000.00	\$22,000,000.00	\$16,225,212.69	\$3,638,126.62	\$19,863,339.31	\$830,000.00		\$1,306,660.69	\$17,599,855.24

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 20,693,339.31
TOTAL APPROVED BUDGET	\$ 22,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,306,660.69

Total Current Funding	\$ 22,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,141,172.91	7.84%
TOTAL PENDING CHANGE ORDERS	\$ 148,424.95	1.02%
TOTAL CONSTRUCTION CHANGES	\$ 1,289,597.86	8.86%

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

NWQUAD - Science 1 - Site Improvements and Tunnel

Phase 2

Period Ending: September 30, 2023

Project Number: 300050

Project Parameters

Project Architect/Engineer:	Payette Associates Inc	Notice to Proceed:	07/03/2020
General Contractor/CM:	Dimeo Construction Company	Contract Substantial Completion:	10/31/2022
UConn Project Manager:	Mary Clark	Projected Substantial Completion:	12/09/2022
Project Phase:	Construction	Current Phase Budget:	\$56,000,000.00
Percent Complete:	99 %	Estimated Total Project Cost:	\$55,012,479.49

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 Temporary Certificate of Occupancy on December 9, 2022. The site work, both the Day 2 and punch list items, are anticipated to be complete by the end of October 2023.

The Emergency Tunnel Utility Repair (ETUR) project is currently underway with the goal of completing the steam line scope of work prior to the 2023-2024 heating season.

Project Issues/Risks:

Waldron's Northwest Quad Site Improvement peer review of the twenty inch steam system in the Utility Tunnel was submitted to the University on November 28, 2022. As a result of this review, BVH Intergrated Services submitted their third party report by Kiewit , which initiated the Emergency Tunnel Utility Repair project to remediate the damaged steam pipe supports.

The ETUR project consists of six design packages that were issued sequentially to the construction team and the guaranteed maximum price for the scope of work had been compiled and finalized prior to the start of the steam line work. The repair work is almost complete, the installation of steam pipe insulation is in progress. The radiographic steam pipe weld testing is scheduled for October 10th followed by hydrostatic testing scheduled to be completed by October 20th. B&W Energy Services will be providing the pre-commissioning and enabling services associated with the steam blow down, that is scheduled to begin on October 27th through November 2nd. The steam system in the tunnel is anticipated to be operational by November 9, 2023.



NW Quad Site - Looking West



NW Quad Site - view to the East



**UNIVERSITY PLANNING,
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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	\$41,487,288.96	\$2,408,248.79	\$43,895,537.75	\$1,529,765.42	\$45,425,303.17	-\$5,425,303.17	\$37,425,499.30
02000	Design Services	\$5,000,000.00	\$5,000,000.00	\$758,852.10	\$5,252,098.20	\$6,010,950.30	\$0.00	\$6,010,950.30	-\$1,010,950.30	\$5,847,830.50
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	\$1,870,280.85	\$2,895,980.62	\$0.00	\$2,895,980.62	-\$895,980.62	\$2,769,018.09
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	\$280,764.37
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	\$16,540.00	\$21,998.00	\$38,538.00	\$0.00	\$38,538.00	-\$13,538.00	\$23,547.00
11000	Miscellaneous	\$5,000.00	\$5,000.00	\$411.77	\$0.00	\$411.77	\$0.00	\$411.77	\$4,588.23	\$411.77
	DIRECT COST SUBTOTAL	\$48,630,000.00	\$48,630,000.00	\$43,654,084.87	\$9,647,827.20	\$53,301,912.07	\$1,710,567.42	\$55,012,479.49	-\$6,382,479.49	\$46,429,343.15
12000	Contingency	\$7,370,000.00	\$7,370,000.00						\$7,370,000.00	
	TOTAL	\$56,000,000.00	\$56,000,000.00	\$43,654,084.87	\$9,647,827.20	\$53,301,912.07	\$1,710,567.42		\$987,520.51	\$46,429,343.15

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 55,012,479.49
TOTAL APPROVED BUDGET	\$ 56,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 987,520.51

Total Current Funding	\$ 56,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,062,837.84	4.97%
TOTAL PENDING CHANGE ORDERS	\$ 340,344.06	0.82%
TOTAL CONSTRUCTION CHANGES	\$ 2,403,181.90	5.79%

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,
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Quarterly Construction Status Report
Period Ending: September 30, 2023

Stamford Abutting Property Remediation
Project Number: 300149

Project Parameters

Project Architect/Engineer:	Tighe & Bond Inc	Notice to Proceed:	04/30/2019
General Contractor/CM:	Standard Demolition Services Inc	Contract Substantial Completion:	09/14/2019
UConn Project Manager:	Thomas Haskell	Projected Substantial Completion:	12/29/2023
Project Phase:	Construction	Current Phase Budget:	\$2,500,000.00
Percent Complete:	99 %	Estimated Total Project Cost:	\$1,997,596.50

Project Description:

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

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

Current Project Status:

UConn has received access agreements for all properties. Remediation of ten properties is complete. Landscape replacement will be substantially complete by the end of the year. Work on the property located at 1310 Washington Boulevard will start in October 2023.

The project is currently within budget. Most of the work was conducted on a time and material basis, so final costs are being reconciled. Final completion, including repairs, cleaning and work at the Washington Boulevard property is scheduled for Q1 2024.

The remediation engineer will be submitting final cleanup reports for each property at project completion.

Project Issues/Risks:

None



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	-\$755.00	\$9,285.00	\$0.00	\$9,285.00	\$46,515.00	\$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	\$8,800.00
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	\$6,897.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$2,300,000.00	\$2,260,000.00	\$1,943,301.50	\$54,295.00	\$1,997,596.50	\$0.00	\$1,997,596.50	\$262,403.50	\$1,695,384.09
12000	Contingency	\$200,000.00	\$240,000.00						\$240,000.00	
	TOTAL	\$2,500,000.00	\$2,500,000.00	\$1,943,301.50	\$54,295.00	\$1,997,596.50	\$0.00		\$502,403.50	\$1,695,384.09

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,997,596.50
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 502,403.50

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: September 30, 2023

Project Number: 300151

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	07/02/2020
General Contractor/CM:	Bond Brothers Inc	Contract Substantial Completion:	06/30/2023
UConn Project Manager:	Webb Grouten, Jr.	Projected Substantial Completion:	11/30/2023
Project Phase:	Construction	Current Phase Budget:	\$43,000,000.00
Percent Complete:	92 %	Estimated Total Project Cost:	\$40,654,486.77

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 has been increased to \$43M. 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 complete including stack, outside air intake and flue gas return duct. Insulation has started and will be completed next month. Piping to condensate tanks and deaerator tank is complete. Vent piping has been installed through the roof. Control valves and instrument air piping is installed. Various pipe hydrostatic testing continues allowing installation of pipe insulation to progress. Electrical and controls terminations continue throughout the SUP. Point to point check out has begun. Continuous Emissions Monitoring (CEMs) equipment has been installed on the boiler stack.

Startup of equipment and commissioning functional performance testing (FPT) is being coordinated. The construction manager 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.

Project Issues/Risks:

UConn has procured third party engineering services to review the engineering, design and installation of various critical mechanical systems at the SUP and CUP for code compliance and Standard of Care. The outcome of this peer review will push boiler start up and commissioning beyond the contractual substantial completion date. A new contractual substantial completion date will need to be established based on remedial work to be performed.



Emissions equipment installed at boiler stack



Boiler economizer insulation installation



**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	\$3,234,451.08	\$33,846,378.69	\$1,662,622.07	\$35,509,000.76	-\$3,309,000.76	\$28,219,290.66
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	\$2,755,764.01
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	\$699,942.05
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	\$136,864.75
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
	DIRECT COST SUBTOTAL	\$38,000,000.00	\$38,000,000.00	\$32,018,021.64	\$6,973,843.06	\$38,991,864.70	\$1,662,622.07	\$40,654,486.77	-\$2,654,486.77	\$31,813,756.04
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$43,000,000.00	\$43,000,000.00	\$32,018,021.64	\$6,973,843.06	\$38,991,864.70	\$1,662,622.07		\$2,345,513.23	\$31,813,756.04

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 40,654,486.77
TOTAL APPROVED BUDGET	\$ 43,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 2,345,513.23

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	\$ 418,847.62	1.37%
TOTAL CONSTRUCTION CHANGES	\$ 3,229,247.81	10.55%

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



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2023

NER and Discovery Drive Intersection Improvements
Project Number: 300169

Project Parameters

Project Architect/Engineer:	Langan CT Inc	Notice to Proceed:	07/07/2022
General Contractor/CM:	Dimeo Construction Company	Contract Substantial Completion:	06/07/2023
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	01/09/2024
Project Phase:	Construction	Current Phase Budget:	\$3,000,000.00
Percent Complete:	10 %	Estimated Total Project Cost:	\$2,283,039.91

Project Description:

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

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

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

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

Current Project Status:

Project remains in the construction phase due to lengthy reviews and permit processes. Test pits for the proposed pole locations are completed. Shop drawings were approved and released for fabrication of foundation components and poles. The foundations are expected to be installed by October 2023, followed by poles and signals. It is expected that the new signals will be operational by December 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	\$53,617.50
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
	DIRECT COST SUBTOTAL	\$2,715,000.00	\$2,715,000.00	\$2,201,009.91	\$82,030.00	\$2,283,039.91	\$0.00	\$2,283,039.91	\$431,960.09	\$201,828.53
12000	Contingency	\$285,000.00	\$285,000.00						\$285,000.00	
	TOTAL	\$3,000,000.00	\$3,000,000.00	\$2,201,009.91	\$82,030.00	\$2,283,039.91	\$0.00		\$716,960.09	\$201,828.53

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
Project Number: 300200

Period Ending: September 30, 2023

Project Parameters

Project Architect/Engineer:	Newman Architects PC	Notice to Proceed:	10/07/2022
General Contractor/CM:	KBE Building Corporation	Contract Substantial Completion:	07/01/2024
UConn Project Manager:	Katherine Viveiros	Projected Substantial Completion:	07/01/2024
Project Phase:	Construction	Current Phase Budget:	\$215,000,000.00
Percent Complete:	55 %	Estimated Total Project Cost:	\$201,761,003.69

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 under construction with the completion of all the structural steel framing, and concrete floors throughout Area E and Area F Suites of the residence hall. Exterior wall framing as well as interior framing has begun in the residential suites and units in both areas of E & F. Roofing is expected to be complete over area E & F by mid-November. Area G (Dining Hall) is complete with structural steel and the concrete roof deck is in progress. Exterior framing and interior underground plumbing will continue in Area G over the next few weeks. 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 well underway and will continue through the end of the year. Piping for MEP systems have been pre-assembled and are onsite and currently being installed. 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 at the remaining levels. Exterior windows /curtainwall system has also begun. The new furniture for student suites will be ordered over the next couple months. Substantial completion is still on target for July 2024 and the project remains within budget.

Project Issues/Risks:

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

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



Area E Masonry facade and Area F Exterior wall framing



Top view Area G (Dining Hall)-Concrete roof pour in progress



**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	\$8,643,485.56	\$180,035,683.56	\$4,422,354.57	\$184,458,038.13	-\$9,458,038.13	\$71,850,620.49
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	\$4,534,559.00
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	\$1,466,518.60	\$0.00	\$1,466,518.60	\$1,933,481.40	\$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	\$406,920.23
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
	DIRECT COST SUBTOTAL	\$195,000,000.00	\$194,385,000.00	\$180,181,708.46	\$15,123,459.26	\$195,305,167.72	\$6,455,835.97	\$201,761,003.69	-\$7,376,003.69	\$76,867,887.10
12000	Contingency	\$20,000,000.00	\$20,615,000.00						\$20,615,000.00	
	TOTAL	\$215,000,000.00	\$215,000,000.00	\$180,181,708.46	\$15,123,459.26	\$195,305,167.72	\$6,455,835.97		\$13,238,996.31	\$76,867,887.10

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 201,761,003.69
TOTAL APPROVED BUDGET	\$ 215,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 13,238,996.31

Total Current Funding	\$ 180,549,990.09
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 5,055,755.10	2.95%
TOTAL PENDING CHANGE ORDERS	\$ 3,587,730.46	2.09%
TOTAL CONSTRUCTION CHANGES	\$ 8,643,485.56	5.04%

Comments - Construction Changes over 5%:
The reason for the Change Orders currently being over 5% were a result of multiple items due to unforeseen existing conditions related to site and utilities.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2023

Res Life Mansfield Apartments Redevelopment
Project Number: 300234

Project Parameters

Project Architect/Engineer:	Sasaki Associates Inc	Notice to Proceed:	07/06/2022
General Contractor/CM:		Contract Substantial Completion:	08/14/2026
UConn Project Manager:	John Robitaille	Projected Substantial Completion:	08/14/2026
Project Phase:	Design	Current Phase Budget:	\$12,000,000.00
Percent Complete:	20 %	Estimated Total Project Cost:	\$10,974,531.37

Project Description:

Mansfield Apartments a 240 bed apartment complex located on South Eagleville Road in Storrs CT 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 May 1, 2024, and construction substantial completion of August 2026.

A milestone deliverable of enhanced schematic design is due the end of October with a updated cost estimate following in November.

Project Issues/Risks:

The design contract has been 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 fall 2023. This project is reviewing the need to seek a PLA, which would have impact to the budget.



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	\$2,424,394.10	\$273,346.86	\$2,697,740.96	\$0.00	\$2,697,740.96	-\$247,740.96	\$2,326,485.94
02000	Design Services	\$5,903,415.00	\$5,903,415.00	\$598,415.00	\$6,506,226.00	\$7,104,641.00	\$0.00	\$7,104,641.00	-\$1,201,226.00	\$4,101,120.00
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	\$400,085.15
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	\$273,724.62
10000	Insurance & Legal	\$91,508.00	\$91,508.00	\$7,000.00	\$12,690.57	\$19,690.57	\$0.00	\$19,690.57	\$71,817.43	\$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
	DIRECT COST SUBTOTAL	\$9,717,427.44	\$9,717,427.44	\$3,345,633.50	\$7,628,897.87	\$10,974,531.37	\$0.00	\$10,974,531.37	-\$1,257,103.93	\$7,108,697.28
12000	Contingency	\$2,282,572.56	\$2,282,572.56						\$2,282,572.56	
	TOTAL	\$12,000,000.00	\$12,000,000.00	\$3,345,633.50	\$7,628,897.87	\$10,974,531.37	\$0.00		\$1,025,468.63	\$7,108,697.28

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 10,974,531.37
TOTAL APPROVED BUDGET	\$ 12,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,025,468.63

Total Current Funding	\$ 12,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 62,294.00	2.57%
TOTAL PENDING CHANGE ORDERS	\$ 211,052.86	8.71%
TOTAL CONSTRUCTION CHANGES	\$ 273,346.86	11.27%

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: September 30, 2023

Gilbert Road Site Preparation
Project Number: 300235

Project Parameters

Project Architect/Engineer:	Fennick McCredie Architecture Ltd	Notice to Proceed:	10/20/2022
General Contractor/CM:	Sarazin General Contractors Inc	Contract Substantial Completion:	11/10/2023
UConn Project Manager:	Cristina Fedeles	Projected Substantial Completion:	11/10/2023
Project Phase:	Construction	Current Phase Budget:	\$6,600,000.00
Percent Complete:	84 %	Estimated Total Project Cost:	\$3,333,497.78

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.

Phase 1 of the project includes the relocation of the house across Gilbert Road adjacent to Gilbert Road.

Site preparation including tree removal and investigatory work is completed.

Relocation of the house to the temporary site was completed between November 22nd and December 9th, 2022. Relocation to the final destination was completed as of September 19, 2023 when the house was lowered on the new foundations and the supporting beams used for the move were removed.

Ongoing work includes structural work to stabilize the house on the new foundations, replacement of deteriorated structural wood sill and joists, installation of lally columns and chimney masonry tie in. This work will be followed by foundation insulation, masonry veneer installation at the foundation walls and backfill which will complete the first phase of work by the beginning of December.

Phase 2 of the project will consist of exterior façade renovations and the revised set of drawings for this work has been received on September 16, 2023 and a subsequent addendum received on October 6, 2023.

Phase 2 work is expected to start in December.

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 December 2023.



House at permanent site hovering over foundations.



Foundation and metal plate to support the house sill.



**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	\$18,102.74	\$2,386,692.36	\$0.00	\$2,386,692.36	-\$75,692.36	\$1,514,510.50
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	\$806,227.41
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
	DIRECT COST SUBTOTAL	\$6,279,000.00	\$3,440,000.00	\$2,663,869.04	\$669,628.74	\$3,333,497.78	\$0.00	\$3,333,497.78	\$106,502.22	\$2,350,094.33
12000	Contingency	\$321,000.00	\$3,160,000.00						\$3,160,000.00	
	TOTAL	\$6,600,000.00	\$6,600,000.00	\$2,663,869.04	\$669,628.74	\$3,333,497.78	\$0.00		\$3,266,502.22	\$2,350,094.33

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 3,333,497.78
TOTAL APPROVED BUDGET	\$ 6,600,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,266,502.22

Total Current Funding	\$ 6,600,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 28,231.03	1.19%
TOTAL PENDING CHANGE ORDERS	\$ 57,142.71	2.41%
TOTAL CONSTRUCTION CHANGES	\$ 85,373.74	3.60%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report
Period Ending: September 30, 2023

South Campus Infrastructure
Project Number: 300241

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	07/06/2023
General Contractor/CM:	O & G Industries Inc	Contract Substantial Completion:	01/23/2026
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	01/23/2026
Project Phase:	Construction	Current Phase Budget:	\$89,500,000.00
Percent Complete:	10 %	Estimated Total Project Cost:	\$85,814,278.80

Project Description:

Connecticut Public Act No 13-233, known as Next Generation Connecticut, authorized the University to undertake a special capital improvement program for the express purposes of constructing infrastructure, renovating existing facilities and developing new buildings. In 2015 the University completed the Next Gen CT Campus Masterplan and in 2016 the University performed a Framework Utility Analysis to create a systematic approach for infrastructure projects that support development of the Next Gen CT program. The intent of this project is to provide infrastructure improvements in the South Campus district to support the construction and sustainable operation of the South Campus Residence Hall.

The overall scope of this project will provide renewable infrastructure to the new South Campus Residence Hall and includes: new utilities including steam, electric, hot and chilled water, communications, sanitary, stormwater, and domestic water for the South Campus Residence Hall (Phase 2), and expansion of the South Campus Chiller Plant to accommodate a new geothermal heating and cooling system and to meet the needs of the Residence Hall (Phase 3).

Current Project Status:

Package One:

Utility work in the areas surrounding the South Campus Residence Hall project. Construction started in early July and has been making consistent headway. Work in the intersection of Mansfield and Gilbert was completed in the summer which met the first of many schedule deadlines. Upcoming project milestones: foundation drain by mid October, electric by November 1, 2023 and steam by November 1st.

Package Two:

Work consists of the geothermal field in Lot S and the expansion of the South Campus Chiller plant. This work has been bid out and a Notice to Proceed was issued on September 29, 2022, with an anticipated physical construction date of late October.

Project Issues/Risks:

Long lead time of materials continues to be a concern for the construction team to ensure that major utility milestones are met and minimize temporary utility requirements. Continued concern over utility connection points and the existing conditions of these utilities due to deferred maintenance. As connection points are excavated connection point condition will then be identified.



Lot S/R Work Progress - Looking NE



Gilbert Road Work Progress - Looking NE



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: South Campus Infrastructure
Project Num.: 300241
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	\$75,200,000.00	\$75,200,000.00	\$73,288,157.09	\$796,837.23	\$74,084,994.32	\$889,820.00	\$74,974,814.32	\$225,185.68	\$3,812,607.94
02000	Design Services	\$6,200,000.00	\$6,200,000.00	\$393,379.90	\$5,320,782.41	\$5,714,162.31	\$700,000.00	\$6,414,162.31	-\$214,162.31	\$3,982,888.09
03000	Telecom	\$200,000.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$200,000.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$40,000.00	\$40,000.00	\$19,101.00	\$0.00	\$19,101.00	\$0.00	\$19,101.00	\$20,899.00	\$16,131.00
05000	Internal Costs	\$2,500,000.00	\$1,655,000.00	\$105,672.80	\$1,322,418.62	\$1,428,091.42	\$2,023,000.00	\$3,451,091.42	-\$1,796,091.42	\$301,376.42
06000	Other A/E Services	\$850,000.00	\$1,700,000.00	\$569,715.50	\$79,394.25	\$649,109.75	\$100,000.00	\$749,109.75	\$950,890.25	\$59,557.43
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	\$3,000.00	\$3,000.00	\$6,000.00	\$0.00	\$6,000.00	-\$1,000.00	\$3,000.00
10000	Insurance & Legal	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$85,000,000.00	\$85,000,000.00	\$74,379,026.29	\$7,522,432.51	\$81,901,458.80	\$3,912,820.00	\$85,814,278.80	-\$814,278.80	\$8,175,560.88
12000	Contingency	\$4,500,000.00	\$4,500,000.00						\$4,500,000.00	
	TOTAL	\$89,500,000.00	\$89,500,000.00	\$74,379,026.29	\$7,522,432.51	\$81,901,458.80	\$3,912,820.00		\$3,685,721.20	\$8,175,560.88

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 85,814,278.80
TOTAL APPROVED BUDGET	\$ 89,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,685,721.20

Total Current Funding	\$ 89,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 653,490.00	0.89%
TOTAL PENDING CHANGE ORDERS	\$ 143,347.23	0.20%
TOTAL CONSTRUCTION CHANGES	\$ 796,837.23	1.09%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report
Period Ending: September 30, 2023

B4 Steam Vault and Line Exigent Repair
Project Number: 300247

Project Parameters

Project Architect/Engineer:	BVH Integrated Services PC	Notice to Proceed:	07/06/2022
General Contractor/CM:	The Whiting-Turner Contracting Company	Contract Substantial Completion:	12/18/2022
UConn Project Manager:	John Parrinello	Projected Substantial Completion:	06/30/2023
Project Phase:	Close Out	Current Phase Budget:	\$7,700,000.00
Percent Complete:	100 %	Estimated Total Project Cost:	\$7,264,385.41

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 be 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 become apparent that the existing piping corrosion due to age was more extensive than planned and additional replacement is required.

Current Project Status:

Construction began on 7/22/22 with the installation of fencing and protection of utilities. Excavation and stair demolition started on 8/14/22. During August 2022 the pile installation began and is 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 October 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 were made and new steam piping began 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.

The steam piping was activated and site restoration began in May 2023 after graduation. The project was completed including punchlist work and testing in August 2023. UConn accepted the landscape work. The remaining changes and close out documents were submitted and being reviewed.

Project Issues/Risks:

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 completed



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: B4 Steam Vault and Line Exigent Repair
Project Num.: 300247
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$5,800,000.00	\$5,800,000.00	\$5,477,400.00	\$332,002.43	\$5,809,402.43	\$183,000.00	\$5,992,402.43	-\$192,402.43	\$5,537,691.19
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	\$644,288.32
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	\$174,910.58
06000	Other A/E Services	\$247,000.00	\$247,000.00	\$45,865.00	\$4,200.00	\$50,065.00	\$0.00	\$50,065.00	\$196,935.00	\$50,065.00
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	\$26,896.50
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
	DIRECT COST SUBTOTAL	\$6,750,000.00	\$6,750,000.00	\$5,653,394.50	\$1,258,990.91	\$6,912,385.41	\$352,000.00	\$7,264,385.41	-\$514,385.41	\$6,434,514.59
12000	Contingency	\$950,000.00	\$950,000.00						\$950,000.00	
	TOTAL	\$7,700,000.00	\$7,700,000.00	\$5,653,394.50	\$1,258,990.91	\$6,912,385.41	\$352,000.00		\$435,614.59	\$6,434,514.59

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,264,385.41
TOTAL APPROVED BUDGET	\$ 7,700,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 435,614.59

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	\$ 46,468.20	0.85%
TOTAL CONSTRUCTION CHANGES	\$ 332,002.43	6.06%

Comments - Construction Changes over 5%:
Upon completion of the excavation for the existing steam & condensate lines it was determined that the extent 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
Period Ending: September 30, 2023

Freitas Renovation
Project Number: 300252

Project Parameters

Project Architect/Engineer:	S-L-A-M Collaborative Inc	Notice to Proceed (Ph I):	05/17/2023
General Contractor/CM:	Sarazin General Contractors Inc	Contract Substantial Completion (Ph I):	07/10/2023
UConn Project Manager:	Heather Schlink	Projected Substantial Completion (Ph I):	07/10/2023
Project Phase (Ph I):	Close Out- Phase 1	Current Phase Budget:	\$2,500,000.00
Percent Complete (Ph I):	99 %	Estimated Total Project Cost:	\$1,887,443.05

Project Description:

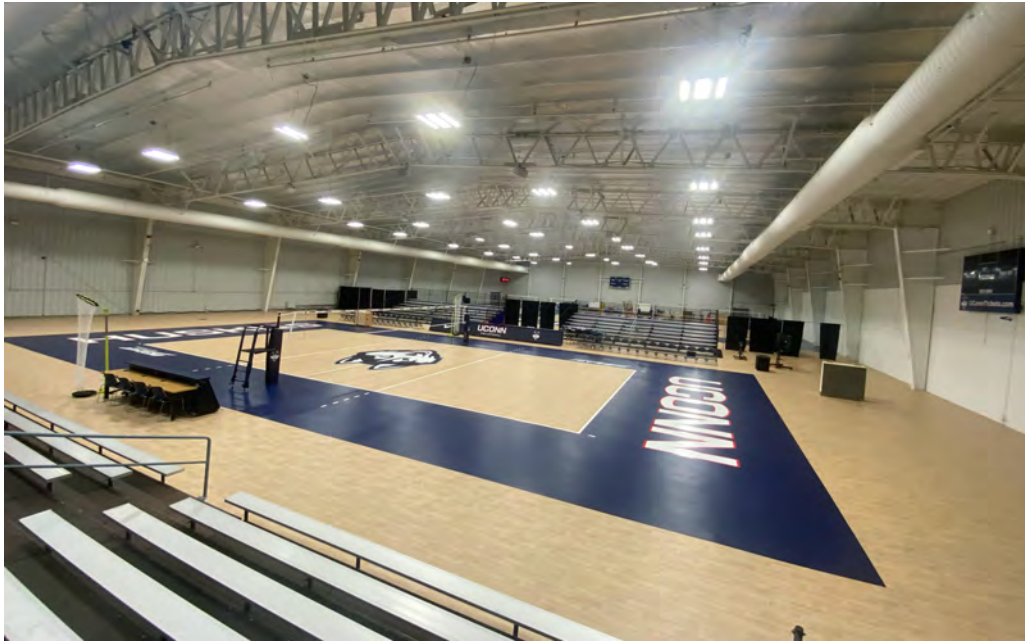
The Mark Freitas Ice Forum opened in the fall of 1998. Prior to the opening of the Toscano Family Ice Forum, the Mark Freitas Ice Forum was the home of the University of Connecticut Men's and Women's ice hockey teams. This project will renovate the facility to support the Women's Volleyball program. Phase 1 construction services include decommissioning of the ice system, demo of the existing dasher boards and bleachers. Phase II design of the Women's Volleyball locker room, as well as the procuring of long lead items for Phase II, is also included. Since the majority of the scope of work is minimal, the project will not be registered with LEED and will not meet Connecticut High Performance Buildings requirements.

Current Project Status:

Phase I construction was completed in August 2023 which included the conversion of the former ice arena into the new Volleyball Championship court as well as three practice courts. There was also other updates and upgrades to the interior of the building for preparation for the 2023 season. Phase II construction is scheduled to commence in January 2024. The scope includes the renovation of the locker/bathroom and associated spaces, replacing the arena's audience seating, as well as providing Title IX equitable opportunities to the student athletes.

Project Issues/Risks:

Permanent arena seating installed prior to the 2024 Volleyball season.



Phase I Volleyball Arena



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Freitas Renovation
Project Num.: 300252
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$1,550,000.00	\$1,550,000.00	\$285,023.57	\$90,913.72	\$375,937.29	\$28,500.00	\$404,437.29	-\$404,437.29	\$268,356.56
02000	Design Services	\$425,000.00	\$425,000.00	\$263,997.20	\$97,620.00	\$361,617.20	\$0.00	\$361,617.20	\$2,138,382.80	\$193,489.25
03000	Telecom	\$0.00	\$0.00	\$38,289.90	\$0.00	\$38,289.90	\$0.00	\$38,289.90	-\$38,289.90	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$173,287.59	\$1,923.90	\$175,211.49	\$750,000.00	\$925,211.49	-\$925,211.49	\$148,558.31
05000	Internal Costs	\$0.00	\$0.00	\$87,952.06	-\$75,000.00	\$12,952.06	\$98,500.00	\$111,452.06	-\$111,452.06	\$12,952.06
06000	Other A/E Services	\$150,000.00	\$150,000.00	\$33,924.74	\$5,821.37	\$39,746.11	\$0.00	\$39,746.11	-\$39,746.11	\$4,943.92
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	\$2,634.00	\$4,055.00	\$6,689.00	\$0.00	\$6,689.00	-\$6,689.00	\$2,634.00
09000	Environmental	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$2,250,000.00	\$2,250,000.00	\$885,109.06	\$125,333.99	\$1,010,443.05	\$877,000.00	\$1,887,443.05	\$612,556.95	\$630,934.10
12000	Contingency	\$250,000.00	\$250,000.00						\$0.00	
	TOTAL	\$2,500,000.00	\$2,500,000.00	\$885,109.06	\$125,333.99	\$1,010,443.05	\$877,000.00		\$612,556.95	\$630,934.10

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,887,443.05
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 612,556.95

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	\$ 90,913.72	31.90%
TOTAL CONSTRUCTION CHANGES	\$ 90,913.72	31.90%

Comments - Construction Changes over 5%:
Change orders are due to unforeseen conditions with the existing concrete. Once demo began, and dasher boards and bleachers were removed, there were additional areas of slab that needed to be removed and poured to ensure the floor was level for installation of the teraflex volleyball flooring. Additional electrical/IT relocations were required for the functioning of the start of the volleyball season.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2023

Fenton River Well Field and Road
Project Number: 901653

Project Parameters

Project Architect/Engineer:	Haley Ward Inc	Notice to Proceed:	05/30/2023
General Contractor/CM:	Richards Corporation	Contract Substantial Completion:	11/30/2023
UConn Project Manager:	Scott Gallo	Projected Substantial Completion:	11/30/2023
Project Phase:	Construction	Current Phase Budget:	\$1,700,000.00
Percent Complete:	90 %	Estimated Total Project Cost:	\$1,583,747.84

Project Description:

The bridge on Pumping Station Road that serves the Fenton Well Field is in poor condition and undersized for the current stream flow and needs to be replaced. This project requires a temporary road and bridge to be put in place before renovations to the road and bridge can be started. Once temporary access is completed, the road and bridge can be replaced. Permanent easements provide UConn the permission to use the roadway to access the well fields and construction easements have been negotiated with the abutting neighbors.

Current Project Status:

The Notice to Proceed was issued on May 30, 2023 and construction began on July 10, 2023 after the issuance of DEEP and the Army Corp of Engineers permits.

At this time, the culvert has been replaced and functioning correctly. Hydroseeding will occur on 10/11/23. We are currently waiting for the guard rails to be installed and once that happens the paving will be completed.

Project Issues/Risks:

None at this time.



The New Culvert



Looking East towards the Fenton Wellfields.



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Fenton River Well Field and Road
Project Num.: 901653
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	\$1,213,000.00	\$1,213,000.00	\$1,231,925.58	\$28,975.00	\$1,260,900.58	\$0.00	\$1,260,900.58	-\$47,900.58	\$887,906.65
02000	Design Services	\$260,000.00	\$260,000.00	\$63,800.00	\$168,222.97	\$232,022.97	\$0.00	\$232,022.97	\$27,977.03	\$207,800.07
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$50,000.00	\$50,000.00	\$13,500.00	\$37,500.00	\$51,000.00	\$0.00	\$51,000.00	-\$1,000.00	\$13,500.00
06000	Other A/E Services	\$0.00	\$0.00	\$39,824.29	\$0.00	\$39,824.29	\$0.00	\$39,824.29	-\$39,824.29	\$37,977.31
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	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00
11000	Miscellaneous	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00
	DIRECT COST SUBTOTAL	\$1,545,000.00	\$1,545,000.00	\$1,349,049.87	\$234,697.97	\$1,583,747.84	\$0.00	\$1,583,747.84	-\$38,747.84	\$1,147,184.03
12000	Contingency	\$155,000.00	\$155,000.00						\$155,000.00	
	TOTAL	\$1,700,000.00	\$1,700,000.00	\$1,349,049.87	\$234,697.97	\$1,583,747.84	\$0.00		\$116,252.16	\$1,147,184.03

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,583,747.84
TOTAL APPROVED BUDGET	\$ 1,700,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 116,252.16

Total Current Funding	\$ 1,700,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,100.00	0.17%
TOTAL PENDING CHANGE ORDERS	\$ 26,875.00	2.18%
TOTAL CONSTRUCTION CHANGES	\$ 28,975.00	2.35%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Academic & Research Facilities - STEM Research Center
Science 1

Period Ending: September 30, 2023

Project Number: 901802

Project Parameters

Project Architect/Engineer:	Payette Associates Inc	Notice to Proceed:	06/23/2020
General Contractor/CM:	Dimeo Construction Company	Contract Substantial Completion:	10/31/2022
UConn Project Manager:	Ian Crouse	Projected Substantial Completion:	10/31/2022
Project Phase:	Occupancy	Current Phase Budget:	\$220,000,000.00
Percent Complete:	99 %	Estimated Total Project Cost:	\$187,164,885.51

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 gross square feet and the building utilities are supported by the adjacent supplemental utility plant (SUP).

Current Project Status:

The Science 1 Building is fully occupied by the IMS & MSE departments.

Ongoing Day 2 activities include the implementation of added departmental requests to support research needs and equipment startup/connections. At this time temporary measures have been implemented in the cleanroom to support the start of research activities while long lead material components for the Nitrogen & Argon piping systems are on order. Final closeout documentation, and completion of outstanding punch-list items and remaining Day 2 lab research requests are underway and are anticipated to be completed by the end of November 2023.

Project Issues/Risks:

None at this time



Science 1 - EIRC Core Lab



Science 1 - Conference room



**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	\$135,449,574.02	\$8,668,415.94	\$144,117,989.96	\$10,596,877.46	\$154,714,867.42	-\$4,714,867.42	\$138,128,314.92
02000	Design Services	\$16,000,000.00	\$16,000,000.00	\$3,644,732.25	\$10,933,389.60	\$14,578,121.85	\$2,000,000.00	\$16,578,121.85	-\$578,121.85	\$14,539,139.17
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	\$1,881,712.62	\$148,261.87	\$2,029,974.49	\$0.00	\$2,029,974.49	\$7,970,025.51	\$2,029,974.48
05000	Internal Costs	\$12,000,000.00	\$12,000,000.00	\$2,229,956.68	\$8,045,308.87	\$10,275,265.55	\$200,000.00	\$10,475,265.55	\$1,524,734.45	\$9,956,902.25
06000	Other A/E Services	\$3,000,000.00	\$3,000,000.00	\$944,035.00	\$14,858.16	\$958,893.16	\$0.00	\$958,893.16	\$2,041,106.84	\$738,095.25
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	\$1,362,519.19	\$511,585.47	\$1,874,104.66	\$409,139.08	\$2,283,243.74	\$716,756.26	\$1,498,988.79
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	\$210.31	\$111,044.26	\$0.00	\$111,044.26	\$53,955.74	\$111,044.26
	DIRECT COST SUBTOTAL	\$197,790,000.00	\$197,790,000.00	\$145,692,495.71	\$28,266,373.26	\$173,958,868.97	\$13,206,016.54	\$187,164,885.51	\$10,625,114.49	\$167,014,954.16
12000	Contingency	\$22,210,000.00	\$22,210,000.00						\$22,210,000.00	
	TOTAL	\$220,000,000.00	\$220,000,000.00	\$145,692,495.71	\$28,266,373.26	\$173,958,868.97	\$13,206,016.54		\$32,835,114.49	\$167,014,954.16

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 187,164,885.51
TOTAL APPROVED BUDGET	\$ 220,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 32,835,114.49

Total Current Funding	\$ 220,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 7,955,548.54	5.87%
TOTAL PENDING CHANGE ORDERS	\$ 712,920.47	0.53%
TOTAL CONSTRUCTION CHANGES	\$ 8,668,469.01	6.40%

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: September 30, 2023

Gant Building Renovation - STEM
Project Number: 901803

Project Parameters

Project Architect/Engineer:	Goody Clancy & Associates Inc	Ph 3 Notice to Proceed:	TBD
General Contractor/CM:	The Whiting-Turner Contracting Company	Ph 3 Contract Substantial Completion:	TBD
UConn Project Manager:	Ian Crouse	Ph 1 & 2 Substantial Completion:	08/16/2022
Current Project Phase:	Intermediary Life Safety Implementation	Current Phase 1 & 2 Budget:	\$170,000,000.00
Ph 1 & 2 Percent Complete:	99.5 %	Estimated Phase 1 & 2 Total Cost:	\$168,452,144.34

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 2026.

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 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. 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 8, 2023. Budgetary values for Phase 3 of the project were presented to UConn senior leadership, and the project was subsequently placed on hold. 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 being completed via the On Call vendor program.



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	\$109,647,916.97	\$13,450,362.96	\$123,098,279.93	\$14,318,995.84	\$137,417,275.77	-\$15,962,099.17	\$121,259,330.03
02000	Design Services	\$15,221,744.00	\$15,221,744.00	\$6,689,921.75	\$8,326,384.07	\$15,016,305.82	-\$160,000.00	\$14,856,305.82	\$365,438.18	\$14,137,584.72
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	\$3,699,468.71	\$8,338,672.19	\$0.00	\$8,338,672.19	-\$855,692.03	\$8,133,507.21
06000	Other A/E Services	\$313,981.50	\$313,981.50	\$467,276.00	\$392,366.25	\$859,642.25	\$0.00	\$859,642.25	-\$545,660.75	\$824,881.04
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	\$789,409.77	\$1,396,736.77	\$0.00	\$1,396,736.77	\$240,858.67	\$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	\$104,591.00
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
	DIRECT COST SUBTOTAL	\$153,072,346.22	\$153,072,346.22	\$127,487,934.74	\$26,805,213.76	\$154,293,148.50	\$14,158,995.84	\$168,452,144.34	-\$15,379,798.12	\$151,263,438.38
12000	Contingency	\$16,927,653.78	\$16,927,653.78						\$16,927,653.78	
	TOTAL	\$170,000,000.00	\$170,000,000.00	\$127,487,934.74	\$26,805,213.76	\$154,293,148.50	\$14,158,995.84		\$1,547,855.66	\$151,263,438.38

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 168,452,144.34
TOTAL APPROVED BUDGET	\$ 170,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,547,855.66

Total Current Funding	\$ 169,827,605.61
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 13,107,993.44	11.95%
TOTAL PENDING CHANGE ORDERS	\$ 348,355.09	0.32%
TOTAL CONSTRUCTION CHANGES	\$ 13,456,348.53	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: September 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 CGSB & ARB Autoclave & Washer Replacement	22-012
UCH Main Building (L) Lab Renovations – 2 nd Floor	22-013
UCH Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation	22-017
UCH 5 Munson Road Clinical Fit-Out	22-042
UCH Building E & Building K Roof Replacement	22-601.01
UCH Building D & Building N Roof Replacement	22-061.02
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: September 30, 2023

Project Number: 19-603.11

Project Parameters

Project Architect:	Silver Petrucelli + Associates	Notice to Proceed:	April 14, 2023
General Contractor:	All State Construction	Contract Substantial Completion:	January 1, 2024
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	January 1, 2024
Percent Complete:	45%	Final BOT Budget Amount:	\$ 845,000
		Estimated Cost to Complete:	\$ 845,000

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 circulation pump station is nearing completion and the new supports from the new steam hot water heater to the corridor has been installed. Installation of new steam hot water heater and remaining electrical work need to be completed before startup and commissioning.

Project Schedule: Project is tracking on schedule.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently



New Circulation Pump Station Equipment Pad



New Circulation Pump Station

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	\$387,000.00	\$0.00	\$387,000.00		\$387,000.00	\$303,000.00
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	\$430,200.00	\$0.00	\$430,200.00		\$430,200.00	\$304,800.00
12000	Project Contingency	\$110,000.00	\$0.00	\$0.00	\$0.00	\$414,800.00	\$414,800.00	(\$304,800.00)
Current Totals		\$845,000.00	\$430,200.00	\$0.00	\$430,200.00	\$414,800.00	\$845,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$110,000.00
Project Contingency Expenditure / Surplus	\$304,800.00
Project Contingency Balance	\$414,800.00

Budget Monitor

Total Estimated Cost to Complete	\$845,000.00
Total Original Budget	\$845,000.00
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 Replace Chilled Water Pump CHWP#4

Period Ending: September 30, 2023

Project Number: 21-018

Project Parameters

Project Architect:	AI Engineers	Notice to Proceed:	March 21, 2022
General Contractor:	CT Boiler	Contract Substantial Completion:	September 17, 2022
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	November 30, 2023
Percent Complete:	80%	Final BOT Budget Amount:	\$ 642,000
		Estimated Cost to Complete:	\$ 642,000

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

Current Project Status: New equipment pads poured and the chilled water pump, and VFD's have been set. CT Boiler will be back onsite to install the 16" CW Piping and complete the installation of the VFD's for CWP 1 & 4.

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 November 30, 2023.

Project Budget: The project is tracking under budget.

Project Issues/Risks: None currently.



New Hilled Water Pump #4



New VFD for Chilled Water Pump #4

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$495,000.00	\$435,700.00	\$46,467.00	\$482,167.00	\$14,569.00	\$496,736.00	(\$1,736.00)
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	\$46,467.00	\$520,667.00	\$14,569.00	\$535,236.00	(\$236.00)
12000	Project Contingency	\$107,000.00	\$0.00	\$0.00	\$0.00	\$106,764.00	\$106,764.00	\$236.00
Current Totals		\$642,000.00	\$474,200.00	\$46,467.00	\$520,667.00	\$121,333.00	\$642,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$107,000.00
Project Contingency Expenditure / Surplus	(\$236.00)
Project Contingency Balance	\$106,764.00

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	\$46,467.00	10.66%
Total Pending Change Orders	\$14,569.00	3.34%
Total Construction Changes	\$61,036.00	14.01%

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.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

HIM Workplace Improvements

Period Ending: September 30, 2023

Project Number: 21-019

Project Parameters

Project Architect:	DeCarlo & Doll	Notice to Proceed:	May 01, 2023
General Contractor:	Sarazin	Contract Substantial Completion:	August 14, 2023
UCHC Project Manager:	Jayshree Pugh	Estimated Completion Date:	September 27 ,2023
Percent Complete:	99%	Final BOT Budget Amount:	\$ 763,000
		Estimated Cost to Complete:	\$ 763,000

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: Project is complete and in construction close-out phase. The users moved in on 9/27/23.

Project Schedule: Delays in millwork effected the project completion date. A no-cost change order adjusting the Substantial Completion date is being processed.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently



Phase-2- Work Area



Phase-2-CG112 Training 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	\$509,905.00	\$0.00	\$509,905.00	\$1,495.00	\$511,400.00	(\$3,400.00)
02000	Design Services	\$50,000.00	\$49,650.00	\$0.00	\$49,650.00		\$49,650.00	\$350.00
03000	Telecomm	\$35,000.00	\$32,066.00	\$0.00	\$32,066.00	\$13,688.00	\$45,754.00	(\$10,754.00)
04000	Furniture, Fixtures & Equipment	\$66,000.00	\$37,485.00	\$0.00	\$37,485.00	\$32,180.00	\$69,665.00	(\$3,665.00)
05000	Construction Administration	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
06000	Other A/E Services	\$2,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
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	\$2,100.00	\$0.00	\$2,100.00	\$549.00	\$2,649.00	(\$2,649.00)
Direct Cost Subtotal		\$663,000.00	\$631,876.00	\$0.00	\$631,876.00	\$49,912.00	\$681,788.00	(\$18,788.00)
12000	Project Contingency	\$100,000.00	\$0.00	\$0.00	\$0.00	\$81,212.00	\$81,212.00	\$18,788.00
Current Totals		\$763,000.00	\$631,876.00	\$0.00	\$631,876.00	\$131,124.00	\$763,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$100,000.00
Project Contingency Expenditure / Surplus	(\$18,788.00)
Project Contingency Balance	\$81,212.00

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	\$1,495.00	0.29%
Total Construction Changes	\$1,495.00	0.29%

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: September 30, 2023

Project Number: 21-036

Project Parameters

Project Architect:	Phase Zero Design	Notice to Proceed:	May 26, 2022
General Contractor:	Nosal Builders	Contract Substantial Completion:	November 11, 2022
UCHC Project Manager:	David Riggles	Actual Completion Date:	April 28, 2023
Percent Complete:	99%	Final BOT Budget Amount:	\$ 4,729,000
		Estimated Cost to Complete:	\$ 4,729,000

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 Substantially Complete and the clinic is operational. Punch list items are being addressed along with “Day Two” items being implemented at the request of stakeholders and administration.

Project Schedule: A Change Order is being processed to address the Contractor’s damages claim due to the delayed start of construction based on the landlord’s deferred completion of the core and shell construction.

Project Budget: A Revised Final Budget was approved to address the additional costs associated with the contractors delay claim based on the Landlord’s untimely completion of the core and shell work and UCH’s purchase of additional medical equipment. The project is tracking under budget.

Project Issues/Risks: UCH has negotiated the contractor’s claim based on the landlord’s delay in completion of the core and shell work per the terms of the lease agreement. UCH is negotiating with the landlord regarding reimbursement of these costs.



Figure 1: Orthopedics Check-Out Area



Figure 2: Blood Draw 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	Construction	\$3,175,000.00	\$2,666,434.00	\$429,581.00	\$3,096,015.00	\$19,495.00	\$3,115,510.00	\$59,490.00
02000	Design Services	\$153,000.00	\$145,176.00	\$7,250.00	\$152,426.00	\$0.00	\$152,426.00	\$574.00
03000	Telecomm	\$415,000.00	\$408,097.00	\$0.00	\$408,097.00	\$7,065.00	\$415,162.00	(\$162.00)
04000	Furniture, Fixtures & Equipment	\$860,000.00	\$838,967.00	\$0.00	\$838,967.00	\$5,143.00	\$844,110.00	\$15,890.00
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	\$20,000.00	\$18,687.00	\$0.00	\$18,687.00	\$0.00	\$18,687.00	\$1,313.00
08000	Relocation	\$80,000.00	\$82,190.00	\$0.00	\$82,190.00	\$0.00	\$82,190.00	(\$2,190.00)
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	\$1,000.00	\$18,304.00	\$0.00	\$18,304.00	\$0.00	\$18,304.00	(\$17,304.00)
Direct Cost Subtotal		\$4,704,000.00	\$4,177,855.00	\$436,831.00	\$4,614,686.00	\$31,703.00	\$4,646,389.00	\$57,611.00
12000	Project Contingency	\$25,000.00	\$0.00	\$0.00	\$0.00	\$82,611.00	\$82,611.00	(\$57,611.00)
Current Totals		\$4,729,000.00	\$4,177,855.00	\$436,831.00	\$4,614,686.00	\$114,314.00	\$4,729,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$25,000.00
Project Contingency Expenditure / Surplus	\$57,611.00
Project Contingency Balance	\$82,611.00

Budget Monitor

Total Estimated Cost to Complete	\$4,729,000.00
Total Original Budget	\$4,729,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$429,581.00	16.11%
Total Pending Change Orders	\$19,495.00	0.73%
Total Construction Changes	\$449,076.00	16.84%

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: September 30, 2023

Project Number: 21-050

Project Parameters

Project Architect:	TSKP Studio	Notice to Proceed:	April 4, 2023
General Contractor:	O&G Industries	Contract Substantial Completion:	January 31, 2024
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	January 31, 2024
Percent Complete:	50%	Final BOT Budget Amount:	\$ 1,197,000
		Estimated Cost to Complete:	\$ 1,197,000

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: Phase 1 will be completed by the end of October which includes a new break room and laundry room. Renovation for the new Seclusion rooms will start once the hard construction barrier has been moved further down the neck of H1. The glass and frames for the Nurse Station are being fabricated now and will be installed in coordination with the new doors and card reader.

Project Schedule: Project is tracking on schedule.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently



New Sink and Cabinets in Breakroom



New Ice Machine Alcove and Door Opening at the Nurse Station

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	\$711,606.00	\$0.00	\$711,606.00	\$9,243.00	\$720,849.00	\$215,151.00
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	\$45,200.00	\$0.00	\$45,200.00	\$5,000.00	\$50,200.00	\$4,800.00
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	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$50,000.00	(\$31,000.00)
Direct Cost Subtotal		\$1,088,000.00	\$833,526.00	\$0.00	\$833,526.00	\$57,743.00	\$891,269.00	\$196,731.00
12000	Project Contingency	\$109,000.00	\$0.00	\$0.00	\$0.00	\$305,731.00	\$305,731.00	(\$196,731.00)
Current Totals		\$1,197,000.00	\$833,526.00	\$0.00	\$833,526.00	\$363,474.00	\$1,197,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$109,000.00
Project Contingency Expenditure / Surplus	\$196,731.00
Project Contingency Balance	\$305,731.00

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	\$9,243.00	1.30%
Total Construction Changes	\$9,243.00	1.30%

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 CGSB & ARB Autoclave & Washer Replacement

Period Ending: September 30, 2023

Project Number: 22-012

Project Parameters

Project Architect:	Campus Planning Consolidated Sterilizers	Notice to Proceed:	December 23, 2022
Vendors:	LabRepco EMD Millipore	Contract Substantial Completion:	Not applicable
UCHC Project Manager:	Richard Allen	Estimated Completion Date:	November 30, 2023
Percent Complete:	95%	Final BOT Budget Amount:	\$ 1,200,000
		Estimated Cost to Complete:	\$ 1,200,000

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 in ARB and CGSB. The autoclave in L Bldg, L3025 is being rebuilt instead of replaced at a \$80K savings.

Project Schedule: The remainder of Millipore units are being scheduled for installation now that the washers and autoclaves have been installed.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None at this time.



Typical ARB Consolidated Sterilizer & Lancer Glasswasher Installation

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$16,000.00	\$1,790.00	\$0.00	\$1,790.00	\$14,210.00	\$16,000.00	\$0.00
02000	Design Services	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
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	\$311,874.00	\$1,123,055.00	(\$47,055.00)
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	\$812,971.00	\$0.00	\$812,971.00	\$326,084.00	\$1,139,055.00	(\$42,055.00)
12000	Project Contingency	\$103,000.00	\$0.00	\$0.00	\$0.00	\$60,945.00	\$60,945.00	\$42,055.00
Current Totals		\$1,200,000.00	\$812,971.00	\$0.00	\$812,971.00	\$387,029.00	\$1,200,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$103,000.00
Project Contingency Expenditure / Surplus	(\$42,055.00)
Project Contingency Balance	\$60,945.00

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

Main building (L) Lab Renovations - 2nd Floor

Period Ending: September 30, 2023

Project Number: 22-013

Project Parameters

Project Architect:	Stantec	Notice to Proceed:	March 14, 2023
General Contractor:	PAC Group	Contract Substantial Completion:	May 7, 2024
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	May 7, 2024
Percent Complete:	40%	Final BOT Budget Amount:	\$ 10,200,000
		Estimated Cost to Complete:	\$ 10,200,000

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: The contractor is installing the main HVAC duct work in the corridor, installing structural steel for shafts F & G, installing metal framing, rough plumbing & electrical, and installation of new windows.

Project Schedule: Project is tracking on schedule.

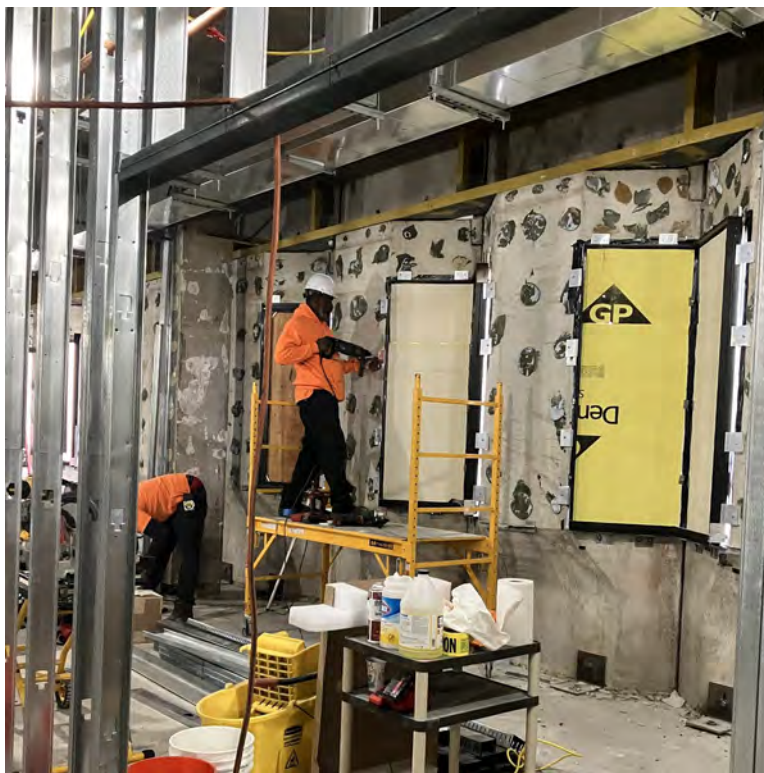
Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently

New Ductwork and Framing



New Ductwork and Framing



Installation of New Exterior Windows

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	\$8,383,578.00	\$4,798.00	\$8,388,376.00	\$4,719.00	\$8,393,095.00	(\$48,095.00)
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	\$30,000.00	\$30,000.00	\$10,000.00
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	\$0.00	\$0.00	\$0.00	\$13,000.00	\$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	\$28,904.00	\$0.00	\$28,904.00	\$17,962.00	\$46,866.00	(\$31,866.00)
Direct Cost Subtotal		\$9,274,000.00	\$8,987,307.00	\$4,798.00	\$8,992,105.00	\$351,681.00	\$9,343,786.00	(\$69,786.00)
12000	Project Contingency	\$926,000.00	\$0.00	\$0.00	\$0.00	\$856,214.00	\$856,214.00	\$69,786.00
Current Totals		\$10,200,000.00	\$8,987,307.00	\$4,798.00	\$8,992,105.00	\$1,207,895.00	\$10,200,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$926,000.00
Project Contingency Expenditure / Surplus	(\$69,786.00)
Project Contingency Balance	\$856,214.00

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

Change Order Monitor		% of Const Cost
Executed Change Orders	\$4,798.00	0.06%
Total Pending Change Orders	\$4,719.00	0.06%
Total Construction Changes	\$9,517.00	0.11%

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: September 30, 2023

Project Number: 22-017

Project Parameters

Project Architect:	Phase Zero	Notice to Proceed:	03/29/2023
General Contractor:	Bismark Construction	Contract Substantial Completion:	08/07/2024
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	12/06/2024
Percent Complete:	4%	Final BOT Budget Amount:	\$ 6,430,000
		Estimated Cost to Complete:	\$ 6,430,000

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: Start of construction has been delayed by two months. Coordination meetings continue with equipment vendors and contractor. Submittals continue to be reviewed and processed.

Project Schedule: The project schedule was built around long lead items to minimize downtime of these clinical spaces. A manufacturing delay for a critical RTU has resulted in the start of Phase 1 to be postponed an additional two months so that patients can continue to be treated using the existing rooms during this time. New dates for the two phases are as follows: Phase 1 - EP Lab construction is expected to begin 1/15/24 and continue through 5/15/24 followed by equipment installation through 6/14/24. Phase 2 - Cath Lab construction will then take place from 6/24/24 through 11/15/24 followed by equipment installation through 12/6/24.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently.



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	\$46,452.00	\$2,162,452.00	\$137,548.00
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	\$26,272.00	\$26,272.00	(\$6,272.00)
04000	Furniture, Fixtures & Equipment	\$3,718,000.00	\$2,928,448.00	\$0.00	\$2,928,448.00	\$790,208.00	\$3,718,656.00	(\$656.00)
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	\$5,169,848.00	\$0.00	\$5,169,848.00	\$875,932.00	\$6,045,780.00	\$138,220.00
12000	Project Contingency	\$246,000.00	\$0.00	\$0.00	\$0.00	\$384,220.00	\$384,220.00	(\$138,220.00)
Current Totals		\$6,430,000.00	\$5,169,848.00	\$0.00	\$5,169,848.00	\$1,260,152.00	\$6,430,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$246,000.00
Project Contingency Expenditure / Surplus	\$138,220.00
Project Contingency Balance	\$384,220.00

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

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$46,452.00 2.20%
Total Construction Changes	\$46,452.00 2.20%

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 5 Munson Road Clinical Fit-Out

Period Ending: September 30, 2023

Project Number: 22-042

Project Parameters

Project Architect:	Fairlee Architecture	Notice to Proceed:	03/27/2023
General Contractor:	Metro Realty Group, Ltd.	Contract Substantial Completion:	12/15/2023
UCHC Project Manager:	David Riggles	Estimated Completion Date:	12/15/2023
Percent Complete:	75%	Final BOT Budget Amount:	\$ 9,344,000
		Estimated Cost to Complete:	\$ 9,344,000

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:

Finish work under way, final wall painting & flooring work in progress. Awaiting casework installation in Break Room & install of movable partition wall in conference room/library space. Data cabling home runs are complete, awaiting install of IT equipment & final connection to IT equipment and security cameras.

First Floor:

Finish work nearly complete. Casework installation 90% complete, painting 90% complete. Awaiting installation of carpet & wall covering installation. Data cabling home runs are complete, awaiting installation of data terminations at office areas. Security camera installation under way.

Second Floor:

Finish work nearly complete, wall covering installed, wall protection rails & corner guards installed. Awaiting carpet installation. Casework installation 95% complete, painting 95% complete. Data cabling home runs are complete, awaiting installation of data terminations at office areas. Security camera installation 95% complete.

Exterior/Site Work:

Placing of generator pad in progress. Exterior UConn branding signage installed & wired, awaiting final connection to power/timer by electrician. Preparing for placement of sidewalk on north side for staff entrance. Installation of Munson Road bus stop sidewalk in progress. Installation of MRI chiller system equipment in progress.

Project Schedule: The project is on schedule.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None at this time.



View of Second Floor Patient Check-Out Area



Exterior View: Main Entrance

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*	\$6,000,000.00	\$6,346,359.00	\$0.00	\$6,346,359.00	\$0.00	\$6,346,359.00	(\$346,359.00)
02000	Design Services*	\$104,000.00	\$103,746.00	\$0.00	\$103,746.00	\$0.00	\$103,746.00	\$254.00
03000	Telecomm	\$1,110,000.00	\$682,523.00	\$0.00	\$682,523.00	\$46,420.00	\$728,943.00	\$381,057.00
04000	Furniture, Fixtures & Equipment	\$1,320,000.00	\$1,141,725.00	\$0.00	\$1,141,725.00	\$75.00	\$1,141,800.00	\$178,200.00
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	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00	\$45,000.00	\$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
Direct Cost Subtotal		\$8,694,000.00	\$8,274,353.00	\$0.00	\$8,274,353.00	\$206,495.00	\$8,480,848.00	\$213,152.00
12000	Project Contingency*	\$650,000.00	\$0.00	\$0.00	\$0.00	\$863,152.00	\$863,152.00	(\$213,152.00)
Current Totals		\$9,344,000.00	\$8,274,353.00	\$0.00	\$8,274,353.00	\$1,069,647.00	\$9,344,000.00	\$0.00

Contingency Monitor	
Original Budget Contingency	\$650,000.00
Project Contingency Expenditure / Surplus	\$213,152.00
Project Contingency Balance*	\$863,152.00

Budget Monitor	
Total Estimated Cost to Complete	\$9,344,000.00
Total Original Budget	\$9,344,000.00
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

Building E & Building K Roof Replacement

Period Ending: September 30, 2023

Project Number: 22-601.01

Project Parameters

Project Architect:	Simpson Gumpertz & Heger Associates	Notice to Proceed:	September 29, 2023
General Contractor:	Silktown Roofing Inc.	Contract Substantial Completion:	December 28, 2023
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	December 28, 2023
Percent Complete:	1%	Final BOT Budget Amount:	\$ 2,160,000
		Estimated Cost to Complete:	\$ 2,160,000

Project Description: Existing roofs on Building E and Building K are in poor condition and beyond their useful life. Building E roof is approximately 15,000 SF and is an existing EPDM roof which will be replaced with an adhered white EPDM roof with some detail modifications. Building K roof is approximately 15,500 SF. The main roof is an existing ballasted EPDM roof which will be replaced with an adhered white EPDM roof. The walkway leading to the Building E entrance is an existing EPDM roof with concrete pavers on pedestals which will be replaced with an inverted roof membrane assembly with a reinforced fluid-applied waterproofing membrane and precast concrete pavers on pedestals. The precast concrete planters and benches at each side of the walkway will be removed and replaced. Both buildings contain laboratory and office space and will remain occupied during construction.

Current Project Status: Contractor mobilized for first materials crane pick at Building E on Saturday September 30th.

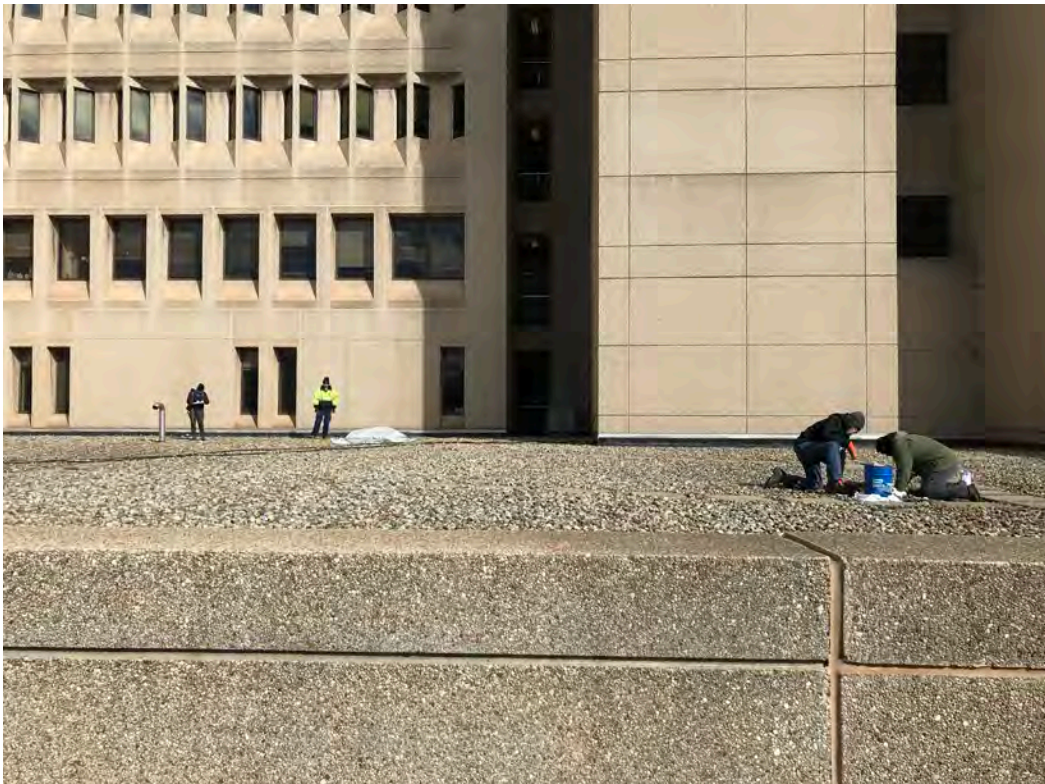
Project Schedule: Building E is tracking on schedule. Building K has been postponed to 2024.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None at this time.



Existing Roof – Building E



Existing Roof – Building K

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	\$2,170,000.00	\$987,000.00	\$0.00	\$987,000.00	\$1,000,000.00	\$1,987,000.00	\$183,000.00
02000	Design Services	\$98,000.00	\$97,987.00	\$5,413.00	\$103,400.00	\$132,008.00	\$235,408.00	(\$137,408.00)
03000	Telecomm	\$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
05000	Construction Administration	\$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
07000	Art	\$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
09000	Environmental	\$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
11000	Miscellaneous	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00
Direct Cost Subtotal		\$2,274,000.00	\$1,084,987.00	\$5,413.00	\$1,090,400.00	\$1,138,008.00	\$2,228,408.00	\$45,592.00
12000	Project Contingency	\$226,000.00	\$0.00	\$0.00	\$0.00	\$271,592.00	\$271,592.00	(\$45,592.00)
Current Totals		\$2,500,000.00	\$1,084,987.00	\$5,413.00	\$1,090,400.00	\$1,409,600.00	\$2,500,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$226,000.00
Project Contingency Expenditure / Surplus	\$45,592.00
Project Contingency Balance	\$271,592.00

Budget Monitor

Total Estimated Cost to Complete	\$2,500,000.00
Total Original Budget	\$2,500,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$1,000,000.00	101.32%
Total Construction Changes	\$1,000,000.00	101.32%

Change Order Narrative

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

The \$1,000,000 represents the estimated construction cost for the replacement of the Building K Roof, which is yet to be bid out.

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

Building D & Building N Roof Replacement

Period Ending: September 30, 2023

Project Number: 22-601.02

Project Parameters

Project Architect:	Simpson Gumpertz & Heger Associates	Notice to Proceed:	July 20, 2023
General Contractor:	Young Developers	Contract Substantial Completion:	November 17, 2023
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	November 30, 2023
Percent Complete:	5%	Final BOT Budget Amount:	\$ 2,500,000
		Estimated Cost to Complete:	\$ 2,500,000

Project Description: Existing roofs on Building D and Building N are in poor condition, experience frequent significant leaks and are beyond their useful life. Building D roof is approximately 24,000 SF and is an existing ballasted EPDM roof which will be replaced with an adhered white EPDM with some detail modifications. Building N roof is approximately 30,000 SF and is an existing EPDM roof which will be replaced with an adhered EPDM roof. These buildings contain office, patient care and laboratory spaces and will remain occupied during construction.

Current Project Status: There have been some delays in starting roofing due to materials substitutions and wet weather conditions. Contractor has nearly completed site mobilization and will be starting on Building D during the first week of October. Building N will begin approximately two weeks later.

Project Schedule: Project is tracking two weeks behind schedule.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently.



Existing Roof – Building D



Existing Roof – Building N

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	\$2,170,000.00	\$2,071,400.00	\$0.00	\$2,071,400.00	\$5,000.00	\$2,076,400.00	\$93,600.00
02000	Design Services	\$98,000.00	\$97,765.00	\$0.00	\$97,765.00		\$97,765.00	\$235.00
03000	Telecomm	\$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
05000	Construction Administration	\$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
07000	Art	\$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
09000	Environmental	\$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
11000	Miscellaneous	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00
Direct Cost Subtotal		\$2,274,000.00	\$2,169,165.00	\$0.00	\$2,169,165.00	\$11,000.00	\$2,180,165.00	\$93,835.00
12000	Project Contingency	\$226,000.00	\$0.00	\$0.00	\$0.00	\$319,835.00	\$319,835.00	(\$93,835.00)
Current Totals		\$2,500,000.00	\$2,169,165.00	\$0.00	\$2,169,165.00	\$330,835.00	\$2,500,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$226,000.00
Project Contingency Expenditure / Surplus	\$93,835.00
Project Contingency Balance	\$319,835.00

Budget Monitor

Total Estimated Cost to Complete	\$2,500,000.00
Total Original Budget	\$2,500,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$5,000.00	0.24%
Total Construction Changes	\$5,000.00	0.24%

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: September 30, 2023

Project Number: 22-601.03

Project Parameters

Project Architect:	Louriero Engineering	Notice to Proceed:	March 14, 2023
General Contractor:	Asphalt Repair Solutions	Contract Substantial Completion:	September 8, 2023
UCHC Project Manager:	Andrew Lesco	Estimated Completion Date:	November 18, 2023
Percent Complete:	70%	Final BOT Budget Amount:	\$ 2,075,000
		Estimated Cost to Complete:	\$ 2,075,000

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: Phase 2 areas have been completed. Added underdrain in main drive and phase 3 work to be completed by the mid-November. Project has incurred delays due to unusually wet weather and challenges encountered with the existing poor drainage and subsurface materials in Lots MR4 & MR5.

Project Schedule: Project is behind schedule due to unusually heavy rainfall throughout the project duration and unsuitable sub-surface materials found during construction.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None to report.



Paving at Lot MR4A



Paving at Lot MR5

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	\$1,800,000.00	\$1,321,281.00	\$177,527.00	\$1,498,808.00	\$1,718.00	\$1,500,526.00	\$299,474.00
02000	Design Services	\$96,000.00	\$76,973.00	\$19,015.00	\$95,988.00		\$95,988.00	\$12.00
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	\$15,000.00	\$14,708.00	\$0.00	\$14,708.00		\$14,708.00	\$292.00
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	\$3,000.00		\$0.00	\$0.00		\$0.00	\$3,000.00
10000	Insurance & Legal	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
11000	Miscellaneous	\$1,000.00		\$0.00	\$0.00	\$3,000.00	\$3,000.00	(\$2,000.00)
Direct Cost Subtotal		\$1,915,000.00	\$1,412,962.00	\$196,542.00	\$1,609,504.00	\$4,718.00	\$1,614,222.00	\$300,778.00
12000	Project Contingency	\$160,000.00	\$0.00	\$0.00	\$0.00	\$460,778.00	\$460,778.00	(\$300,778.00)
Current Totals		\$2,075,000.00	\$1,412,962.00	\$196,542.00	\$1,609,504.00	\$465,496.00	\$2,075,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$160,000.00
Project Contingency Expenditure / Surplus	\$300,778.00
Project Contingency Balance	\$460,778.00

Budget Monitor

Total Estimated Cost to Complete	\$2,075,000.00
Total Original Budget	\$2,075,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$177,527.00 13.44%
Total Pending Change Orders	\$1,718.00 0.13%
Total Construction Changes	\$179,245.00 13.57%

Change Order Narrative

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