

Meeting of the
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
December 2, 2020 at 10:00 a.m.
University of Connecticut

Meeting held by Telephone

Public Call In Number:
(415) 655-0002 US Toll
Access Code: 629 930 823 ##

Public Access Link: <http://ait.uconn.edu/bot>

(A recording of the meeting will be posted on the Board website
<https://boardoftrustees.uconn.edu/> within seven days of the meeting.)

Call to order at **10:00 a.m.**

1. Public Participation *

* If members of the public wish to address the Committee during the Public Participation portion of the meeting, you must submit a request in writing 30 minutes prior to the start of the meeting (by 9:30 a.m.) to the following email address: boardoftrustees@uconn.edu. Please indicate your **name, telephone number, and topic** to be discussed. Per the University By-Laws, the Board may limit public comment. As an alternative, you may also submit your comments via email which will be shared with the Board.

APPROVAL ITEMS:

TAB

- | | |
|--|---|
| 2. Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of September 9, 2020, as circulated | 1 |
| 3. Utility Easement to Connecticut Water Company
➤ Presenter: Robert Corbett, Executive Director for University Planning, Design and Construction and Director of Real Estate | 2 |

PRESENTATION/DISCUSSION ITEMS:

- | | |
|---|---|
| 4. Student Housing Master Plan ~ Presentation
➤ Presenter: Robert Corbett, Executive Director for University Planning, Design and Construction and Director of Real Estate | 3 |
| 5. Executive Session (<i>As Needed</i>) | |
| 6. Office of Construction Assurance Quarterly Report – December 2020
➤ Presenter: James Bradley, Director of Construction Assurance | 4 |

7. Proposed UPDC QA/QC Change Order Process Modifications: 5
 Labor Rates and Proposed Change Order (PCO) Review Thresholds
 ➤ Presenter: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction

INFORMATION ITEMS:

8. Project Update ~ Storrs Based Programs (See Attachment 3)
 ➤ Presenter: Laura Cruickshank, Associate Vice President for University Planning, Design and Construction
9. Updates on Operational and Organizational Activities, and Improvements Capital Project and Contract Administration (CPCA) 6
 ➤ Presenter: Greg Daniels, Interim Associate Vice President and Chief Procurement Officer
10. UConn Health Updates, Facilities Development and Operations 7
 ➤ Presenter: Thomas Trutter, Vice President for UConn Health Facilities Development & Operations
11. Status of Code Correction Projects 8
 ▪ Construction Management Oversight Committee Quarterly Code Correction Status Report – Code Exception Report
 ▪ Quarterly Construction Status Report, Period Ending September 30, 2020
https://updc.uconn.edu/wp-content/uploads/sites/1525/2020/10/UConn_Quarterly_Construction_Status_Report_09302020web.pdf
12. Buildings, Grounds and Environment Committee 2021 Schedule 9
13. Summary of Individual Change Orders Greater Than 3% of Project Cost (Storrs based projects) 10
14. Draft Facilities Condition Assessment Executive Summary 11
15. Construction Projects Status Report ~ as of 10/28/20
<https://budget.uconn.edu/wp-content/uploads/sites/1441/2020/10/CSR-10.28.20-2.pdf>
16. Projects Reviewed by BGE and to be presented to Financial Affairs for approval 12/9/20:

<u>STORRS BASED PROGRAMS</u>	<u>Phase</u>	<u>Budget</u>
Residential Life Facilities South Campus Residence Hall	Planning	\$800,000
Kinesiology Building Human Anatomy Learning Laboratory Renovation	Final	\$753,500
Storrs LED (SLED) Lighting Upgrade	Revised Final	\$7,885,000
Public Safety Building Improvements	Revised Final	\$7,000,000

17. Adjournment

ATTACHMENT 1

MINUTES
MEETING OF THE
BUILDINGS, GROUNDS AND ENVIRONMENT COMMITTEE
University of Connecticut
Teleconference
April 15, 2020

TRUSTEES PARTICIPATING: Justin Fang, Marilda Gandara, Jeanine Gouin,
Andrea Dennis-LaVigne, Rebecca Lobo, Thomas Ritter, and
Daniel Toscano

BOARD OF DIRECTORS PARTICIPATING:
Francis Archambault, Richard Carbray

STAFF PARTICIPATING: Lloyd Blanchard, James Bradley, Debbie Carone,
Robert Corbett, Laura Cruickshank, Greg Daniels,
Nicole Gelston, Michael Gilbert, Michael Jednak,
Scott Jordan, Thomas Katsouleas, Michael Kirk,
Nathan Lavalley, Carl Lejuez, Lynn Lesniak, Rachel Rubin,
Michael Schrier, Thomas Trutter, Kristen Wirtanen, and
Reka Wrynn

SENATE REPRESENTATIVES PARTICIPATING:
Anji Seth

Vice-Chair Marilda Gandara convened a meeting of the Buildings, Grounds and Environment (BGE) Committee at 10:00 a.m. via teleconference and asked for a roll call of those on the telephone, and asked if there was anyone from the public who wished to speak. Trustee Gandara directed the Committee to agenda *Item #1, Approval of the Minutes of the Buildings, Grounds and Environment Committee Meeting of June 11, 2020*. On a motion by Trustee Gouin and seconded by Trustee Dennis-LaVigne, the item was approved as circulated.

James Bradley, Director of Construction Assurance, reviewed his findings and recommendations contained in agenda *Item #3, Office of Construction Assurance Quarterly Report – September 2020*.

Thomas Trutter, UConn Health, Associate Vice President for Campus Planning, Design and Construction, briefed the Committee on agenda *Item #4, Project Update ~ UConn Health*.

Greg Daniels, Interim Associate Vice President and Chief Procurement Officer, briefed the Committee on agenda *Item #5, Updates on Operational Activities and Organizational Improvements for University Business Services, Capital Projects and Facilities Procurement*. Mr. Archambault requested the percent of in-state contracts. Mr. Daniels promised to forward that data after the meeting.

Laura Cruickshank, Associate Vice President for University Planning, Design and Construction, presented agenda **Item #6, Project Update ~ Storrs Based Programs**. Both Robert Corbett, Executive Director and Director of Real Estate and Regional Projects, and Michael Schrier, Storrs Campus Architect and Director of Design and STEM Projects, contributed to the presentation. The presentation included a detailed discussion of the Stamford campus garage demo and area remediation; Public Safety building renovation; North Eagleville Road and Discovery Drive intersection improvements; Athletics District development; hockey arena update; NW Quad improvements and utilities; Gant renovation; boiler plant equipment replacement and utility tunnel connection; and STEM Science 1. Trustee Fang and Chairman Toscano had suggestions for the intersection of North Eagleville Road and Discovery Drive project. Trustee Fang and Ms. Cruickshank plan to continue their discussion of this project after the meeting.

Mr. Corbett provided a detailed Student Housing update. This discussion included the Student Housing Master Plan expected to be complete in November 2020; and off-campus housing development around the campus. The discussion included the impact of the off-campus housing developments, as well as expectations the developers appear to have of services the University will provide including public safety and transportation services. President Katsouleas indicated concern about the loss of the campus experience students receive when living in University housing. The competition of off-campus housing adds pressure to refurbish and reimagine the current on-campus housing experience in concert with the University's Strategic Plan. One of the pillars of the Strategic Plan may include life transformative education for students which include experiential learning outside the classroom, emotional support and mentoring, as well as the changing landscape of infectious disease and pandemic threats. Dr. Lejuez echoed President Katsouleas' comment regarding the importance of this discussion to the Strategic Plan. He emphasized inclusion of a wide range of issues within the Plan especially diversity, equity and inclusion which are integral to the Strategic Plan. Housing brings equity issues such as availability vs. access and how to ensure students have access to these life transformative experiences of campus living. All these things are crucial to the Strategic Plan.

Trustee Gandara stated that a presentation of the Building Condition Assessment is scheduled for September 17th and all were invited to participate.

The meeting was adjourned at 11:46 a.m. on a motion by Mr. Carbray and seconded by Trustee Fang.

Respectfully submitted,

Debbie L. Carone

Debbie L. Carone
Secretary to the Committee

ATTACHMENT 2

December 9, 2020

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration & Chief Financial Officer

RE: Utility Easement to Connecticut Water Company

RECOMMENDATION:

That the Board of Trustees approves a permanent easement to the Connecticut Water Company to construct and maintain water supply lines in Old Colony Road in Storrs. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approves a permanent easement to the Connecticut Water Company to construct and maintain water supply lines in Old Colony Road in Storrs.”

BACKGROUND:

This permanent easement is associated with the provision of water supply service by the Connecticut Water Company (“CWC”) to the University and other third-party water customers in the Town of Mansfield under the Water Supply and Development Agreement dated December 18, 2013, between CWC and the University (“Agreement”). Pursuant to Section 6.1 of the Agreement, the University transferred to CWC ownership of certain water supply infrastructure facilities consisting of pipes of varying lengths and diameter, valves, mains and all related components located on, in or under University property (collectively, the “Infrastructure Facilities”). Under the Agreement, CWC has the obligation to maintain, repair and replace the Infrastructure Facilities, and the University has an obligation to provide to CWC access and easements as necessary.

Among the Infrastructure Facilities is water supply piping serving Old Colony Road. The land on which the road is located, as well as adjacent land, is owned by the State of Connecticut, acting by and through the University. CWC plans to discontinue the existing service in its present location and replace it by installing a new water service under Old Colony Road. The proposed easement area is shown in the attached draft “Easement Map -- Easement area to be conveyed to the Connecticut Water Company across property of the State of Connecticut, Old Colony Road (Private Road), Mansfield, Connecticut” dated September 1, 2020.

The final easement language remains subject to negotiation. The University will seek no consideration for this easement given that it is being sought subject to the December 18, 2013 Agreement between CWC and the University.

Legend

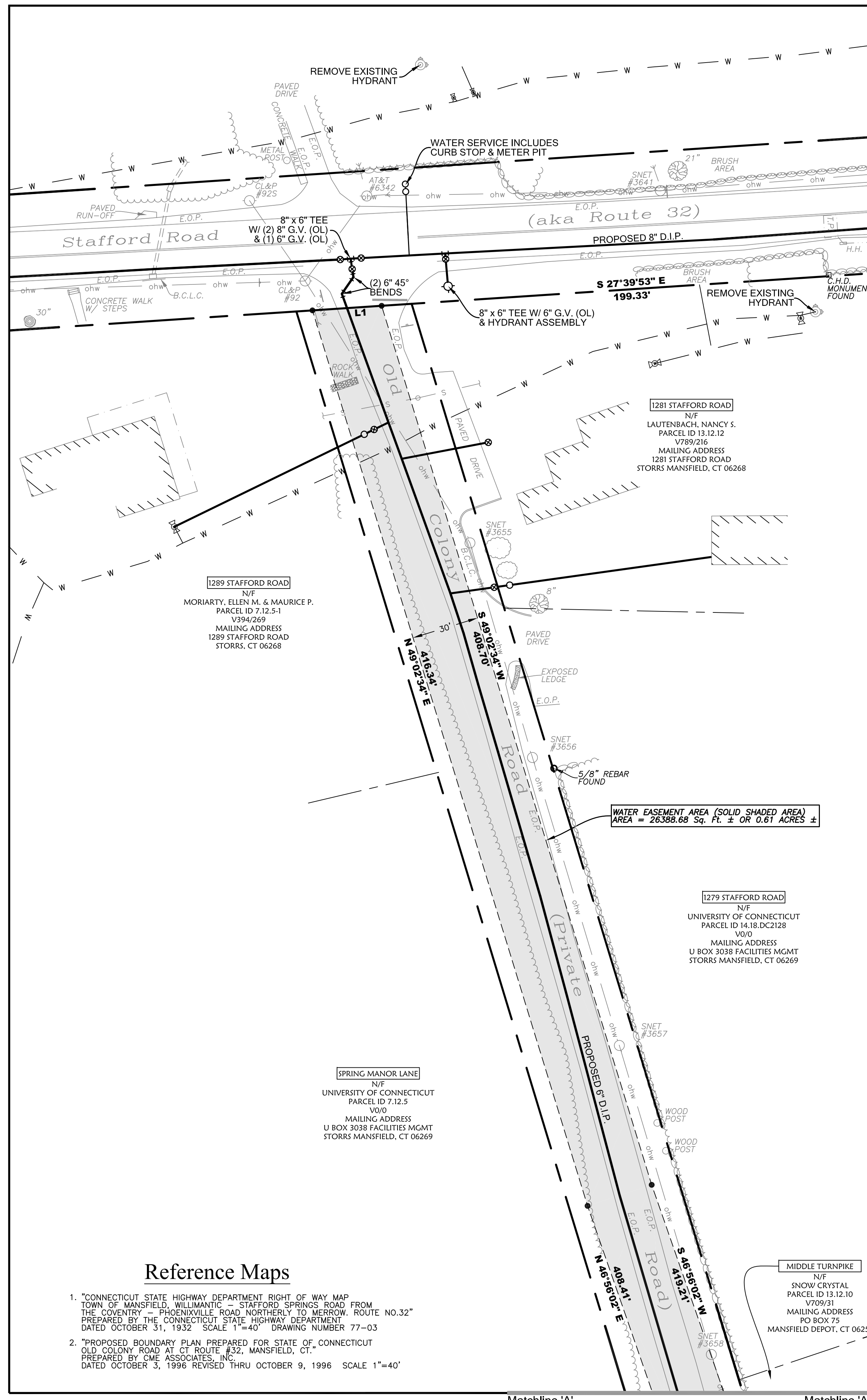
SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
□	MON / MERESTONE
○	BENCH MARK
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	GUY WIRE
○	GAS VALVE
○	WATER VALVE
○	FIRE HYDRANT
○	WATER METER
○	CATCH BASIN
○	MANHOLE
○	SIGN
○	LIGHT POLE
○	YARD LIGHT
○	WOOD POST
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	STUMP
○	HEDGE
○	STONEMASS
○	TREELINE
○	FENCE LINE
○	OVERHEAD WIRES
○	WATER LINE
○	GAS LINE
○	SEWER LINE
○	SEWER (FORCE MAIN)
○	PROPERTY LINE
○	PROPERTY LINE OTHER
○	ROAD PAINTMARKS
○	BURIED TRAFFIC PATTERN
○	BUILDING OVERHANG
○	EASEMENT LINE
○	PLANTED AREA
○	GRAVEL AREA
○	EXISTING BUILDING
N/F	NOW OR FORMERLY
E.M.	ELECTRIC METER
(TYP)	TYPICAL
E.O.P.	EDGE OF PAVEMENT
B.C.L.C.	BITUMINOUS CONCRETE LIP CURB
C.C.	CONCRETE CURB
H.H.	HANDHOLE
T.P.	TRAFFIC PATTERN
CO.	COMPANY
R.R.	RAILROAD
C.H.D.	CONNECTICUT HIGHWAY DEPARTMENT

Notes

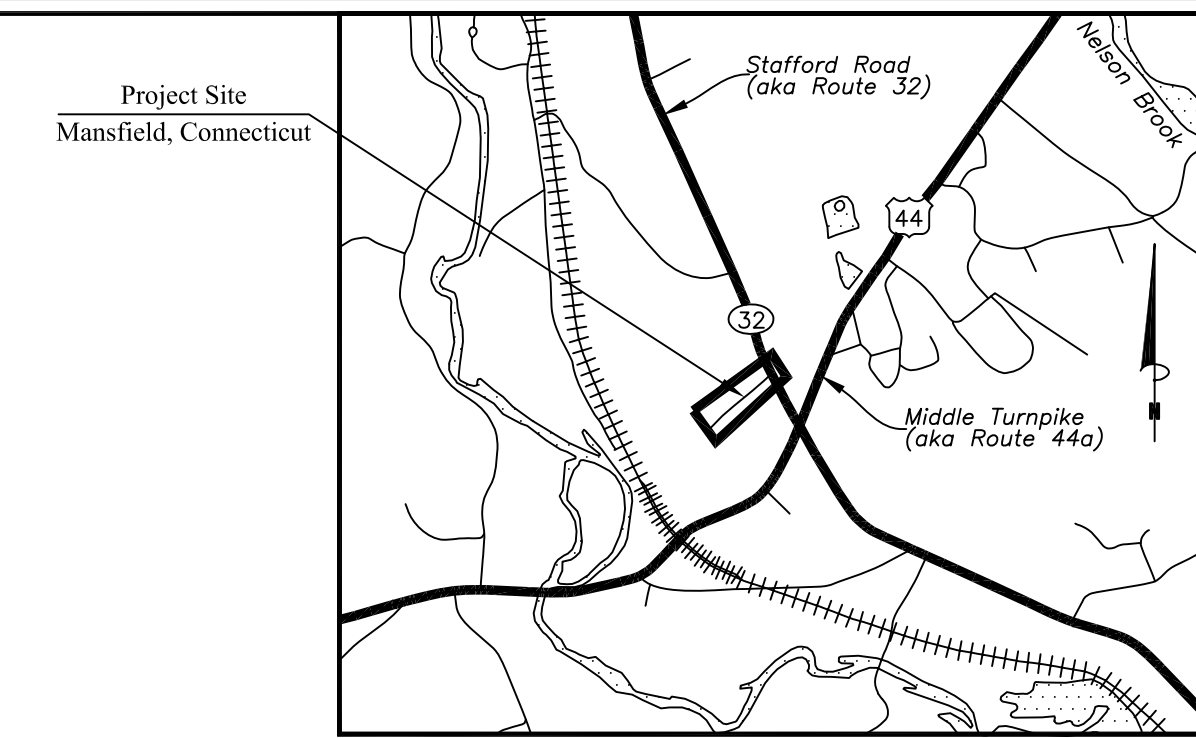
- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON OCTOBER 26, 2018.
 - TYPE OF SURVEY: EASEMENT MAP.
 - WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #1.
 - THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL ACCURACY.
 - BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
 - THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED WATER EASEMENT.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 1/16/2020 THRU 1/17/2020 FIELD SURVEYS.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.

Reference Maps

- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MANSFIELD, WILLIMANTIC - STAFFORD SPRINGS ROAD FROM THE COVENTRY - PHOENIXVILLE ROAD NORTHERLY TO MERROW. ROUTE NO.32" PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED OCTOBER 31, 1932 SCALE 1"=40' DRAWING NUMBER 77-03
- "PROPOSED BOUNDARY PLAN PREPARED FOR STATE OF CONNECTICUT OLD COLONY ROAD AT CT ROUTE #32, MANSFIELD, CT." PREPARED BY G&A ASSOCIATES, INC. DATED OCTOBER 3, 1996 REVISED THRU OCTOBER 9, 1996 SCALE 1"=40'

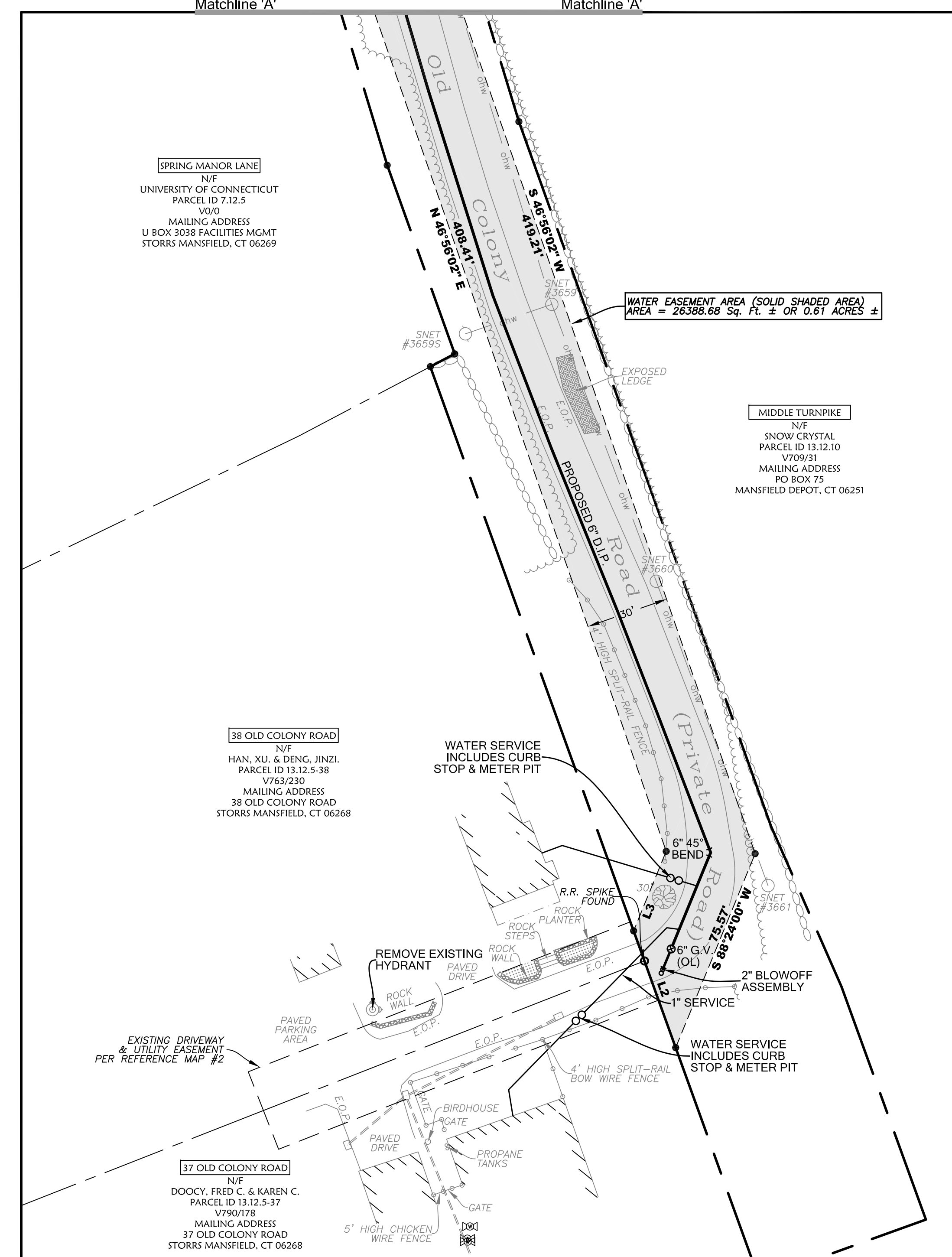


Number	Direction	Distance
L1	N 27°39'53" W	30.83'
L2	S 46°18'15" W	44.75'
L3	S 88°24'00" W	31.01'



Location Map

Scale: 1"=2000'



Copies of this survey map not bearing the Land Surveyor's Seal shall not be considered to be valid copies, certificates or affidavits of the surveyor. The surveyor is not responsible for the preparation, and on behalf for the transferability to additional parties, or subsequent use, of this map.

To the best of my knowledge and belief this map is substantially correct as noted hereon.

GESICK & ASSOCIATES, P.C.
 SURVEYORS & MAPPERS & PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-5833
 www.gesicksurveyors.com

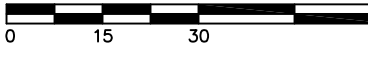
Easement Map
 Easement area to be conveyed to the Connecticut Water Company across property of The State of Connecticut
 Old Colony Road (Private Road)
 Mansfield, Connecticut
 Prepared for
Connecticut Water

Revisions
9/3/2020 - Revised Per Comments

Date: September 1, 2020
 Drawing: 20-009f
 Drawn: P.H.
 Sheet

DRAFT

Scale: 1"=30'



ATTACHMENT 3



BGE Process & Project Updates

University Planning, Design and Construction

December 2, 2020
Complete Report

DRAFT

UConn

1

Agenda

For Discussion	Project Updates in the Complete Report
<ul style="list-style-type: none">• Student Housing Study and Master Plan• Master Plan Recommendations• Project Resolutions for December 2020 BOT<ul style="list-style-type: none">– South Campus Residence Hall– Public Safety Building Renovation• Proposed UPDC QA/QC Change Order Process Modifications – Labor Rates and PCO Review Thresholds (separate attachment)• Update on President’s Working Group on Sustainability and the Environment	<ul style="list-style-type: none">• Projects Recently Completed, in Construction, in Bidding• Projects In Design, in Planning <p>[Note: Project Updates will not be reviewed at this meeting due to the full Agenda, but questions are welcome]</p>

2

2

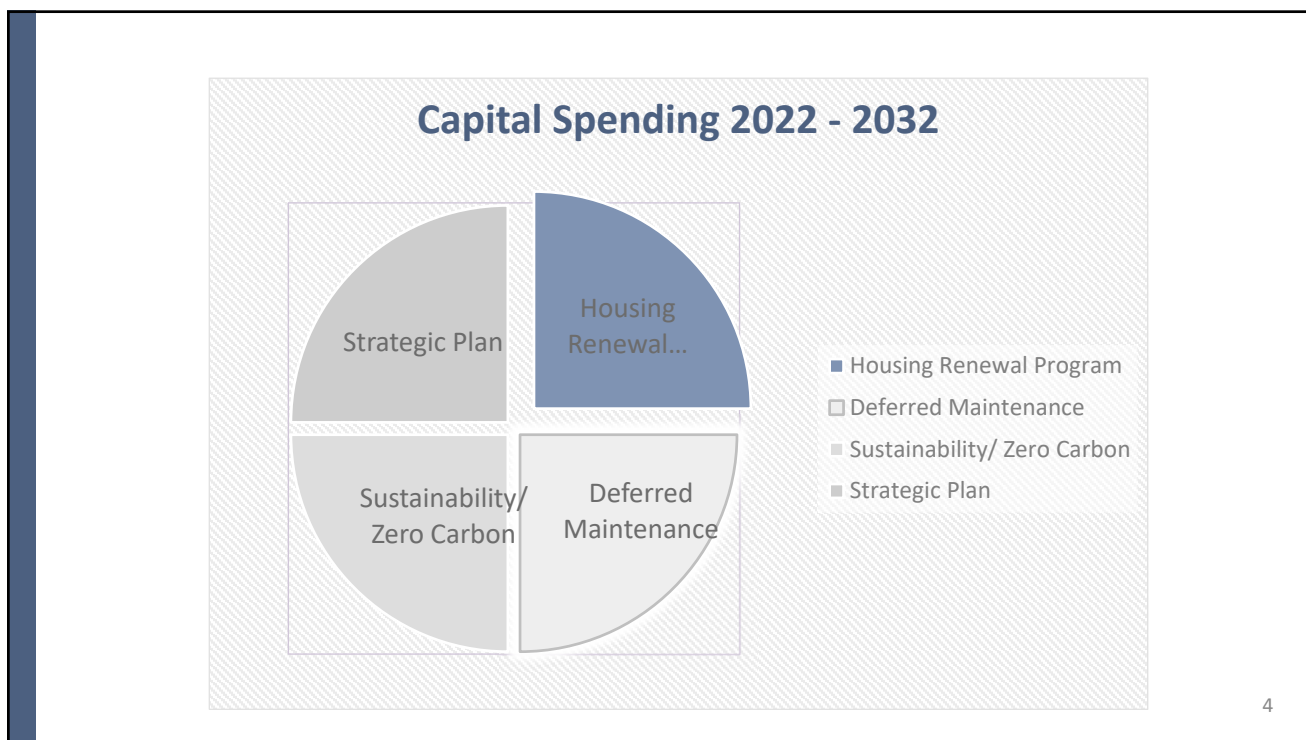
UConn

Student Housing Study and Master Plan BGE PRESENTATION

BGE Summary Review
December 2, 2020

DRAFT

3



4

4

UConn Steering Committee Members

- Michael Gilbert, Vice President of Student Affairs
- Eleanor Daugherty, Dean of Students, AVP of Student Affairs
- Pam Schipani, Executive Director of Residential Life
- Laura Cruickshank, University Architect, AVP of University Planning, Design and Construction (UPDC)
- Maria Groza, Associate Director of Space Planning and Management, UPDC
- Robert Corbett, Executive Director of UPDC, Director of Real Estate
- Sean Vasington, University Landscape Architect, Director UPDC
- Kristin Wirtanen, Assistant Director of Capital Budget Planning, UPDC
- Lloyd Blanchard, AVP of Budget, Management and Institutional Research
- Reka Wrynn, Director of Capital Budget and Planning
- Mike Jednak, AVP of Facility Operations and Building Services (FOBS)
- Aris Ristau, Director of Building Services, FOBS

Student Housing Study and Master Plan

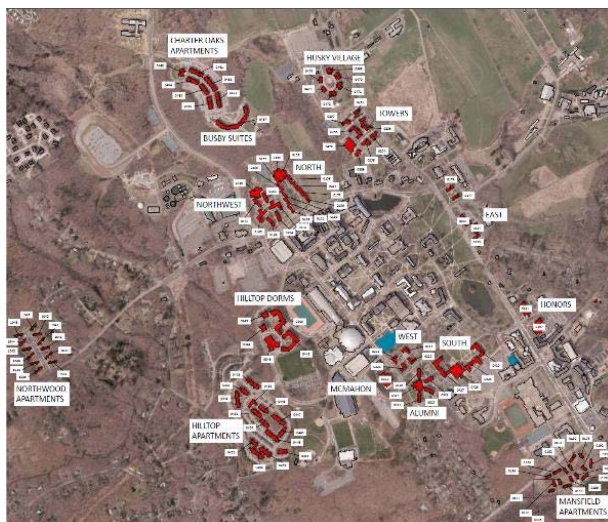
- Sasaki Architects – Boston
- Jones Lange LaSalle Financial (JLL)

5

5

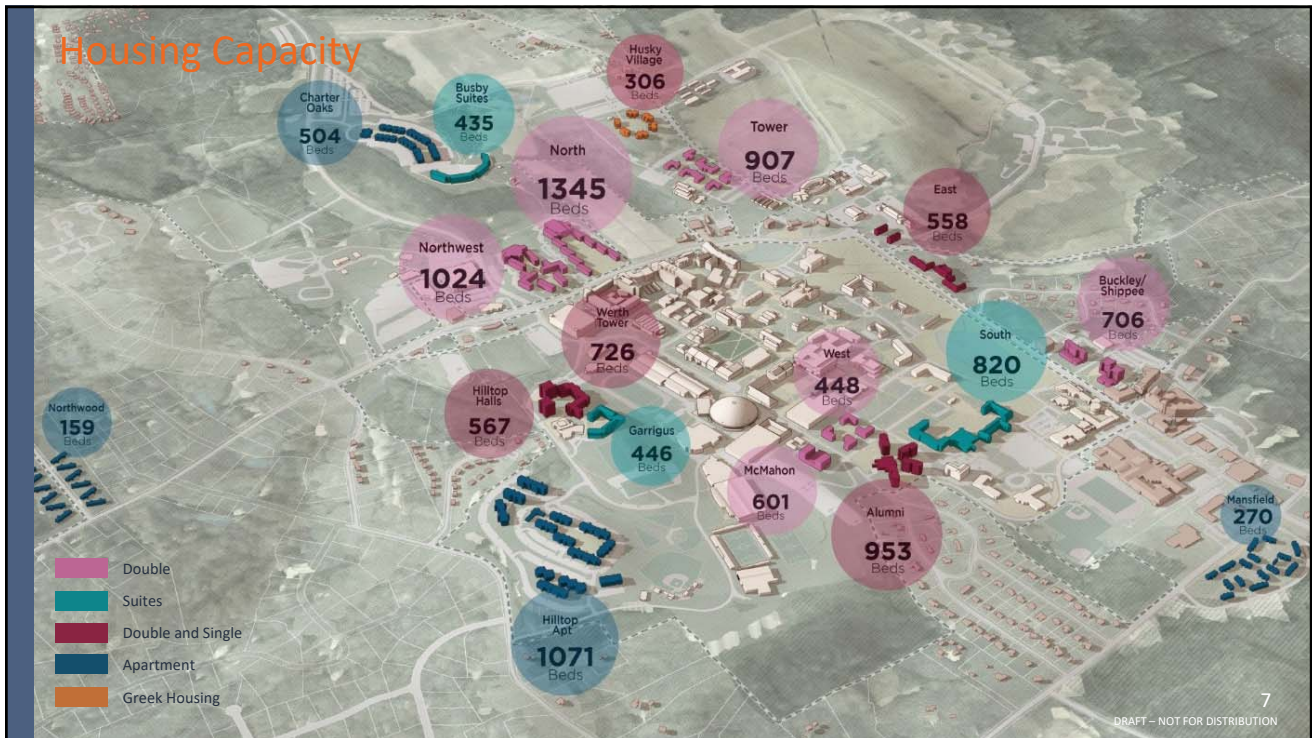
Housing Portfolio Overview

18 Residential Communities	11,792 Optimum Bed Capacity
12,690 Maximum Beds (2015)	12,040 Current Beds (2019)
3,150,000 Gross Square Feet	267 Gross Square Feet / Bed
49 Average Building Age	98% 10 Year Average Occupancy

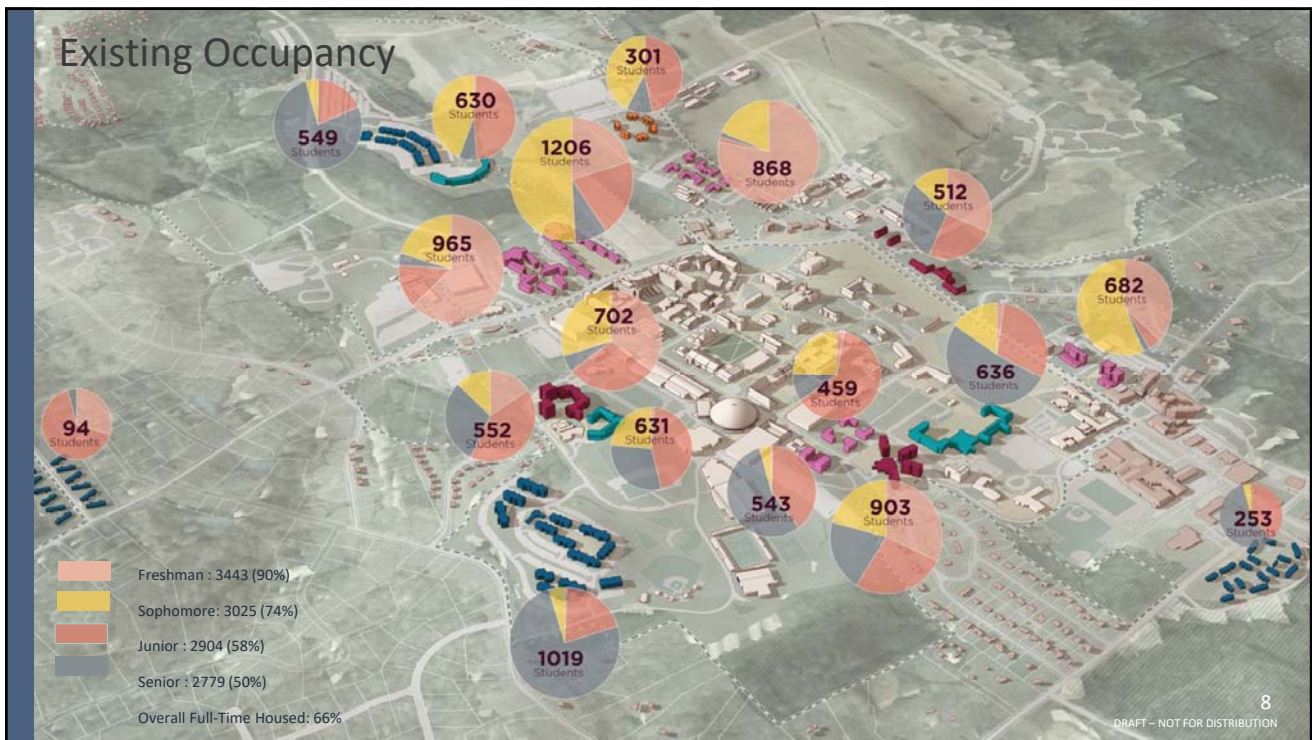


6
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7



8

Student Housing Survey

Survey Overview

- Active April 17-27
- Distributed to students on the Storrs Campus

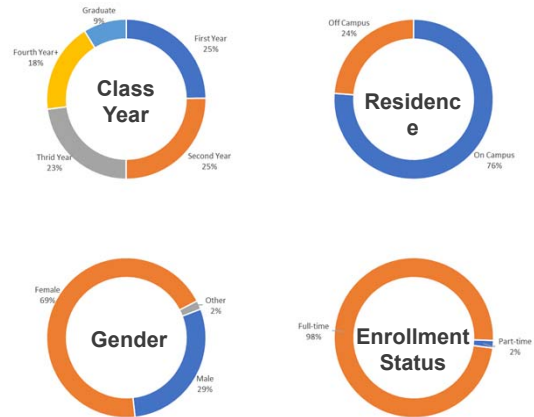
Survey Response

- 2,510 complete responses
- 11% response rate
- 1.85% margin of error

Where Students Took the Survey



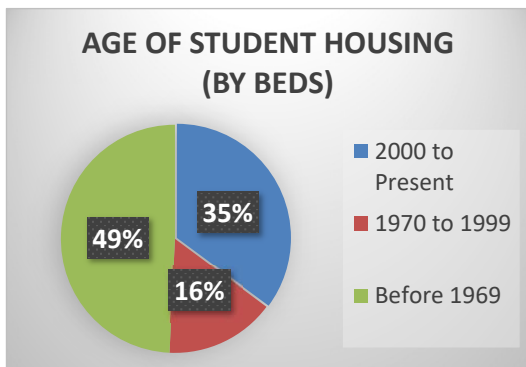
Respondent Profile



Student-Perceived Housing Value



Facility Operations Condition



10 - 15 YEAR DEFERRED MAINTENANCE OUTLOOK

Category	Amount	Percentage
HOUSING	\$411.0 M	40.0%
ACADEMIC	\$338.9 M	33.0%
SCIENCE & RESEARCH	\$111.4 M	10.9%
ADMINISTRATIVE	\$ 87.5 m	8.5%
ATHLETIC & RECREATION	\$ 67.2 M	6.5%
UTILITY AND SUPPORT	\$ 10.5 M	1.0%

11

Total Demand by Unit Type - Undergraduate

Supply / Demand Reconciliation - Undergraduate

Unit Type	Current Supply	Demand	Surplus / (Deficit)
Traditional	8,141	4,639	3,502
Semi-Suite	881	2,196	(1,315) *
Full-Suite	820	2,819	(1,999) *
Apartments ¹	1,826	3,248	(1,422)
Total	11,668	12,903	(1,235)

→ 1,300

Notes:

1. Undergraduate apartment supply is reduced by 124 units to account for graduate students living on campus.

* 1,200 first year students expressed preference for suites; but this demand was not included and remains in traditional units

12

DRAFT - NOT FOR DISTRIBUTION

12

Total Demand by Unit Type - Graduate

Supply / Demand Reconciliation - Graduate

Unit Type	Current Supply	Demand	Surplus / (Deficit)
Traditional	0	98	(98)
Semi-Suite	0	52	(52)
Full-Suite	0	150	(150)
Apartments ²	124	370	(246)
Total	124	669	(545)

→ 550

Notes:

1. Graduate students do not have dedicated units on campus. They are assigned if space is available.

Graduate demand may be met at the Northwood site with new construction and/or potential partnerships

Primary issue for graduate students is rate, not on-campus location

Off-Campus Market Overview

1,974
Total Units

3,558
Total Beds

7.5%
Vacancy Rate

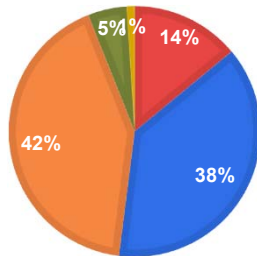
\$751
Rent per Bedroom

\$1,309
Rent per Unit

0
SF Under Construction

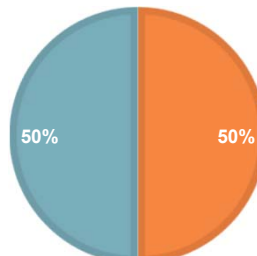
UNIT TYPES

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed ■ 4-Bed



UNIT CLASS

■ B ■ C



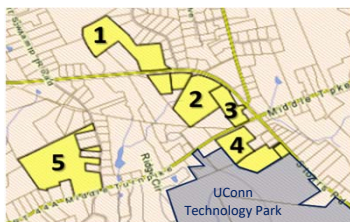
- The multifamily stock in the market is generally made up of older, lower quality, one, two and three-bed units. The Oaks at Downtown Storrs represents about 30% of the beds available in the market and is a Class B development.
- Vacancy in the market is moderate but there is a considerable amount of development in the pipeline at Four Corners, which could increase the overall vacancy rate in the future

PROPOSED FUTURE DEVELOPMENT

5 Developments/Potentially 3,650 Beds at Four Corners

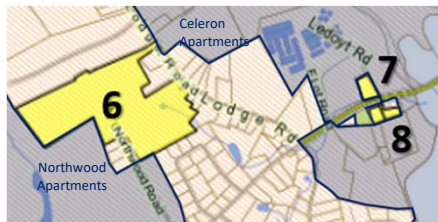
Applicant/Interested Party/Property Owner	Units/Max. Possible Beds	Sewer Allocation	Zoning Text Amendment	Zoning Map Amendment	Inland Wetlands	Site Plan/Special Permit
MNHDC (EagleVie Green)	Submitted: 42 Units (87 Beds)	Town	Completed	Completed	Completed	Completed
J.E. Shepard/Capstone	Submitted: 358 Units (795 Beds)	Town	Completed	Completed	Approved (Appealed)	
Haven Campus Communities	Proposed: 385 Units (1,050 Beds)	Town	Completed	Completed	In Active Hearings	
Yamei Development	Estimated: 90 Units (250 Beds)	Town	Complete	Completed	Preliminary Submission	
CMC Storrs	Submitted: 290 Units (725 Beds)	Town	Completed	Completed	Submission Pending	
Taylor Family Trust/Landmark	Estimated: 390 Units (750 Beds)	Town	N/A	Submission Pending		
Keystone Cos. (The Lodges)	Proposed: 260 Units (595 Beds)	UConn (Pending)				
Wilmore Development	Proposed: 402 Units (1,010 Beds)	UConn (Pending)				
Landmark Development	Proposed: 200 Units (550 Beds)	UConn (Pending)				
Core Spaces LLC	Proposed: 230 Units (890 Beds)	UConn (Pending)				
TOTALS	6,802 Beds	Town: 3,650 Beds				

Off-Campus: Proposed Housing Developments [from April 15, 2020 BGE]



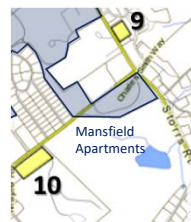
Four Corners

1. Taylor Family Trust
19.0 acres/750 Beds
2. Haven Campus Comm.
23.2 acres/1,050 Beds
3. Yamei Development
8.3 acres/250 Beds
4. Capstone Campus Comm.
19.2 acres/795 Beds
5. CMC Storrs
30.0 acres/725 Beds



West of Campus

6. Keystone Companies
45.9 acres/610 Beds
 7. Core Spaces
1.6 acres/890 Beds
 8. Wilmorite Development
2.9 acres/1,010 Beds
- (Note: Wilmorite's plan requires 1.0 acres of University property)



South of Campus

9. Landmark Properties
2.2 acres/325 Beds
10. MNHDC (Housing Authority)
4.5 acres/87 Beds

<u>Totals</u>	
Approved:	87 Beds
In Permitting:	+/- 3,500 Beds
Pending Sewer Approval:	+/- 3,200 Beds

Peer Benchmarking

UConn

- Public School
- 18,847 Undergrads
- 66% On-Campus
- 5% new in last 15 years

S Syracuse University

- Private School
- 15,275 Undergrads
- 52% On-Campus
- 8% new in last 15 years

University of New Hampshire

- Public School
- 13,000 Undergrads
- 51% On-Campus
- 26% new in last 15 years

UNIVERSITY OF MARYLAND

- Public School
- 30,762 Undergrads
- 25% On-Campus
- 33% new in last 15 years

PennState

- Public School
- 40,363 Undergrads
- 31% On-Campus
- 33% new in last 15 years

UMASS AMHERST

- Public School
- 24,209 Undergrads
- 61% On-Campus
- 20% new in last 15 years



Penn State East Halls (2017)



UMass Honors Dorm (2014)



Syracuse Davis Hall (2011)

Development Strategy

Demolition

Demolish Buckley: -407
Demolish Shippee: -386
Demolish Mansfield: -270
Demolish North: -1,273
Demolish Northwest: -997
Demolish West: -478
Demolish Northwood: -216
Total loss of 4,027 beds

New Construction

Rebuild Buckley, Shippee, Bishop: +4,000
Rebuild Mansfield: +800
Rebuild North: +1,500
Rebuild Northwest: +900
Rebuild Northwood: +650
Build Honors Housing: +650
Build Addition to Hicks + Grange: +150
Total gain of 5,650 new beds

Renovations

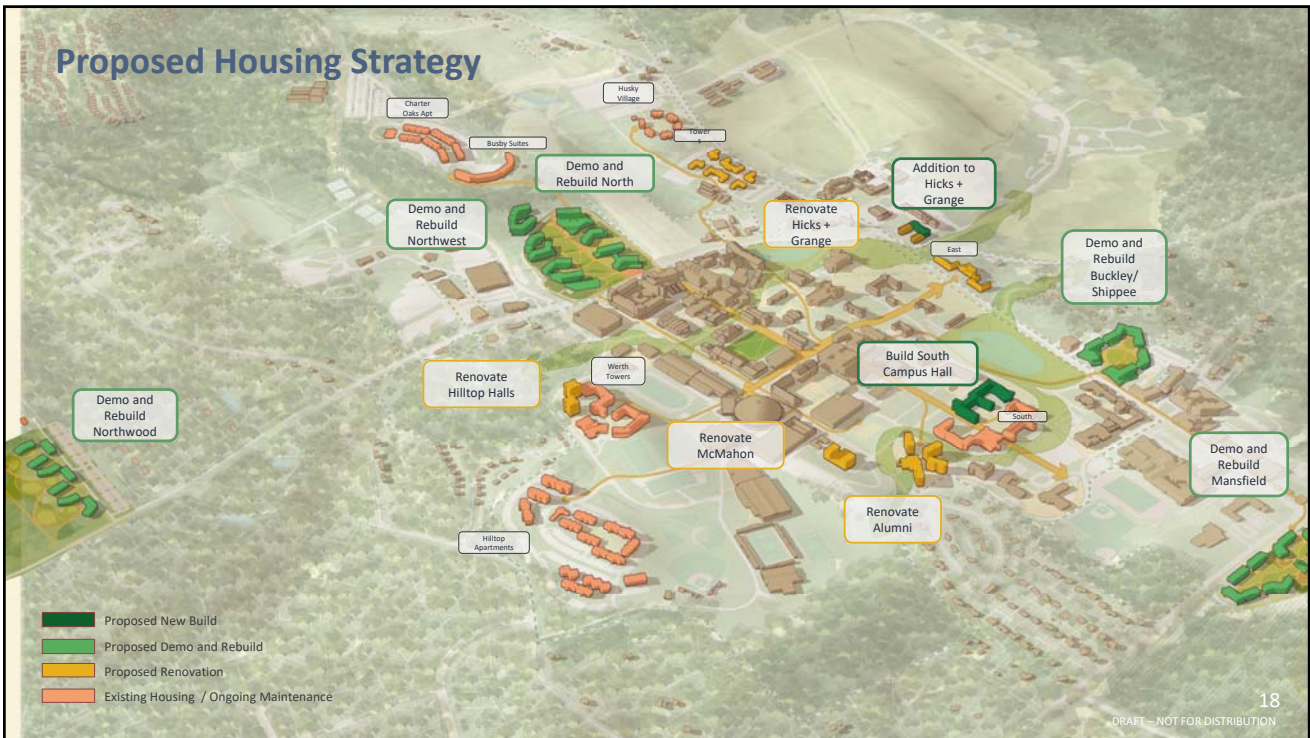
Renovate Towers: -906/+774
Renovate Alumni: -934/+809
Renovate McMahon: -507/+524
Renovate Hicks + Grange: -406/+304
Renovate Hilltop Dorms: -561/+503
Holcomb / Whitney / Sprague: -333 / +303
Total of 3,121 Renovated beds
Net loss of 406 beds total through renovation

On-going Maintenance

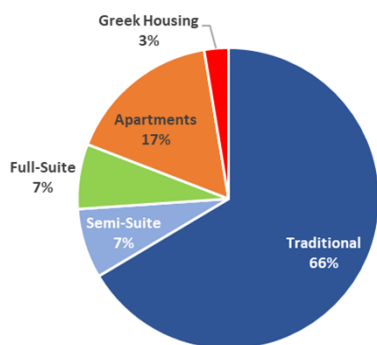
South
Werth
Garrigus
Busby
Charter Oaks
Hilltop Apartments



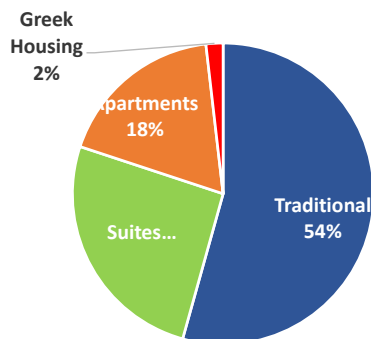
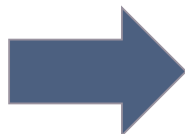
Proposed Housing Strategy



Unit Mix



Current 2020 Unit Mix



Potential Future Unit Mix

(Note: If Northwood Apartments remains undergraduates, Apartment percentage would increase to 22%, and Traditional beds would decrease to 50%)

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Housing Study Conclusions

- Reinvestment in housing is necessary to address student-perceived poor value and off-campus market competition
- The University's housing unit mix needs to be adjusted to more suites, apartments and singles and less traditional doubles (which will also create better resiliency and future flexibility)
- Demand study shows with the right unit types the University could increase undergraduate housing by 1,000 to 1,200 additional beds
- On-campus graduate housing has the potential to grow, but may require subsidies or other University commitments to attain
- The proposed housing renewal program sequencing prioritizes projects by both short-term and long-term needs



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UConn

Student Housing Study and Master Plan RECOMMENDATIONS

BGE Summary Review

December 2, 2020

DRAFT

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Housing Renewal in University Context

- **Life-Transformative Education** – *The on-campus residential life experience is critical to the social, diverse and intellectual development of our students*
- **Improved Resiliency** – *The pandemic has shown that we are over-dependent on double occupancy housing and need to have more flexible unit types and accommodations in the future*
- **Workforce Development** – *Students that have good positive experiences at the University are more likely to stay and work in Connecticut*
- **Top 25 Research University** – *To attract the best students, as our peer institutions continue to invest in facilities, the University needs to continue to invest in housing facilities to remain competitive*



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New Construction Site Plans (Phase 1)



*New South Campus Residence Hall
600 – 650 Suite Beds
South Campus*



*Mansfield Apartments
800 – 1000 Apartment Beds
South Eagleville Road*



*Shippee, Buckley & Bishop
900 – 1100 Suite Beds
Storrs Road (Route 195)*

25

25

Mansfield Apartments Redevelopment

Reasons to make Mansfield Apartments redevelopment a high priority include the following:

- The current buildings are over 70 years old and reached the end of their expected life
- The 16 acres site is under-utilized since it has only 270 beds in 15 small dispersed buildings
- It is proximate to Downtown Storrs and the supermarket and is ideally suited for apartments and independent living
- Provides an on-campus solution to the apartment bed demand that may replace some of the proposed off-site development of new apartment complexes

Internal steps prior to the submission of a Resolution include the following:

- Assess and refine the concept designs, project cost estimates and project timeline for a new apartment complex at this location
- Decide on a delivery and financing method for the redevelopment project (UConn direct build or partnership)
- Develop a plan to off-set the operating revenue loss from 270 beds



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New South Campus Residence Hall

Background:

- Bridging documents for the new South Campus Residence Hall were completed in 2015
- A new building would complete a traditional quad
- One small brown house is currently located on the site and will be moved
- The need for a new dining hall in this area would be reassessed

We recommend the following steps be taken to recommence the New South Campus Residence Hall project:

- Commence design modification and programming of the South Campus Residence Hall based on the Housing Study findings
- Commence CEPA approval process which will take approximately one year
- Finalize the finance plan for the housing program



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Resolution

While we finalize a financial model for an overall housing renewal program, and assess the short and mid-term impacts on the capital and operating expenses of the University, we recommend the following Resolution be supported for presentation at the December 2020 Board of Trustees meeting:

“That the Board of Trustees approve the Planning Budget of \$800,000 for the concept design modification phase and commencement of the CEPA approval process for the Residential Life Facilities: South Campus Residence Hall and related utility infrastructure and landscape improvements. As part of a forthcoming University Housing Study and Master Plan, a new South Campus Residence Hall has been identified as a critical building to support life transformative education and prepare students to become valuable residents of the State of Connecticut and members of its workforce.”



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Public Safety Building Renovation

- **Scope:** Public Safety Building Addition
 - New 3,500 sf. addition to the east side of the building for the Fire Department staff and offices
 - Addition of vestibule
 - Enlarge the dispatch center, locker rooms and lobby of the existing building
- **Budget:** \$4.55M Approved Final
 - \$7.0M Proposed Revised Final, December 2020 BOT
 - Change in packaging project to include work of separate phases; requires additional funding
- **Schedule:**
 - Bidding: August/September 2020
 - Construction: Spring 2021– Summer 2022
- **Key Issues & Risks:**
 - COVID-19 impacts including schedule & cost, change in program scope.



UConn Public Safety Complex, 1st Floor Plan

OPTION 4 - 1ST FLOOR
UConn Public Safety Building
6/19/17 CWI

Projects Completed, in Construction, in Bidding

Recently Completed ~\$10M

- South Campus Commons Landscape and Pedestrian Improvements
- Campus Wayfinding Improvements
- UCONN 2000 Code Remediation- Wilbur Cross
- Avery Point- Academic Building Roof Replacement

In Construction ~\$600M

- Stamford Campus- Garage Demo & Site Remediation
- Stamford Campus- Garage Neighboring Site Remediation
- UConn 2000 Code Remediation - Stamford
- Gant Renovation- Phase 2
- Boiler Plant Equipment Replacement and Utility Tunnel Connection
- STEM Science 1
- Northwest Quad Site Improvements and Tunnel Phase 2
- Supplemental Utility Plant
- University Athletics District Development Performance Center and Stadia
- Babbidge Library Renovation - Egress Stair
- UCONN 2000 Code Remediation- Northwest Quad


In Bidding ~\$7.0M

- Public Safety Building Renovation [December BOT]

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

- Least Risk
- Some Risk
- Most Risk


Typically, projects in construction may have a risk to schedule and/or to budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.



KEY TO PROJECTS

1. Main Building- Code Remediation Project
2. 900 Washington Residence Hall
3. Garage Demolition/ New Surface Parking Lot
4. Stamford Abutting Property Remediation
5. Mill River Remediation
6. Franklin Street Residence Hall


Project Locations-Stamford Campus



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Stamford Garage - Demo & On-Site Remediation

- **Scope:**
 - Demolition of existing three-story garage
 - Remediation of environmentally-impacted soils on-site
- **Budget:** \$10M, Approved Revised Final
- **Schedule:**
 - Site remediation fully complete
 - Minor crosswalk/median work on-going
 - Close-out report submitted and under review with EPA
- **Key Issues & Risks:** Final close-out reporting and acceptance by DEEP and EPA



New Parking Lot

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Stamford Garage – Neighboring Site Remediation

- Scope:
 - Remediation of environmentally-impacted soils 11 properties to the north of UConn's parking lot
- Budget: \$2.5M, Approved Final
- Schedule:
 - Remediation Complete at 10 of 11 Properties
 - Last hold-out property in legal dispute
 - Minor landscaping and property repairs complete
- Key Issues & Risks: Property line dispute with one owner has lead to a protracted delay of clean-up at that property (and will likely not be resolved until 2021). Close-out reporting and acceptance by DEEP/EPA pending.



Neighboring properties to UConn parking lot

33

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UCONN 2000 Code Remediation: Stamford Downtown Relocation

- Scope: Remediation of code discrepancies relating to the original UConn 2000 project. Planned minor programmatic renovations will be integrated with code correction..
 - Scope of work includes sprinkler, egress, fire separation assemblies, restrooms and; office/classroom renovations.
- Budget: \$4M, Approved Final
 - Accommodates first phase of construction and design of subsequent phases
 - Probable total cost of all phases \$15-20M, TBD
- Schedule:
 - Anticipated to be completed over a series of consecutive summer periods - initial summer 2020 phase approximately 90% complete
 - Phase II work to bid over Winter 2020-2021
- Key Issues & Risks: Full extent of remediation requires significant site evaluation. This presents budget and scheduling risks.



Main Building

34

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Stamford Garage – Mill River Remediation

- Scope:
 - Remediation of environmentally-impacted soils and sediments at the Mill River adjacent to the west of UConn's parking lot
- Budget: \$0.5M, Approved Planning
- Schedule:
 - Initial Ecology Report and Hazard analysis completed and submitted.
 - Ecology Report needs review and concurrence from EPA, DEEP and Army Corps of Engineers on remediation levels by the end of 2020 in order to prepare documents, bid, and permit in spring 2021
 - Target Remediation Start Date: late summer 2021
- Key Issues & Risks: Permitting of work will take 9 – 12 months after agreement on remediation scope. Budget will depend on remediation scope of work.



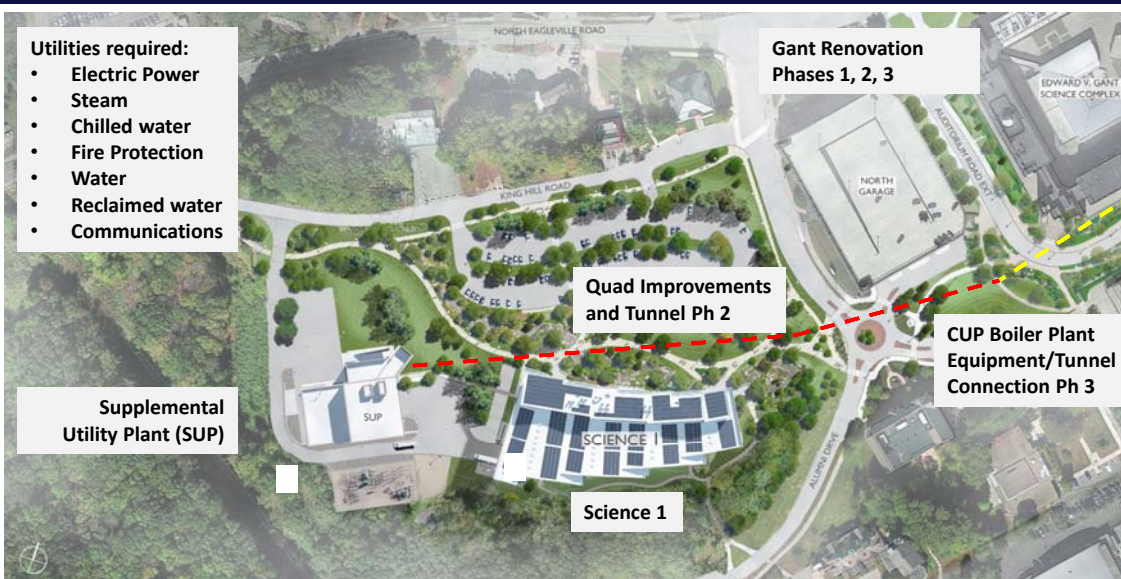
Mill River adjacent to UConn Parking Lot

35

35

NW Science Quad - Site Plan and 5 Projects

(included in the Capital Plan, bond-funded)



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Gant Building Renovation - STEM

- **Scope:** 285,000 GSF Renovation
 - Teaching labs, faculty offices and support space upgrades
 - Infrastructure and Envelope Upgrades
 - Targeting LEED Gold
- **Budget:** \$170M, Approved Revised Final for Ph 1 & 2
 - Ph 1 complete, Ph 2 in construction, Ph 3 in design
 - \$240M - \$260M total anticipated project cost, combined phases 1, 2, 3 and addition of 4th floor
- **Schedule:**
 - Construction Ph 1: Winter 2018 – Summer 2019
 - Construction Ph 2: Fall 2019 – Spring 2021
 - Construction Ph 3: Winter 2023 – Fall 2024
- **Key Issues & Risks:** Schedule; Cost escalation



View @ Southwest Entry Lobby

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Boiler Plant Equipment Replacement and Utility Tunnel Connection

- **Scope:** Boiler Plant Equipment Replacements and Utility Tunnel Connection
 - Scope of work includes extension of the tunnel and utilities from Phase I tunnel to the Central Utility Plant (CUP).
 - Replacement of 4 aged existing boilers at the CUP. EPA requires the boilers be decommissioned by 2023 to reduce greenhouse gas emissions.
 - Two dual-fuel boilers to be reinstalled at the CUP and one dual-fuel boiler at the SUP, plus electrical and tunnel upgrades.
- **Budget:** Approved \$40M Final
- **Schedule:** Phase 1 Released. Phase 2 bid commenced.
 - New boilers on order with one-year delivery projected (Spring 2021)
 - GMP for Phase 1 completed and released June 2020, includes prep/temporary work in the CUP to make it reliable for the 2020-2021 winter and ready to receive new boilers.
 - Phase 2 is boiler installation and connections and commenced bid in November 2020.
- **Key Issues & Risks:** Material and labor during pandemic. Escalation on future phases of work.



Central Utility Plant



Packaged Boiler

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STEM Science1

- Scope: Science 1
 - 198,000+/- GSF Building program (including Clean Room + PV array)
- Budget: \$220M, Approved Final
 - Payette Architects, Dimeo Construction Manager
- Schedule:
 - Design: Fall 2017 – Fall 2019
 - Construction: Summer 2020 – Summer 2022
- Key Issues & Risks: Change in scope. Coordination with utility enabling projects including new Supplemental Utility Plant and Utilities Infrastructure. COVID-19 Impacts including schedule & cost.



Aerial View of Foundation @ Science 1

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NW Science Quad, Ph 2 Utilities and Site

- Scope: NW Science Quad Site Development
 - Scope of work includes extension of existing Gant utility tunnel (Ph 2) terminating at new SUP, direct burial utilities for connections to the campus loop, woodland corridor stormwater extension from Gant, surface parking, improvements to King Hill Rd, Alumni Drive and Hillside Rd.
- Budget: \$56M, Approved Final
 - Payette Architects, Dimeo Construction Manager
- Schedule:
 - Design: Fall 2017 – Fall 2019
 - Construction: Summer 2020 – Summer 2022
- Key Issues & Risks: Coordination with new SUP, COVID-19 Impacts including schedule & cost.



Aerial View of Tunnel @ North Garage

40

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Supplemental Utility Plant

- **Scope:** Supplemental Utility Plant (SUP) to enable completion of the Next Generation CT Science program, including heating and cooling for the Gant Complex renovation and the new construction Science 1 research building.
 - Project includes 1 replacement boiler from the CUP; 4 new chillers; 2 emergency generators; electrical switchgear.
 - Formerly known as Ph 2, construction with combustion turbines for power production is on hold pending study of renewable energy sources by University committees and working groups.
- **Budget:** \$67M Approved Final
- **Schedule:**
 - Construction Start Summer 2020
 - Construction Completion Spring 2022
- **Key Issues & Risks:** Coordination with Science 1 and NW Science Quad utilities; COVID-19 Impacts including schedule & cost



Foundation @ SUP & Utility Tunnel

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Athletics District Development

- **Scope:**
 - New 54,400 GSF, 2-Story Performance Center
 - New Athletic Fields including Baseball, Soccer, Softball and Recreation Field
 - Infrastructure Phase 1 (SW Campus Infrastructure Upgrades) and Phase 2
- **Budget:** \$106.6M, Approved Revised Final
 - Includes cost for SW Campus Infrastructure
 - Includes cost for Site Enabling
 - Includes cost of Recreation Field
- **Schedule:**
 - GMP: executed Spring 2019
 - Construction: Spring 2019 – Fall 2020
 - Occupancy: January 2021
- **Key Issues & Risks:**
 - COVID-19 impacts including schedule & cost



View of Women's Soccer Locker Room in the Performance Center

42

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Athletics District Development



Aerial View of Complex Looking Northwest



Aerial View of Softball Field Looking North

Projects in Design, Planning, Development

In Design-\$180M+

- Stamford Mill River Remediation
- UConn Hockey Arena
- I-Lot Improvements
- Gant Building Renovation- Phase 3
- Mirror Lake Improvements
- University Dam Evaluation and Restoration
- Longley Bathroom Renovation

In Planning ~\$150M+

- Unfunded Planning Backlog
- Science Facilities Planning 2017 - 2025
- Utility Framework - ongoing Infrastructure planning
- Campus Master Plan 2020 Supplement - in progress
- South Campus Residence Hall
- Vault B6 to E5 Steam Pipe Repair
- Shakers Testing Facility
- Athletics Space Assessment: Rec Center and Field House backfill

Other Initiatives in Planning

- Drainage Master Plan - DEEP/UCONN MOU in force for one of two watersheds
Second MOU pending completion of Mirror Lake Improvements Concept
- Training and implementation of Space Management software - ongoing
- Town-University Relations - ongoing
- Construction Mitigation Planning & Communication - ongoing
- Updates to Division 1 - ongoing
- Deferred Maintenance Landscape Improvements - ongoing
- Zero Carbon Scenario Planning & Geothermal Study

In Development

- UConn RFEL for Student Housing
- Opportunity Zone planning with Town
- Depot Campus Space Planning

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. In this report, the assessment of the risk per project is shown with a green, yellow or red box as follows:

- Least Risk
- Some Risk
- Most Risk

Typically, projects in construction may have a risk to schedule and/or to budget; projects in design and planning may have a risk to scope and/or schedule and/or budget.

UConn Hockey



- **Scope:** New Hockey Arena
 - 2,600 seat (50% seatback, 50% benches) free-standing hockey arena
 - Men's & Women's home locker rooms, coaches' locker rooms, visitor locker rooms, training/hydro rooms, weight room, coaches' offices, press box, dining, ice plant, and support spaces
- **Budget:** \$4.6M Approved Revised Design
 - JCJ Architecture - Design Architect
 - Turner Construction - Construction Manager
- **Schedule:**
 - Design: Summer 2020 – Winter 2021
 - Construction: Spring 2021 – Fall 2022
- **Key Issues & Risks:**
 - COVID-19 impacts including schedule & cost, change in program scope.



View @ Coaches/Player Entry Lobby

UConn Hockey



Night View @ North Elevation Main Entry



View along Jim Calhoun Way @ Main Entry Plaza

UConn Hockey



View @ Concourse Level Looking South

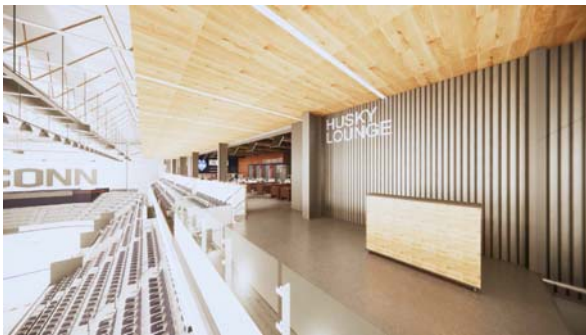


View @ Women's Locker Room

47

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UConn Hockey



View @ Club Lounge Entry



View @ Club Lounge

48

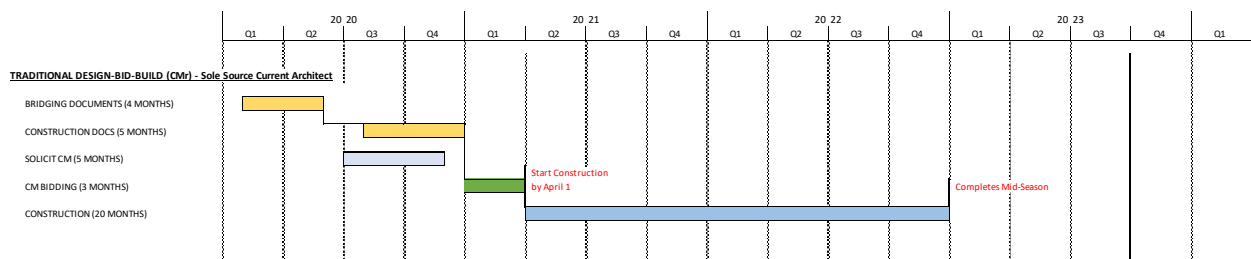
48

Hockey Milestone Schedule



HOCKEY ARENA - TENTATIVE SCHEDULE
 UPDATED: APRIL 9, 2020 (REVISED August 21, 2020)

DRAFT FOR REVIEW



CEPA Process: Ice Hockey Arena Development



Background

- Public scoping meeting held in Jun 2019
 - Post-scoping notice with responses to comments published Oct 2019
- Environmental Impact Evaluation (EIE) completed in Dec 2019 and published in Feb 2020
 - Extended public comment period in Mar/Apr 2020
 - Public meeting held in Apr 2020 per EO-7B
- Record of Decision (ROD) submitted in July 2020
 - OPM finishing their review for Determination of Adequacy
 - Final step in CEPA process
- OPM approved EIE / ROD in October 2020

Record of Decision
 Environmental Impact Evaluation

University of Connecticut
 Ice Hockey Arena Development Project

July 7, 2020



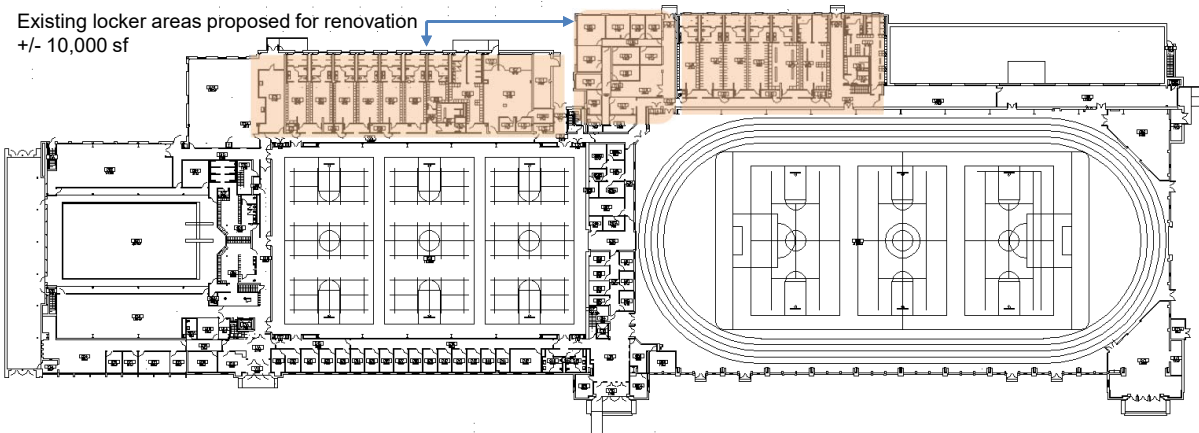
Prepared By:

FITZGERALD & HALL/DAY, INC.
 Innovative Planning. Better Communities.

Vacant Student Rec Center and Field House Backfill

Planning is underway to "backfill" the vacant student rec center and the Field House. Working with Athletics, the renovation of the existing locker rooms was identified as the highest priority, particularly for field hockey, track/cross country, and tennis, to achieve equity with other UConn sports. Design for this project will begin as the planning efforts are finalized. Funding TBD.

Existing locker areas proposed for renovation
+/- 10,000 sf



51

51

Field House locker needs

WHO	TEAM	Team size	No of lockers needed	SF ** (40 sf/locker)	Existing SF
STUDENT ATHLETES 140	M TRACK/W TRACK/W CROSS COUNTRY	105*	105	4,200	
	W TENNIS	9	9	360	
	W FIELD HOCKEY	26	26	1,040	
	TRANSGENDER		4	400	
COACHES, OFFICIALS, VISITING TEAM	ALL COACHES (track cross country, field hockey, tennis)		10	500	
	OFFICIALS (M&F)		2	500	
	TRANSGENDER		2	200	
	VISITOR TEAM		1	800	
	LOUNGES (M&W)		2	500	
TOTAL				8,500	9,700

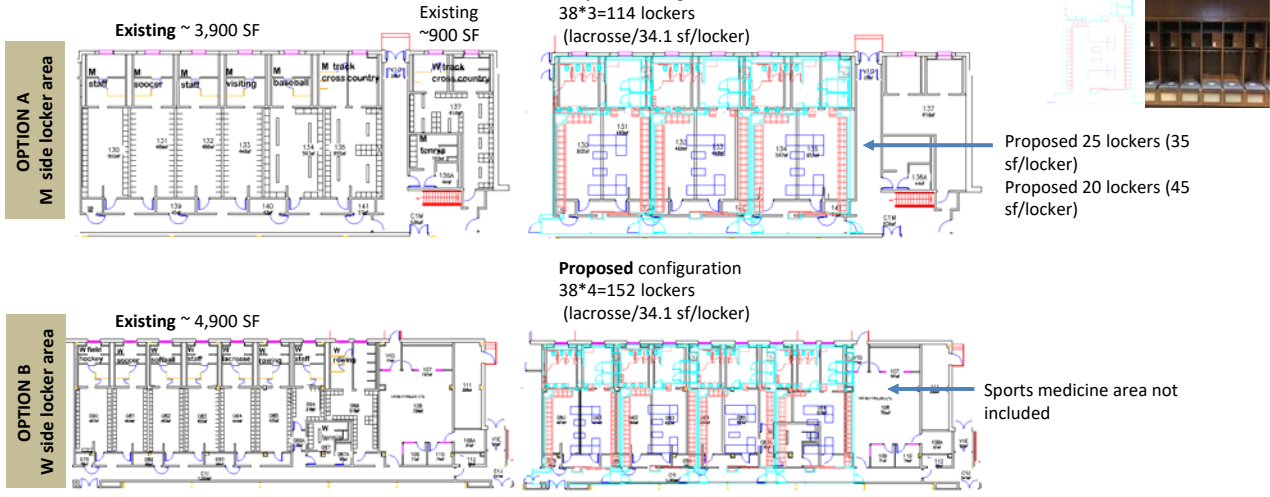
* M track & field includes cross country student athletes as well. Number for M track & field available 2021

**The average allocation used to locker space needs calculation is average 40 sf/locker

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Proposed Field House existing locker renovation*

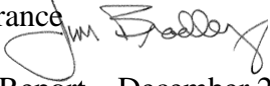


* Locker calculation square footage was done using an average of 40 sf/locker, with the understanding that will vary for each sport

ATTACHMENT 4

December 2, 2020

TO: Members of the Buildings, Grounds and Environment Committee

FROM: James Bradley, Office of Construction Assurance 

RE: Office of Construction Assurance Quarterly Report – December 2020

Copy: Marilda Gandara, Chair, Buildings Grounds Environment Committee
Buildings Grounds and Environment Committee Members
Thomas Katsouleas, University President
Scott Jordan, EVP for Administration and Chief Financial Officer

The following represents a regular quarterly report regarding the activities, observations and recommendations of the Office of Construction Assurance submitted to the Buildings, Grounds and Environment Committee also acting on behalf of the Construction Management Oversight Committee (CMOC).

- Quarterly Construction Status Report:** The Quarterly Construction Status Report dated September 30, 2020, including the current status of the 15 major ongoing construction projects and describing project cost, budget, change order status, project schedule and potential risks has been reviewed with no comment or exceptions taken at this time.
- Construction Management Oversight Committee Quarterly Code Correction Status Report:** Two of the three last remaining UCONN 2000 code correction projects (Northwest Quad and Wilbur Cross) are complete. The remaining code project involves the Stamford Campus. The first phase of the code remediation work at Stamford was completed this past summer. Ten of the thirty-one existing code deficiencies were resolved. The second phase of code correction work will start during May 2021 and last approximately 16 months. The code correction effort also includes certain programmatic interior modifications and improvements. (See UCONN 2000 Code Correction Program Status Report November 13, 2020 and UCONN Code Remediation Program Completion Schedule as provided by University Planning Design and Construction (UPDC)). The history of the Stamford Campus facility indicates the need for adequate contingency as final budget is determined and approved. Third party code inspection and oversight and addition of a UPDC fulltime project engineer are recommended and being considered.
- Monitoring Change Orders:** Project Change Orders as a percentage of approved cost of construction continue to be monitored. Two projects have accumulated changes greater than the previously established reporting threshold of 3%; Stamford campus Surface Parking (4.15%) and Boiler Plant Equipment Replacement / Utility Tunnel Connection (3.77%) (See Change Order Report as provided by UPDC).


4. **Stamford Campus Environmental Site Remediation Project:** This project includes environmental remediation of the existing riverbank and portions of the river bottom directly adjacent to the recently completed Stamford Campus parking lot. It is estimated that the DEEP will respond to the recommended contamination thresholds and resulting remediation scope of work by the end of this month. Final determination of the extent of remediation, testing protocols, contamination thresholds, location of disposal site and resulting remediation project scope and cost represent a risk to the University.
5. **Review and Improvement of Departmental Roles and Responsibilities:** At the conclusion of the successful effort to review and revise policies and procedures related to management of capital projects, the Buildings Grounds and Environment Committee suggested a follow-on “next steps” phase that included a review of response and performance as related to the revised policies and procedures. OCA follow-up includes multiple interviews and sitting in on actual interdepartmental communication and coordination meetings. Improvement in communication, coordination is evident.
6. **Proposed Hockey Project:** The project architect is under contract based on a successful well documented single source procurement. Single source authorization should be confirmed. The selection process for the project Construction Manager at Risk (CMr), based on 13 responses to the initial Request for Information (RFI), is nearly complete. The CM selection process has been well managed.
7. **Facilities Existing Condition Survey:** BGE suggested a management initiative that would result in a comprehensive survey of existing facilities at Storrs in anticipation of increased emphasis on a facilities maintenance program and input for University strategic planning. The existing conditions survey was completed, and preliminary results presented to BGE. A copy of the Executive Summary, including suggested next steps, will be forwarded to the BGE members. The Health Center facilities condition survey is also complete and available.
8. **Creation and benefit from the Capital Project and Space Review Committee (CPSRC):** The coordination, prioritization and assignment of small projects between University Planning Design and Construction and Facilities Operations has been in need of clarification and better direction. The creation and implementation of CPSRC has been a significant improvement.
9. **Change Order Management and Standardized Labor Rates:** One of the outcomes of the “next steps” initiative was the acceleration of the discussion to improve and streamline the review and approval of certain change orders and the establishment of published University approved labor rates. UPDC and CFPF have successfully worked together to develop revised change order authorization thresholds and standard labor rates for change order analysis and justification. The suggested changes in procedure will be presented to Scott Jordan and BGE for approval. OCA supports the proposed changes and recommends approval.

10. Project compliance with Policies and Procedures: BGE, acting on behalf of CMOC, is responsible for verifying that completed major capital projects have been managed in accordance with recently revised policies and procedures. There are existing internal practices, including audits, that confirm project procurement and management in conformance with existing policies and procedures. OCA and the Office of Audit and Management Advisory Services will be working together to recommend a well-defined process that will result in a management report confirming project closeout and compliance with policies and procedures. Target completion date for an initial draft is February 2021.

ATTACHMENT 5

DRAFT (11/18/20)

TO: Scott Jordan, EVPA&CFO

FROM: Laura Cruickshank 

CC: Robert Corbett

DATE: November 18, 2020

RE: Memo re: Next Steps to implement Proposed UPDC QA/QC Change Order Process Modifications: Labor Rates and Potential Change Order (PCO) Review Thresholds

Attached please find a memo regarding proposed UPDC QA/QC Change Order Process Modifications regarding Labor Rates and Potential Change Order (PCO) Review Thresholds. We propose to make two modifications to the current UPDC Quality Assurance/Quality Control (QA/QC) procedures regarding change management, the first regarding hourly labor rates on change orders and the second regarding internal PCO review thresholds. We believe that both changes will improve efficiency and shorten the time it takes to review and approve potential changes to construction projects.

The proposed procedural changes have been reviewed by Procurement, Project Accounting, Internal Audit, Office of General Counsel, and the Construction Assurance Officer. Please review and if you agree, we will present the proposed procedural changes to the Buildings, Grounds and Environment (BGE) committee.

Next Steps include the following:

- Contingent upon acceptance by BGE, the procedural changes will be added to our Policies and Procedures files and staff training will begin
- Workflows in our Project Management Software, Oracle's Unifier, will be adjusted and circulated to related departments, and tested and implemented during a three month period following workflow agreement
- Six months and twelve months after implementation, UPDC will conduct "spot checks" of PCOs at the <\$5,000 value and at the <\$25,000 value to check for anomalies and conformance, and to identify potential issues and corrections
- Following completion of analysis twelve months after implementation, UPDC will report the results to you and to BGE

Please let me know if you have any questions. Thank you.

DRAFT (11/18/20)

TO: Scott Jordan, EVPA&CFO

FROM: Laura Cruickshank
Robert Corbett

CC: Colleen Schuh
Greg Daniels
Lynn Lesniak
Frank LaRosa
David Hook
Patricia Casey
Kim Rourke
Jim Bradley

DATE: November 18, 2020

RE: Proposed UPDC QA/QC Change Order Process Modifications:
Labor Rates and Potential Change Order (PCO) Review Thresholds

We propose to make two modifications to the current UPDC Quality Assurance/Quality Control (QA/QC) procedures regarding change management.

Hourly Labor Rates on Change Orders

UPDC has a fiduciary responsibility to verify the reasonableness of labor rates charged to the University for changes to the work. UPDC created an hourly labor rate worksheet that is required by contract to be submitted by each contractor and subcontractor for each project. The labor rate worksheet is reviewed and approved by an UPDC QA/QC representative if the contractor's desired rate is above an established allowable limit or if it has sufficient detail and back-up to justify a higher value (see Exhibit A).

The hourly labor rate worksheet and the process for its approval are problematic and are a source of discourse between the University and the contractors. Firstly, some contractors do not have a good understanding of the components that make up the labor rates, such as taxes and insurance, and therefore they need third-party assistance to complete the worksheet. Secondly, many contractors believe that the worksheet is too intrusive in their business and

asks for too much information and detail. Thirdly, the perception is that the process is too exact and that arguments are being had “over pennies”. With an average of 30 trades on each capital project, the labor rate review process is voluminous, and at times argumentative, and ultimately slows the entire change management system.

Proposed Change in Hourly Labor Rates

For comparison purposes, and to create a reasonableness standard, UPDC created the allowable hourly labor rate table (see Exhibit B). This table utilizes the prevailing wage rates for each trade, the union-scale benefit package, the State-mandated minimum workman’s compensation insurance package, and assumes a moderately high tax burden. The table values in each trade category are intended to allow approximately 80% of the submitted labor rate worksheets to be below the allowable threshold and are updated from time-to-time. Given that this table already represents UPDC’s opinion of a reasonable hourly labor rate, we propose the following procedural change:

- The UPDC table of allowable labor rates by trade will be provided to the contractors and subcontractors at the time of bid
- The contract terms will be modified to stipulate that the rates in the UPDC allowable labor rate table will be utilized for all changes to the work
- The UPDC QA/QC Representative will maintain and periodically update the allowable labor rate table and will distribute same to the UPDC and CFPF staff. The contract terms will be modified to stipulate that when a trade’s collective bargaining agreement increases its labor rate or benefit package cost, the UPDC allowable trade labor rate table will be automatically considered increased by the same amount.
- A post-contract award appeal process will be included in the contract whereby a contractor or subcontractor can request a higher labor rate for changes to the work, but only if it can show and prove that its costs are materially different from the stipulated rates

We recommend this change in the labor rate process be implemented because it will: a) create a level playing field for all contractors and for all change work, with each contractor now being treated equally, b) reduce the discord between the University and the contracting community, c) increase the speed with which change orders can be agreed-to, processed and paid, and d) change the paradigm whereby the contractors who request higher rates will be incentivized to work with and provide information to the University. In early 2020, we reviewed this change with CFPF, UConn Audit and the Office of General Counsel and all have concurred with and support this recommendation.

Internal PCO Review Thresholds

UPDC currently has a department policy of reviewing 100% of all potential change orders (PCO) for all projects by a QA/QC representative. At the outset of this policy in 2015, it was anticipated that the 100% review threshold would be lowered after the internal staff, general contractors and construction managers became familiar with the PCO submission criteria and QA/QC expectations. Currently, in order for a PCO to be approved on a project, the document must be approved minimally by the UPDC Project Manager, UPDC Project Director, UPDC QA/QC representative, the CFPF buyer and the CFPF Director. In the case where a PCO exceeds \$25,000, a sixth approval is required by the UPDC Associate Vice President.

The approval process is laborious and slow. In Unifier, each approver takes an average of 2 -3 business days to approve a PCO, and the cumulative timeline averages 3 – 4 weeks for an approval (assuming it is not rejected, which starts the timeline anew). Additionally, only two of the six reviewers are intimately involved in the project details, so there are often misunderstandings and the potential of second-guessing on project scope and costs, which further delays and prolongs the review process. Contractors regularly complain about the processing time, which directly affects how quickly contractors can be reimbursed for change work, and there are often intense defensive discussions on the PCO submissions. As a result, if there is even a small correction or minor error on a PCO, the administrative time and costs expended by the UPDC representatives, CFPF representatives, construction managers, contractors and subcontractors more than outweigh the adjustment in value in the PCO.

Proposed Change in PCO Review Thresholds

To better align with the University's traditional approach to management of project cost versus risk, a tiered approach to the number of approvers required based on the value of the PCO should be implemented. The University should be able to rely on its representatives that are most knowledgeable on the details of the change work to approve lower-valued PCOs. We therefore propose the following:

- PCOs that are less than \$5,000 will require only the approval of the UPDC Project Manager and the UPDC Project Director. Note that all Project Directors are UConn employees.
- PCOs that are greater than \$5,000, but less than \$24,999, will require the approval of the UPDC Project Manager, the UPDC Project Director and the UPDC QA/QC Representative. UPDC will include in the review of the PCO a verification that the proposed change is not cardinal for PCOs under \$25,000.

- PCOs that are greater than \$25,000 will require the approval of the UPDC Project Manager, the UPDC Project Director, the UPDC QA/QC Representative, the CPFPP Buyer, the CPFPP Director and the UPDC Associate Vice President (as per the current approval process). CPFPP will review in Unifier that the proposed change order is not cardinal for PCOs greater than \$25,000.
- Regardless of the change order (CO) value, since it will be processed based on previously approved PCOs, the change order workflow approval and execution will follow the signature authorization levels already established for the capital program per the President's Contract Signing Authority Delegation and Capital Projects Policies and Procedures Manuals.

Using data for processed changes from calendar year 2019, approximately 40% of the PCOs are under \$5,000 and would have two reviewers/approvers, 35% of the PCOs are between \$5,001 and \$24,999 and would have three reviewers/approvers, and about 25% are above \$25,000 and would have six reviewers/approvers. For PCOs under \$25,000, we anticipate that this change would reduce the average review time for a PCO from its current 15 to 20 business days to 7 – 10 business days.

We recommend this change be implemented because it will a) allow small, low-risk potential change orders to be reviewed and approved more rapidly, and b) allow more focus by the balance of the approvers on larger changes where there is more risk. The break-point threshold values of \$5,000 and \$25,000 are consistent with the general accounting risk threshold levels of the University, such as the current invoice approval process.

Attachments: Exhibit A and Exhibit B

HOURLY LABOR RATE WORKSHEET: SELF-PERFORMED WORK

Rev: 11/01/2020

This worksheet is to be completed by the contractor, subcontractor, sub-tiers, and non-trade related workers to calculate their hourly labor rates for self performed work under the designated contract documents (refer to Division One and General Conditions for further information). All fields highlighted in pale yellow require completion, and fields highlighted in pale blue will automatically populate. Refer to tab "Instructions" for additional guidance on how to complete the form. Once the calculated total hourly rate has been accepted by the University, the rates are good for the life of the contract and will not be subject to change.

HOURLY RATES ARE FOR SELF PERFORMED WORK BY THE SUBMITTING CONTRACTOR AND ARE NOT TRANSFERABLE

PROJECT NAME: _____		PROJECT NO.: _____	
CONTRACTOR OR SUBCONTRACTOR: _____		SUBMISSION DATE: _____	
PROJECT'S CONTRACTUAL SUBSTANTIAL COMPLETION DATE: _____		RATE GOOD-THROUGH DATE: _____	
SELF-PERFORMED CLASSIFICATION OF WORK: _____	WORK UNDER CONTRACT: _____	EXPERIENCE LEVEL: _____	

Item	Percent Rate	Wage Rate Calculation			Notes																																																						
		Regular Time	Overtime	Double Time																																																							
Base Hourly Rate			\$ -	\$ -	Refer to Instructions for details on what to																																																						
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 10%; text-align: center;">Benefit Paid Cash</td> <td style="width: 10%; text-align: center;">Benefit Provided</td> <td colspan="3"></td> </tr> <tr> <td colspan="6" style="text-align: center;">(put X in appropriate box)</td> </tr> <tr> <td>Fringe Benefits: ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Medical / Health ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pension / Ret ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Life Insurance ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Disability ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Union Fund Costs ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OT Fringe Cost ¹</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>							Benefit Paid Cash	Benefit Provided				(put X in appropriate box)						Fringe Benefits: ¹						Medical / Health ¹						Pension / Ret ¹						Life Insurance ¹						Disability ¹						Union Fund Costs ¹						OT Fringe Cost ¹					
	Benefit Paid Cash	Benefit Provided																																																									
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Union Fund Costs ¹																																																											
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Fringe Benefits Subtotal		\$ -	\$ -	\$ -																																																							
Total Wage Hourly Rate		\$ -	\$ -	\$ -	= Base Hourly Rate + Fringe Benefit Subtotal																																																						
Benefits Paid Cash		\$ -	\$ -	\$ -																																																							
Total Cash Hourly Rate		\$ -	\$ -	\$ -	= Base Hourly Rate + Benefits Paid Cash																																																						
Burden: Taxes & Insurance ²																																																											
Social Security	6.20%	-	-	-	Rate verified annually																																																						
Medicare	1.45%	-	-	-	Rate verified annually																																																						
Federal Unemployment (FUTA) ³		-	-	-	See Instructions for Sample Calculation																																																						
State Unemployment (SUTA) ³		-	-	-	See Instructions for Sample Calculation																																																						
Workers Compensation ³		-	-	-	See Instructions for Sample Calculation																																																						
Burden Subtotal		\$ -	\$ -	\$ -																																																							
Other (GL insurance, travel, safety, indirect labor, small tools, parking, training, non-hourly union expense, etc.)		N/A	N/A	N/A	Included in OH&P per AIA 201																																																						
TOTAL HOURLY RATE (Total Hourly Rate + Burden):		\$ -	\$ -	\$ -																																																							

Note: For change order work, profit mark-ups, small tools, insurance and other costs deemed overhead in accordance with the provisions within AIA 201 General Conditions, under 'Change in the Work', shall not be applied to the Total Hourly Rate calculated above. The Total Hourly Rate, including the various components, are subject to audit and may require adjustment based on the outcome of these procedures. Once accepted by the University, the Total Hourly Rate shall govern and shall not be adjusted for the duration of the project. It remains the contractor's responsibility to compensate workers the appropriate prevailing wage and fringe, when applicable, regardless of the amounts utilized within the calculation of the Total Hourly Rate above.

¹ Listed benefits are limited to recognized bona fide benefits as defined by DOL. Place an "X" in column "Benefit Paid Cash" if appropriate. Project Labor Agreements (PLA) may have certain allowable costs on an hourly basis in excess of standard employee benefits; utilize "Union Fund Costs" for these instances. On rare occasions, certain unions have increased fringe costs when overtime / double time are incurred; utilize "OT Fringe Cost" to capture these situations; otherwise leave these cells blank.

² Tax & Insurance Burden is applied to the Total Cash Hourly Rate, which includes Base Hourly Rate plus Benefits Paid Cash. Refer to instructions for additional information and assistance with completing this section.

³ SUTA, FUTA & WCI rates which received an adjustment within the instruction page require justification; the adjustment and justification are reiterated below:

Adjustment to Rate: **SUTA 0.00%**
FUTA 0.00%
WCI -

By signing below, the submitter certifies and declares under penalty of perjury under the laws of the State of Connecticut that the foregoing is true and correct.

Rates certified by: _____ (print name) Company Name: _____ No signature does not relieve the submitter of any penalties

Signature: _____ 11/23/2020

HOURLY LABOR RATE WORKSHEET INSTRUCTIONS



**University Planning, Design and Construction (UPDC) &
Capital Projects and Facilities Procurement (CPFP)**

The following instructions provide guidance and assistance in completing the Hourly Labor Rate Worksheet (HLRW). Where practical, additional instruction and drop-down lists have been included in the HLRW in specific fields. Data should be entered into all fields highlighted in pale yellow; all fields highlighted in pale blue will automatically populate and are locked for editing. Required fields in these instructions are indicated by "*" and are highlighted in pale red. Once accepted by the University, the resulting Total Hourly Rates at the bottom of the HLRW are the labor rates that should be used on all change order requests.

These instructions contain sample calculations to assist in the determination of acceptable rates for FUTA, SUTA and Workers' Compensation Insurance (WCI). These calculations are not to be submitted with the HLRW, and the HLRW is not linked to the rate determined by the sample calculation; however a brief rationale to document a departure from the sample calculation is required within the relevant section below (refer to pale red fields). The rationale and the amount of departure from the sample calculation is included on the HLRW via electronic linking, and is attested to by the signor.

General Information Section:

Complete the information requested, noting the following: a) the form is to be completed by the contractor or sub self-performing the work identified. By submission of this document, the company is responsible for the content provided; b) the classification selected should agree with the contractor's workers' comp policy; c) the contracted work description provides a link between the classification selected and the hourly rate utilized on form; d) if multiple worker classifications are applicable to this project, provide separate rate sheets for each classification and worker level. Project Manager, Superintendent, Supervisor and General/Area Foreman classifications are intentionally excluded as these are considered management positions and a part of overhead and profit. Work that may be considered not "trade work" is not exempt from these hourly rate requirements.

Wage Rate Calculation Section: Comprised of Base Hourly Rate, Fringe Benefits and Allowable Burden on these costs. Refer to the following sections for further detail. Owners and family members of Owners self-performing work shall not be entitled to a rate higher than a foreman class rate for the applicable trade work being performed, regardless of what is represented on certified payroll or business payroll. Operator rates shall have no foreman rate. There shall be a single rate for each experience level.

Base Hourly Rate: This rate should be consistent with the prevailing wage rate or union wage rate, if applicable, and supported by certified payroll with the exception of mislabling of worker experience level. For non-prevailing/non-union rates, the rate must be reasonable for the work performed but shall not exceed prevailing wage.

Fringe Benefits: The total of the Fringe Benefit column should match the total of the fringe benefits from the prevailing wage or union wage agreements, and often can come directly from the Collective Bargaining Agreement, if applicable. The categories listed in the HLRW detail the various types of benefits and are consistent with the certified payroll form; however the fringe category 'other' is narrowly defined by the Department of Labor. This line would include amounts that, combined with the other fringe categories, comprise the total above the line package defined on the union yearly rate schedule. Other costs commonly identified as 'other', such as training and/or safety, are components of overhead and profit, and are excluded from the hourly labor rate.

Allowable Burden: Allowable Burden includes Taxes and Workers' Compensation Insurance (WCI).

Taxes: Taxes are comprised of FICA, SUTA and FUTA (described in greater detail below). The employer portion of FICA taxes (combination of Social Security and Medicare taxes) are hardcoded into the form and contractors are reimbursed 100% for this tax burden. The rates for SUTA and FUTA are to be entered by the contractor utilizing the following information / calculation:

SUTA (a.k.a. State Unemployment Tax): Paid by the employer; imposed on the first \$15K of annual earnings only, at a variable rate determined by the Department of Labor for each employer.

FUTA (a.k.a. Federal Unemployment Tax): Paid by the employer; imposed on the first \$7K of annual earnings only, at a constant rate for all employers nationally, plus a potential incremental rate linked to State borrowings from the Federal Unemployment Fund (a.k.a. Credit Reduction).

The calculations below are based on an annual averaging methodology, which is an allowable technique to determine an appropriate tax rate for the burden of SUTA and FUTA taxes. Due to the timing of the tax burden, where the majority of the cost is typically incurred in the first quarter of a calendar year, and special SUTA assessments, which are periodically issued from the Department of Labor, an adjustment field has been included to tailor the annual average rate to the specific needs of the contractor. Any adjustments must be supportable and the total annual tax rate can not exceed the statutory maximum rate. All adjustments require a rationale to be provided on these instructions, and the adjustment and the rationale are included on the HLRW automatically, which are being attested to by the signee. For convenience, the most common rationales can be selected from a drop down list. The Total Annual Rate for both SUTA and FUTA will need to be populated in the appropriate cell in the HLRW - the HLRW will not automatically update based on the calculations below.

	<u>SUTA</u>		<u>FUTA</u>
Total Annual Payroll:			
Annual Tax Paid:			
Average Rate:	0.00%		0.00%
Adjustment to Rate**:			
Total Annual Rate:	0.00%	Manually populate this rate on HLRW	0.00%
Rationale for Adjustment**:			

Workers' Compensation Insurance: WCI is based upon several factors, and is primarily composed of: a) the Base Rate, based on the type of work the Contractor performs; b) a Class Premium Discount, which reduces the Base Rate for certain classifications, and c) the firm's Experience Modification Rating (EMR), which is based on the Contractor's specific claim history. The Base Rate is statutorily regulated and can be derived from the WCI policy premium calculation provided by the insurance company. The Class Premium Discount is not applicable to all classifications, but can also be identified from the premium calculation when applicable. The net of these two components are considered the WCI Net Base Rate, and generally represent the rate to be utilized on the HLRW. To reward Contractors with a low EMR, the Net Base Rate used on the HLRW does not need to be adjusted lower for earned discounts; however, an adjustment is allowed to compensate Contractors that incur additional premiums for higher EMR's. Additionally, certain policies have several ancillary costs that potentially could result in a net higher premium to the Contractor. To adjust the Net Base Rate for these circumstances, complete the adjustment field and rationale cells below. This adjustment field should only be used if the net of all adjustments, except for EMR, result in higher premium charges. Once the Adjusted WCI rate has been determined, populate the appropriate cell in the work sheet.

WCI Net Base Rate:		
Adjustment to Rate**:		Rationale for Adjustment**:
Adjusted WCI Rate:	0.00%	Manually populate this rate on the work sheet

Allowable Trade Labor Rate Limits by Work Classification

The summary rate information below is to assist expediting the Wage Rate review process by the Construction Project Manager. These Rate limits are not be shared nor referenced directly or indirectly with Contractors, Construction Managers, Subcontractors or Consultants.

- When reviewing the wage rate sheets, ensure the following:**
- * Current labor rate template is being used
 - * The Contractor/Sub submitting are self-performing the work.
 - * Correct project name and number is represented
 - * Current submission date is represented
 - * Contracted Substantial Completion Date is represented
 - * Confirm appropriate Trade Work Class is selected compared to the work contracted
 - * No disclaimers are allowed to be noted for any reason
 - * If " Other" is listed, obtain clarification, forward to QAQC
 - * Project Manager or General Foreman are considered overhead, no rate required
 - * Rate not listed below, forward to QAQC
 - * Rate exceeds applicable rate limit below, forward to QAQC
 - * Rate under limit, initial w/date, send to Contractor to incd w/ all PCOs.

Certain Classifications or Groups have been consolidated to a single labor rate based on the highest rate schedule in compliance with State of CT DOL prevailing wage laws. More details refer to https://ctdol-prod-portal.ecourt.com/public-portal/sites/default/files/BuildingRates_7-1-2020_0.pdf

Labor Rates: Updated for 7/1/20XX Prevailing Wage Increase

Last Modified: 11/23/2020

Trade	Classification	Rate Category	Rates	Trade	Classification	Rate Category	Rates		
Class 1(c): Heat & Frost Insulator (Mech Sys not scrapped asbestos removal)	Journeyman	Base	-	Class 2: Boilermaker	Journeyman	Base	-		
		Overtime	-			Foreman	Base	-	
	Foreman	Base	-		Apprentice		Base	-	
		Overtime	-			Overtime	-		
	Class 3(a): Masonry Bricklayer, Cement, Stone, Concrete Finisher / Caulking	Journeyman	Base		-	Class 3(b): Tile Setters: Ceramic, Porcelain, Clay	Journeyman	Base	-
			Overtime		-			Foreman	Base
Foreman		Base	-	Apprentice	Base		-		
		Overtime	-		Overtime		-		
Class 3(c): Setters: Terrazzo and Marble		Journeyman	Base	-	Class 3(d): Finishers: Tile, Marble & Terrazzo		Journeyman	Base	-
			Overtime	-				Foreman	Base
	Foreman	Base	-	Apprentice		Base	-		
		Overtime	-			Overtime	-		
	Class 3(e): Plasterer: Plasterer	Journeyman	Base	-		Class 4 Group 1 - 5: Laborers: Common, Demo, Fireproof, Fire, Pipelayers (non-weld), Carp./Crete./Mason Tenders,	Journeyman	Base	-
			Overtime	-				Foreman	Base
Foreman		Base	-	Apprentice	Base		-		
		Overtime	-		Overtime		-		
Class 4(e) Group 6 & 7: Laborers - Hazardous Waster Removal: Asbestos / Lead Removal - Encapsulation, Blaster		Journeyman	Base	-	Class 4(g) Group 8 & 9: Laborers: Caisson (top & bottom), Boring		Journeyman	Base	-
			Overtime	-				Foreman	Base
	Foreman	Base	-	Apprentice		Base	-		
		Overtime	-			Overtime	-		
	Class 4(i) Group 10: Laborers: Traffic Control Signalman	Journeyman	Base	-		Class 5: Carpenter Rough/Finish, Drywall, Ceiling, Carpet/Resilient, Scaffold, Furniture Systems	Journeyman	Base	-
			Overtime	-				Foreman	Base
Foreman		Base	-	Apprentice	Base		-		
		Overtime	-		Overtime		-		
Class 5(a): Millwrights: Designs/Maintains /Repairs large mill machinery		Journeyman	Base	-	Class 6: Electrical High - Low Voltage (Telecommunications / AV)		Journeyman	Base	-
			Overtime	-				Foreman	Base
	Foreman	Base	-	Apprentice		Base	-		
		Overtime	-			Overtime	-		
	Class 7(a): Elevator Mechanic	Journeyman	Base	-		Line Construction: Electrical Groundman	Journeyman	Base	-
			Overtime	-				Foreman	Base
Foreman		Base	-	Apprentice	Base		-		
		Overtime	-		Overtime		-		
Line Construction: Lineman / Cable Splicer		Journeyman	Base	-	Class 8: Glazer: Installation of any type of glass product		Journeyman	Base	-
			Overtime	-				Foreman	Base
	Foreman	Base	-	Apprentice		Base	-		
		Overtime	-			Overtime	-		

Allowable Trade Labor Rate Limits by Work Classification

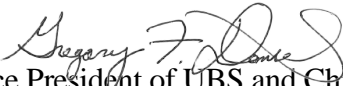
Class 9: Ironworker: Ornamental, Reinforcing/Structural, Precast Crete Erection	Journeyman	Base - Overtime -	Class 10(a) & (b): Drywall Finishers: Painter, Taper, Drywall Finish, Paperhanger	Journeyman	Base - Overtime -
	Foreman	Base - Overtime -		Foreman	Base - Overtime -
	Apprentice	Base - Overtime -		Apprentice	Base - Overtime -
Class 10 (e): Drywall Finisher: Blast / Spray	Journeyman	Base - Overtime -	Class 11: Plumber: Non-HVAC Pipesetter/Installation	Journeyman	Base - Overtime -
	Foreman	Base - Overtime -		Foreman	Base - Overtime -
	Apprentice	Base - Overtime -		Apprentice	Base - Overtime -
Class 12: Well Digger: Well Digger, Pile Testing Machine	Journeyman	Base - Overtime -	Class 13 & 14: Roofer: Composition, Slate, Tile, Flashing	Journeyman	Base - Overtime -
	Foreman	Base - Overtime -		Foreman	Base - Overtime -
	Apprentice	Base - Overtime -		Apprentice	Base - Overtime -
Class 15: Sheetmetal: Fab. / Install Sheetmetal / Air Balancer - HVAC	Journeyman	Base - Overtime -	Class 16: Pipefitter: Interior HVAC, Steam & Chilled Water Pipe Welding	Journeyman	Base - Overtime -
	Foreman	Base - Overtime -		Foreman	Base - Overtime -
	Apprentice	Base - Overtime -		Apprentice	Base - Overtime -
Class 17 (a-g): Teamsters / Drivers: 2- 3- 4 Axles, Ready Mix, Trailers, Specialized Earth Move,	Journeyman	Base - Overtime -	Class 18: Sprinkler Pipefitter: Trade License F1,2,3,4	Journeyman	Base - Overtime -
	Foreman	Base - Overtime -		Foreman	Base - Overtime -
	Apprentice	Base - Overtime -		Apprentice	Base - Overtime -
Class 19: Theatrical Stage Construction	Journeyman	Base - Overtime -	Group 1 & 2: Operators: Crane (all), Loader >7yds. Excav >2 yds. Piledriver	Journeyman	Base - Overtime -
	Foreman	Base - Overtime -			
	Apprentice	Base - Overtime -			
Group 3: Operators: Excavator <2yds / Grader / Mechanic	Journeyman	Base - Overtime -	Group 4 & 5: Operators: Trencher, Crete Pumper, Paver/Reclaim. Auger	Journeyman	Base - Overtime -
Group 6 - 8: Operators: Loader >3 yds, Dozer, Concrete Cutter, Welding	Journeyman	Base - Overtime -	Group 9: Operators: Loader <3yds / Skid Steer / Landscape Equip	Journeyman	Base - Overtime -
Group 10 - 13: Operators: Vibratory Hammer, Earth Roller, Robot Demo Equipment	Journeyman	Base - Overtime -	Group 14: Operators: Elevator / Tow Motor	Journeyman	Base - Overtime -
Group 15: Operators: Generator / Pump / Compressor	Journeyman	Base - Overtime -	Group 16: Operators: Maintenance Engineer / Oiler for engines, boilers, machinery and equipment	Journeyman	Base - Overtime -
Group 17: Operators: Portable Asphalt / Crusher /Concrete Plant	Journeyman	Base - Overtime -	Group 18: Operators: Vacuum Truck / Sweeper	Journeyman	Base - Overtime -

ATTACHMENT 6



December 2, 2020

TO: Members of the Buildings, Grounds & Environment Committee

FROM: Gregory F. Daniels 
Interim Associate Vice President of UBS and Chief Procurement Officer/
University Director of Procurement Contracts and Compliance,
University Business Services

RE: University Business Services – Capital Projects and Facilities Procurement (CPFP)
Operational Activities and Organizational Improvements

Chairperson Gandara and Members of the Buildings, Grounds & Environment Committee, I have the following to report for Operational Activities and Organizational Improvements for this meeting occurring on December 2, 2020:

Solicitations for prequalification for the On-Call \$0-\$100,000 SBE/MBE Trades and General Contractors Program Master Agreements have been completed through the eSourcing Bidding Module, and the new agreements for the program are scheduled to be in place for January 1, 2021. 78 Connecticut-based SBE/MBE contractors submitted applications to the program for the eleven categories, and 53 of those contractors were prequalified for the program. Out of the total 26 MBE applicants, 18 (69%) prequalified for the program and out of the total 52 SBE applicants, 35 (67%) prequalified for the program. CPFP is also in the process of reviewing the categories to determine if any supplemental prequalifications are necessary. Attached to this report is further information/breakdown of the solicitation results for this program.

The creation of the eSourcing bidding module continues to make significant progress. The "Invitation to Bid" eSourcing template is currently in use in the HuskyBuy eSourcing Bidding Module. Work has begun on the professional services eSourcing templates. It includes the "Request for Statement of Qualification" template and the "Request for Proposal" template. These templates are scheduled to "go live" around December 15, 2020.

Also attached to this report is the spend on construction services regarding the University's use of Connecticut-based firms that was requested at the last BGE meeting, September 9, 2020.

Current On-Call Program Metrics

The following are the current key performance metrics regarding the On-Call Programs contract series for Construction Services and Professional Services.

On-Call Trades and General Contractors Program	
Category T&M	\$0 - \$100,000 (3/11/2016 through 10/31/20)
Aggregate spend	13,726,437
Assignments	487
In-State vs. Out-of-State spend	100% to 0%
Category Lump Sum	
Aggregate spend	\$2,251,802
Contracts awarded	47
Total Awards to SBEs and MBEs	
Percentage of awards to SBEs	77%
Percentage of awards to MBEs	23%
Total aggregate spend in the program	15,978,239

On-Call Trades and General Contractors Program	
Category	\$100,000 - \$500,000 (5/1/2014 through 10/31/20)
Aggregate spend	\$41,563,805
Assignments	624
In-State vs. Out-of-State spend	99.57% to .43%
Percentage of awards to SBEs	43%
Percentage of awards to MBEs	21%

On-Call Professional A/E Program (2013 through 10/31/20)	
Aggregate spend	\$ 74,570,851
Assignments	1447
In-State vs. Out-of-State spend	83% to 17%
Percentage of awards to SBEs	24%
Percentage of awards to MBEs	13%

This information concludes my update.



Gregory F. Daniels, J.D.

Interim Associate Vice President of UBS and Chief Procurement Officer/
University Director of Procurement Contracts and Compliance,
University Business Services

UNIVERSITY OF CONNECTICUT EXPENDITURES FOR CONSTRUCTION Fiscal Years 2019 – 2021 (October)

This document on construction expenditures, including General Contractors, Trade Contractors, and Construction Managers at risks, has been prepared for the Buildings, Grounds, and Environmental Committee.

General and Trade Contractors Analysis

A General Contractor (GC) is responsible for providing all of the material, labor, equipment (such as engineering vehicles and tools), and services necessary for the construction of a project within a GC delivery method. The General Contractor hires specialized subcontractors to perform all or portions of the construction work. The work performed by the GC is generally based upon completed design drawings and specifications.

Connecticut Based Contractors (legally domiciled in Connecticut) provided \$70,399,995 in construction services to UConn during Fiscal Years (FY) 19, 20, and 21 (First Quarter).^{1,2,3} This represents 87% of all construction services during those years (**See Table 1**). For this analysis, Construction Managers at risk (CMr) is not included but is provided in the next section. Connecticut Based Contractors have increased their share of services each year and have increased 16% since January 2016.

Connecticut Located Contractors (domiciled outside Connecticut, but with one or more offices in the State) provided an additional \$5,104,051 in construction services, for a total of \$ \$70,399,995 in services from In-State contractors during FYs 19, 20, and 21 (First Quarter). This represents 93% of all construction services during that period.

Connecticut In-State Contractors' (Connecticut Based and Connecticut Located) share of UConn's work totals 99% from the On-Call Trades and General Contractors Program. The breakdown shows that there is at least 99% of In-State Contractors on all UConn projects (**See Table 2**).

The spending data reflects the impact of COVID-19 on the Construction Services here at the University (**See Table 3**). Using the State of Connecticut Database for all State Agencies' capital project entries shows the State of Connecticut's commitment for construction services as the State goes through the pandemic. The spend for FY 19, \$209,278,599, and FY 20, \$192,068,982, decreased in overall spend by approximately \$17,000,000 (**See Table 4**).

The above-referenced tables in this section are attached as Appendix A.

Construction Managers at risk Analysis

Construction Managers at Risk (CMr) is a delivery method typically required for large projects, which are highly complex and technical in nature. The University utilizes this delivery methodology for complex construction projects and benefits from the technical construction management expertise via the presence of the CMr, who acts in the capacity of consultant to the owner in the design development and construction phases.

Incorporating CMr data with the above data will inhibit the true comparisons of the provided construction data for several reasons. CMr's delivery method is based upon incomplete design drawings, and the General Contracting delivery method is based upon completed design drawings and specifications. CMr are unique in that the pool of CMr, in the construction industry, for large complex projects, is small. The

UNIVERSITY OF CONNECTICUT EXPENDITURES FOR CONSTRUCTION
Fiscal Years 2019 – 2021 (October)

majority of CMr are incorporated in other states and have office locations in Connecticut. The dollar amounts of these projects are large.

Therefore, the CMr data was separately included in this section. The few projects that the University used CMr provided an additional \$82,897,854 in construction services, for a total share of \$158,403,213 million going to In-State Contractors and CMr combined. This places the total Connecticut In-State Contractors' and CMr share of UConn work totaling 96% (**See Table 5 and 6**). Table 6 also indicates that all construction managers at risk used between FY 19 through FY 21 (First Quarter) had offices located in the State of Connecticut.

The above-referenced tables in this section are attached as Appendix B.

¹ This report covers FYs 2019, 2020 and 2021 (First Quarter). The data used to compile this report came from HuskyBuy, the Universities' eProcurement and spend management system and data from the State of Connecticut's transparency website, CTopencheckbook.gov.

² For the purposes of this report, funds are considered "spent" or "expended" during a specific fiscal year if they are due for services hired in that fiscal year. To illustrate: If UConn hired a contractor in FY 19 to provide certain services, and those services were provided over FYs 19 and 20 and paid entirely in FY20, the funds are considered "spent" or "expended" in FY 19. This allows the report to most accurately demonstrate year-over-year utilization of Construction Services.

³ This report encompasses all Construction Services contracted by UConn for all its campuses, excluding UConn Health. The report includes all fund sources (State/UC2000 Bond Funds, and Operating Funds) used for Construction Services.

UNIVERSITY OF CONNECTICUT EXPENDITURES FOR CONSTRUCTION
Fiscal Years 2019 – 2021 (October)

APPENDIX A

TABLE 1 - TOTAL CONSTRUCTION (GC AND TRADES) SPEND
FY 2019 Through FY 2021 (October)

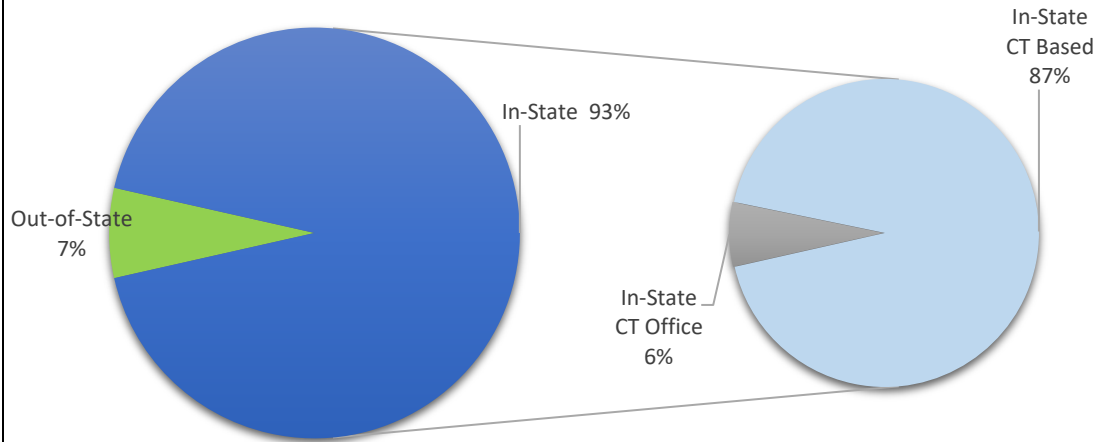
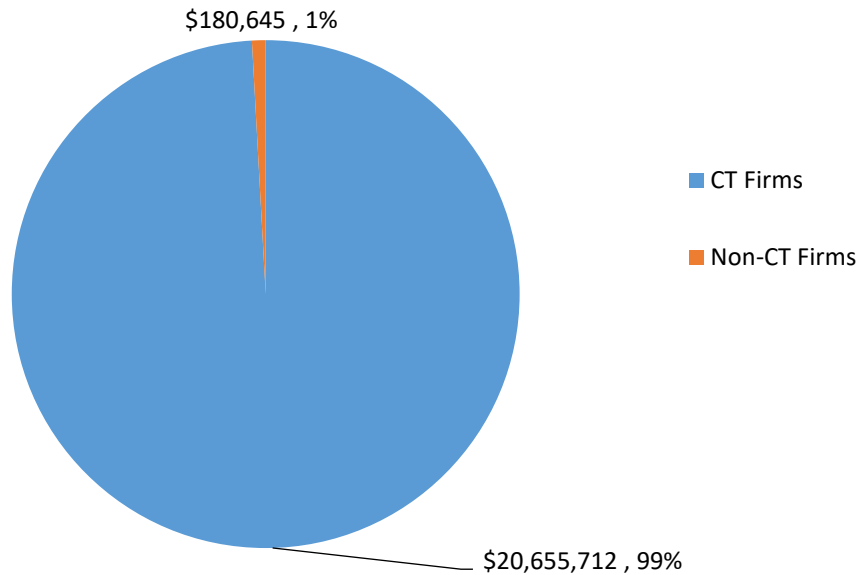


TABLE 2 - TOTAL CONSTRUCTION ON-CALL TRADES & GENERAL CONTRACTORS PROGRAM SPEND
FY 2019 Through FY 2021 (October)



UNIVERSITY OF CONNECTICUT EXPENDITURES FOR CONSTRUCTION
Fiscal Years 2019 – 2021 (October)

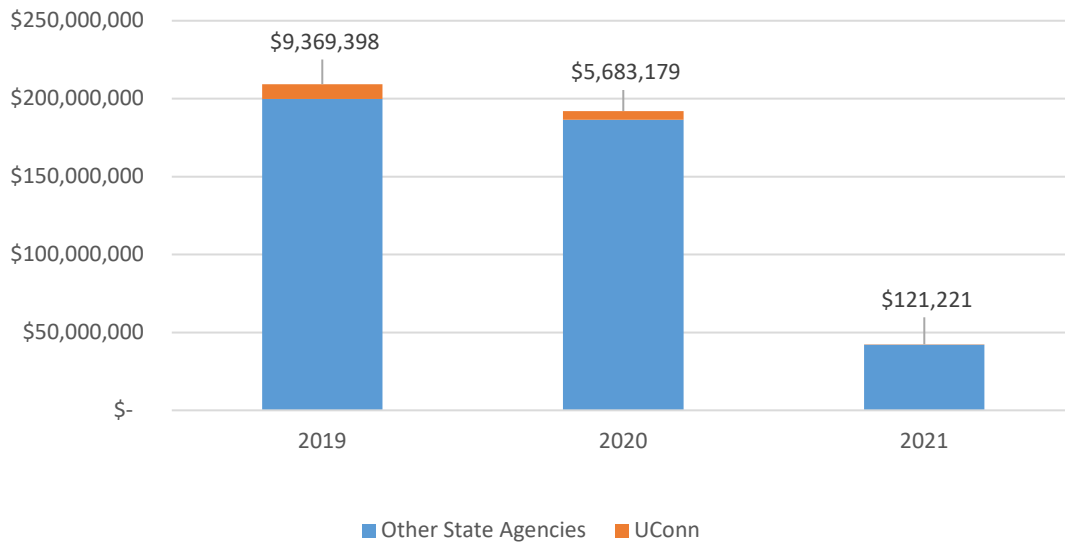
TABLE 3- TOTAL CONSTRUCTION (GC AND TRADES) SPEND BY QUARTER

FY 2019 Through FY 2021(October)



TABLE 4 - UNIVERSITY OF CONNECTICUT VS ALL OTHER CONNECTICUT STATE AGENCIES - CAPITAL PROJECTS SPEND

FY 2019 Through 2021(October)



UNIVERSITY OF CONNECTICUT EXPENDITURES FOR CONSTRUCTION
Fiscal Years 2019 – 2021 (October)

APPENDIX B

TABLE 5 - TOTAL CONSTRUCTION (CMr, GC, AND TRADES) SPEND

FY 2019 Through FY2021 (October)

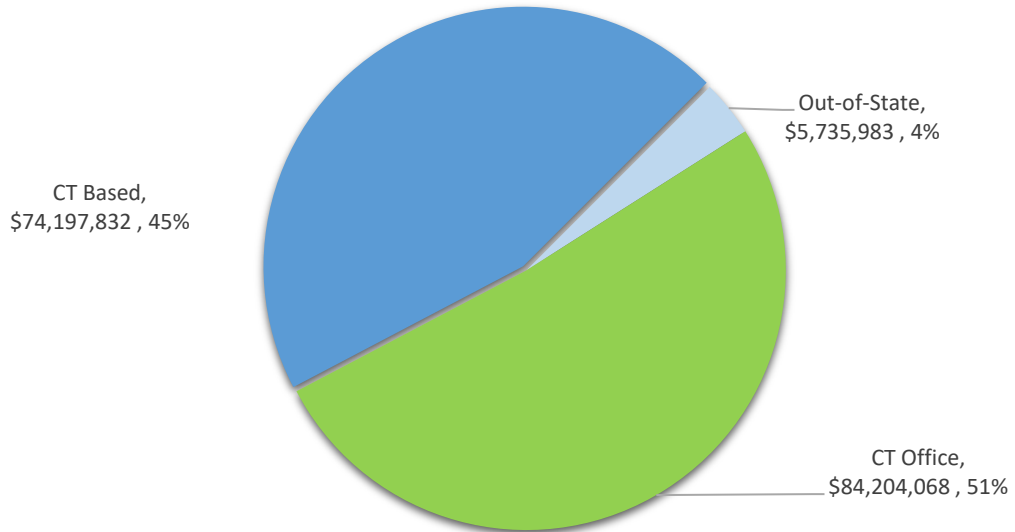
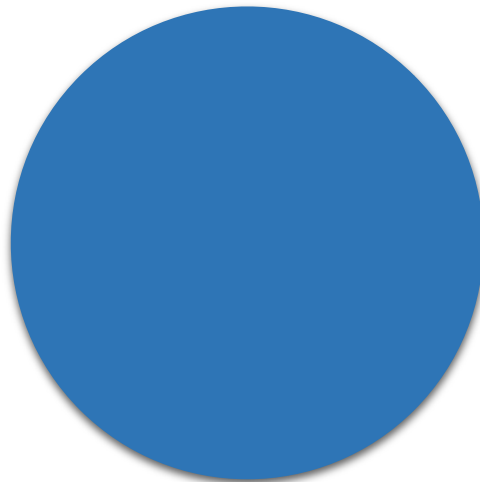


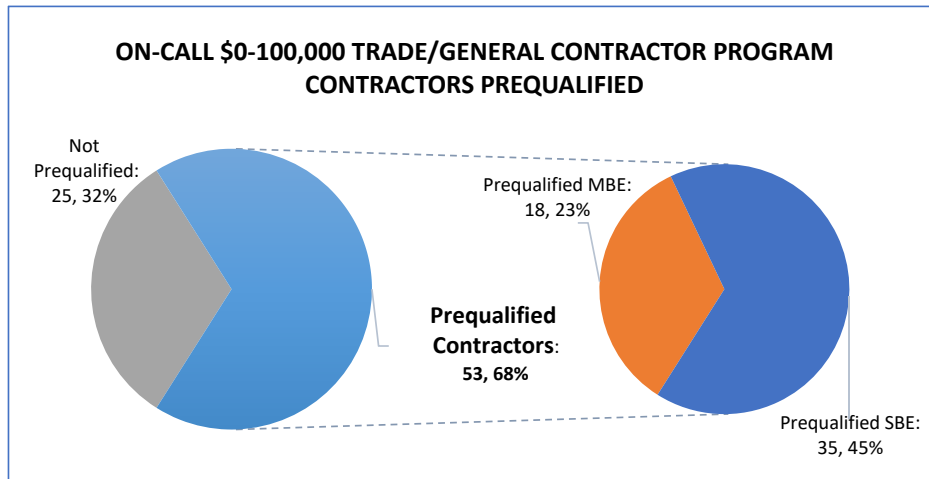
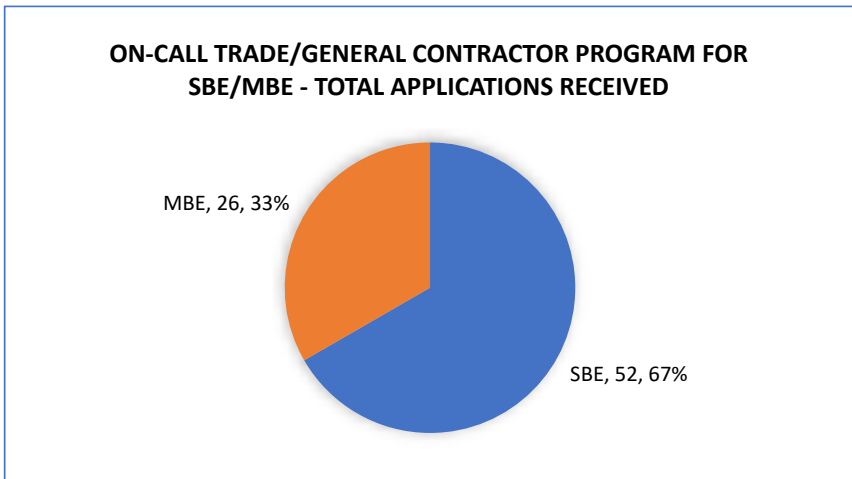
TABLE 6 - TOTAL CONSTRUCTION (CMr ONLY) SPEND

FY 2019 Through FY2021 (October)

CT Office,
\$82,897,854 , 100%



\$0 - \$100,000 On-Call Trade and General Contractor Program Solicitation Results



PREQUALIFICATION APPLICATIONS RECEIVED		
Categories	Contractor Applications Received	Notes
Asphalt	3	2 SBE / 1 MBE
Electrical	10	6 SBE / 4 MBE
Flooring	7	6 SBE / 1 MBE
General Contractors	15	10 SBE / 5 MBE
Insulation	4	2 SBE / 2 MBE
Masonry	8	4 SBE / 4 MBE
Mechanical	7	5 SBE / 2 MBE
Painting	7	6 SBE / 1 MBE
Roofing	11	7 SBE / 4 MBE
Site work	6	4 SBE / 2 MBE
Total Applications	78	52 SBE / 26 MBE

PREQUALIFIED CONTRACTORS IN PROGRAM		
Categories	Contractors Accepted	Notes
Asphalt	1	0 SBE / 1 MBE
Electrical	8	4 SBE / 4 MBE
Flooring	6	5 SBE / 1 MBE
General Contractors	5	4 SBE / 1 MBE
Insulation	4	2 SBE / 2 MBE
Masonry	5	3 SBE / 2 MBE
Mechanical	5	3 SBE / 2 MBE
Painting	6	5 SBE / 1 MBE
Roofing	8	6 SBE / 2 MBE
Site work	5	3 SBE / 2 MBE
Total Prequalified**	53	35 SBE / 18 MBE

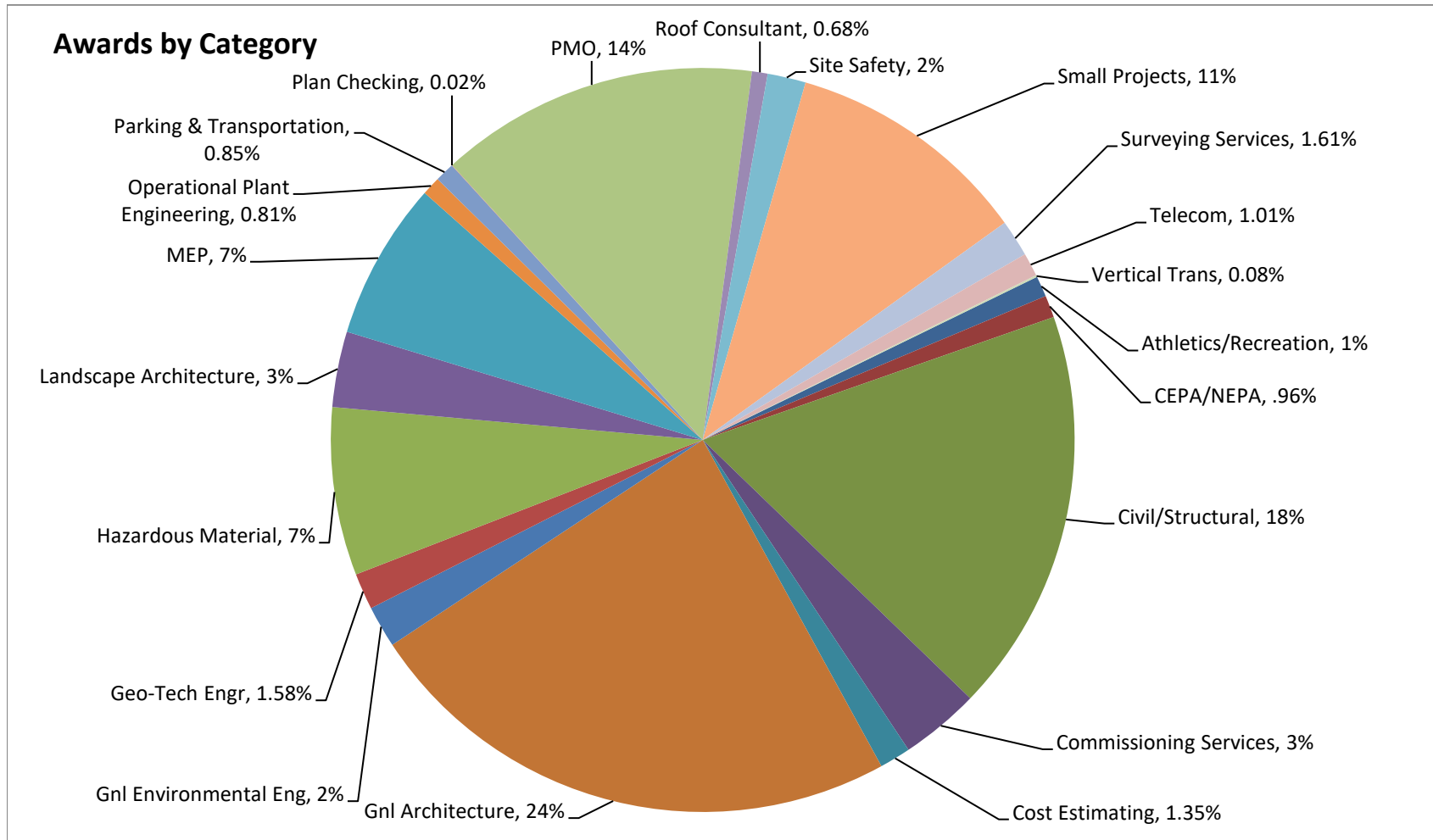
Prequalified Contractors per SBE and MBE Applications

Out of the total 78 applicants, 53 (68%) prequalified for the program.
 Out of the total 26 MBE applicants, 18 (69%) prequalified for the program.
 Out of the total 52 SBE applicants, 35 (67%) prequalified for the program.

Reasons Applications Did Not Meet the Objective Criteria

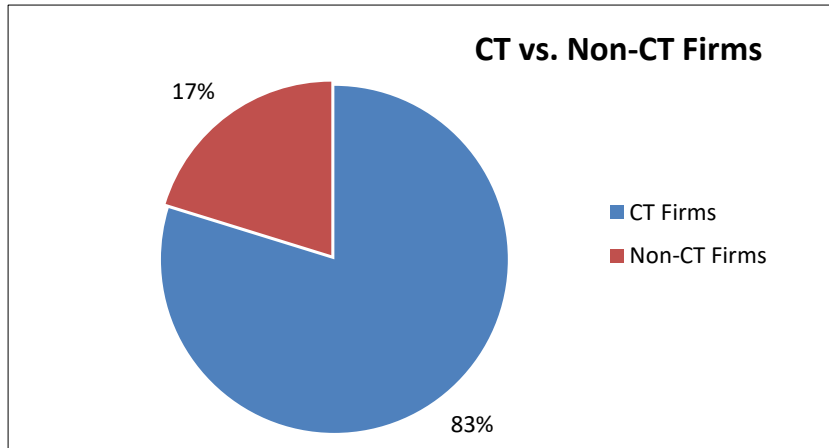
- 25 applications did not meet the objective criteria for prequalification.
- The Categories with the highest number of applications that did not prequalify were General Contractors and the Roofing and Masonry Categories.
- The reasons that applicants missed prequalifying:
 - Financial statement not provided
 - Financials statement not meeting the University's criteria
 - Applicants lacking project relevant experience or failing to demonstrate enough diversification of work for the category
 - Applicants failing to provide complete information for the committee to review against criteria

On-Call Professional Services Contract Utilization Report

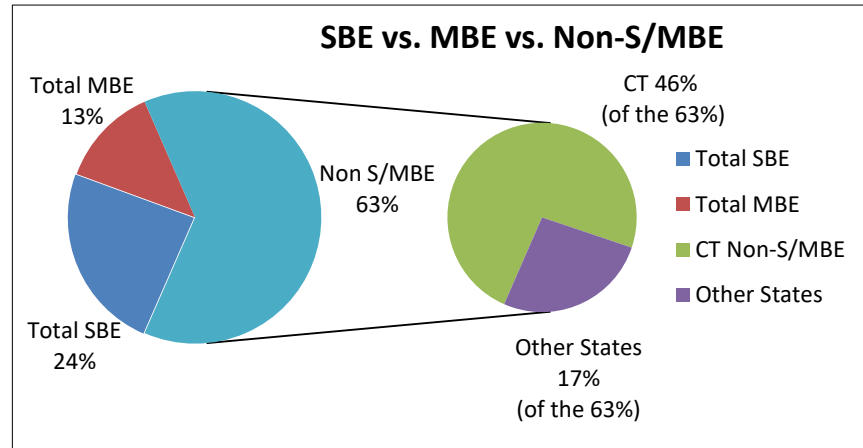


Athletics/Recreation:	\$	670,768	1%	Operational Plant Engineering:	\$	603,229	0.81%
CEPA/NEPA:	\$	718,317	0.96%	Parking & Transportation:	\$	630,399	0.85%
Civil/Structural:	\$	13,108,395	18%	Plan Checking:	\$	14,976	0.02%
Commissioning Services	\$	2,570,833	3%	PMO:	\$	10,354,479	14%
Cost Estimating:	\$	1,010,250	1.35%	Roof Consultant:	\$	508,350	0.68%
Gnl Architecture:	\$	17,670,720	24%	Site Safety:	\$	1,240,117	2%
Gnl Environmental Eng:	\$	1,352,192	2%	Small Projects:	\$	7,916,735	11%
Geo-Tech Engr:	\$	1,178,944	1.58%	Surveying Services:	\$	1,197,304	1.61%
Hazardous Material:	\$	5,444,042	7%	Telecom:	\$	756,671	1.01%
Landscape Architecture:	\$	2,449,967	3%	Vertical Trans:	\$	58,750	0.08%
MEP:	\$	5,115,415	7%	Total:	\$	74,570,851	100%

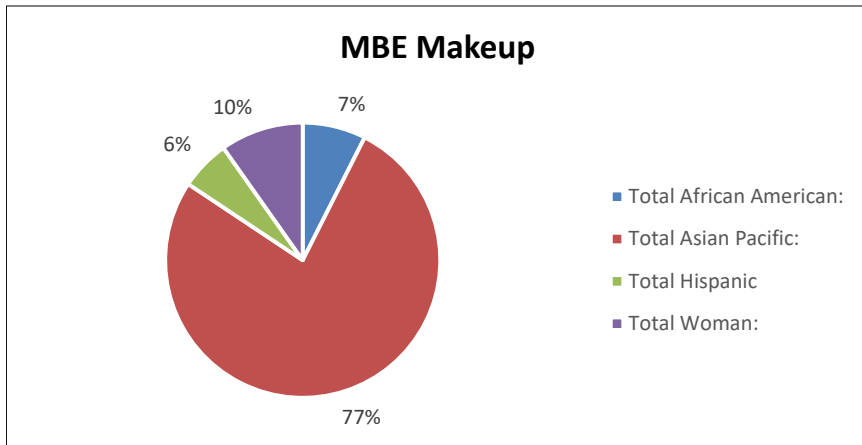
On-Call Professional Services Contract Utilization Report



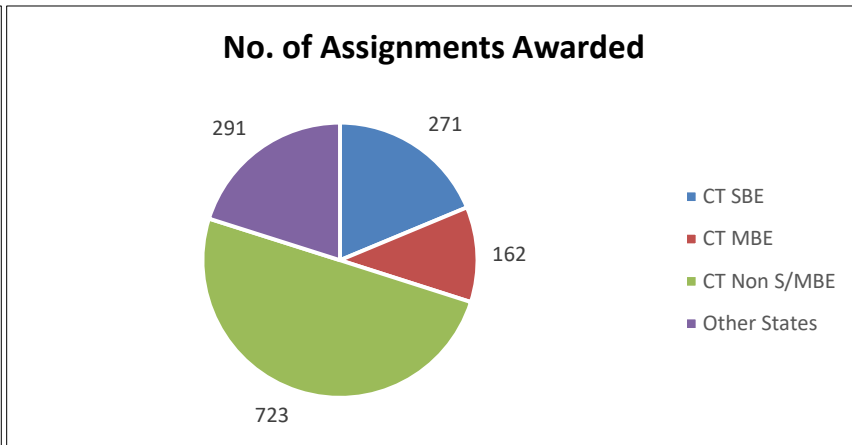
Total CT Firms:	\$	62,149,533	83%
Total Non-CT Firms:	\$	12,421,318	17%
Total Awarded:	\$	74,570,851	100%



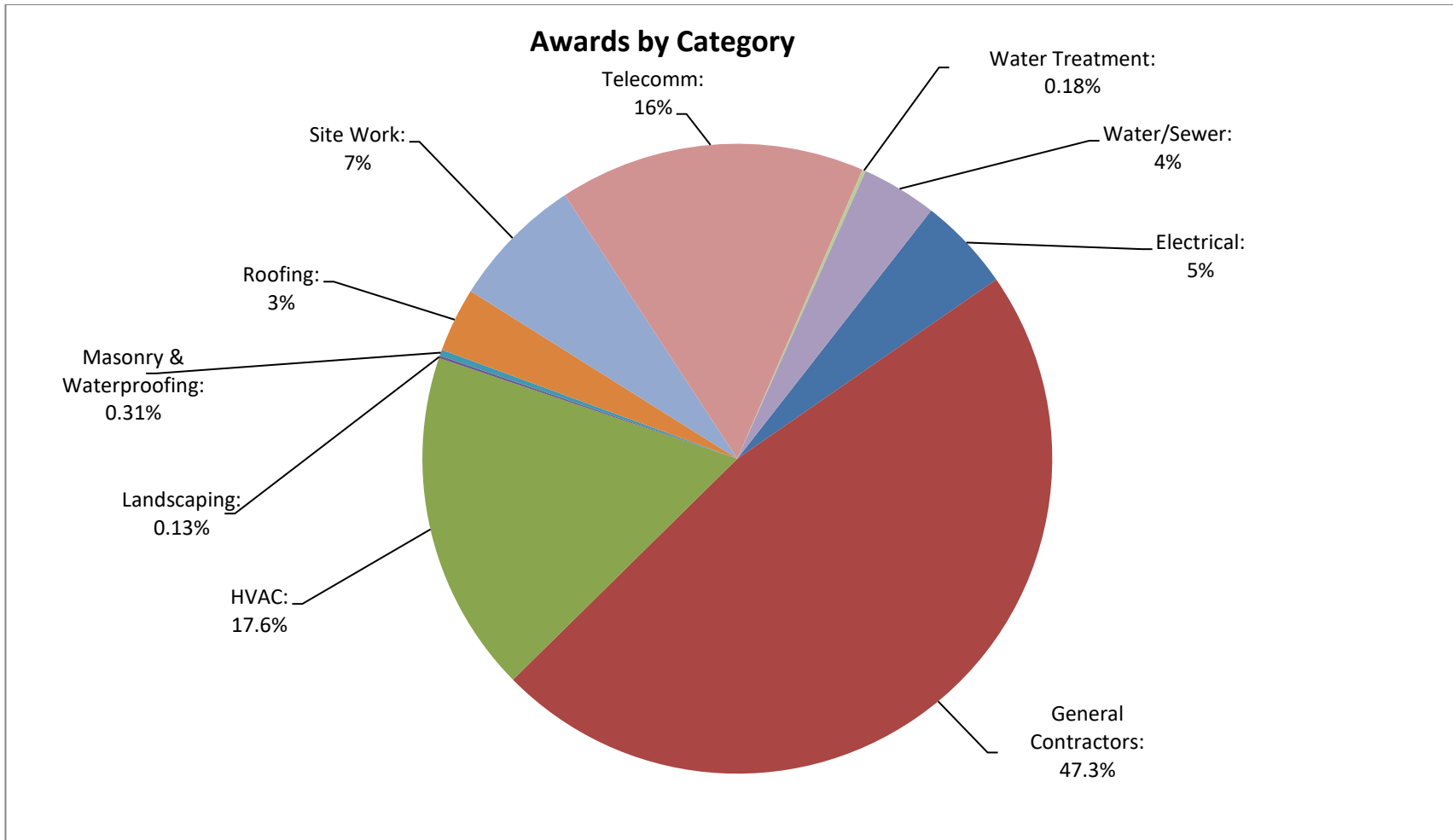
Total SBE:	\$	17,917,142	24%
Total MBE:	\$	9,586,146	13%
Non-S/MBE:	\$	47,067,563	63%
CT Non-S/MBE:	\$	34,646,246	
Other States Non-S/MBE:	\$	12,421,318	
Total Awarded:	\$	74,570,851	100%



Total Black American:	\$	712,937	7%
Total Asian Pacific:	\$	7,360,938	77%
Total Hispanic:	\$	562,096	6%
Total Woman:	\$	950,175	10%
Total Awarded MBE:	\$	9,586,146	100%



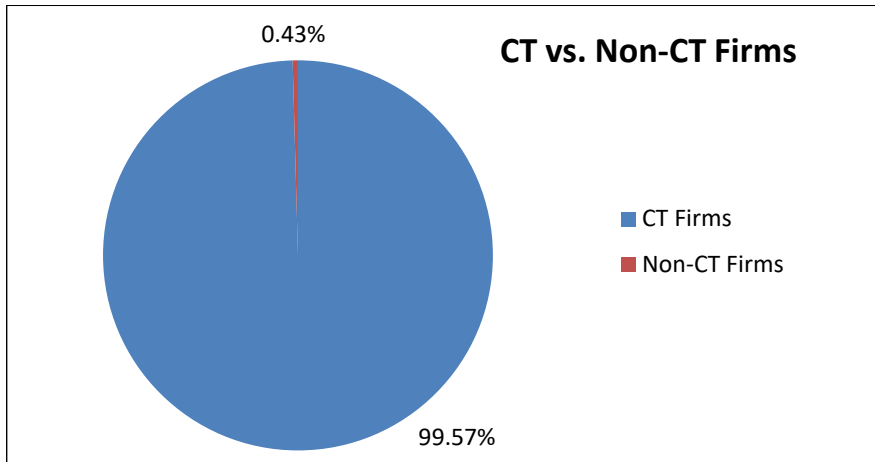
\$100,000 - \$500,000 On-Call Trade and GC Services Contract Utilization Report



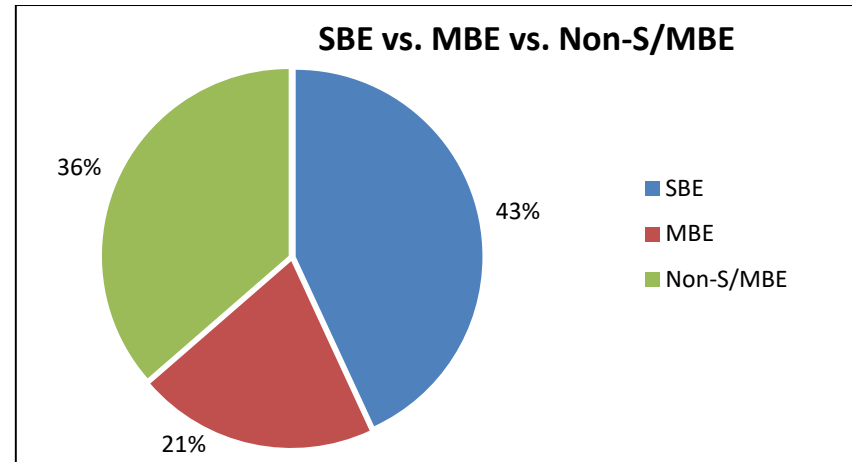
Electrical	\$	2,000,050	5%
General Contractors	\$	19,640,005	47.3%
HVAC	\$	7,297,546	17.6%
Landscaping	\$	55,625	0.13%
Masonry & Waterproof	\$	129,202	0.31%

Roofing	\$	1,373,542	3%
Site Work	\$	2,847,112	7%
Telecomm	\$	6,537,184	16%
Water Treatment	\$	73,777	0.18%
Water/Sewer	\$	1,609,763	4%
Total:	\$	41,563,805	100%

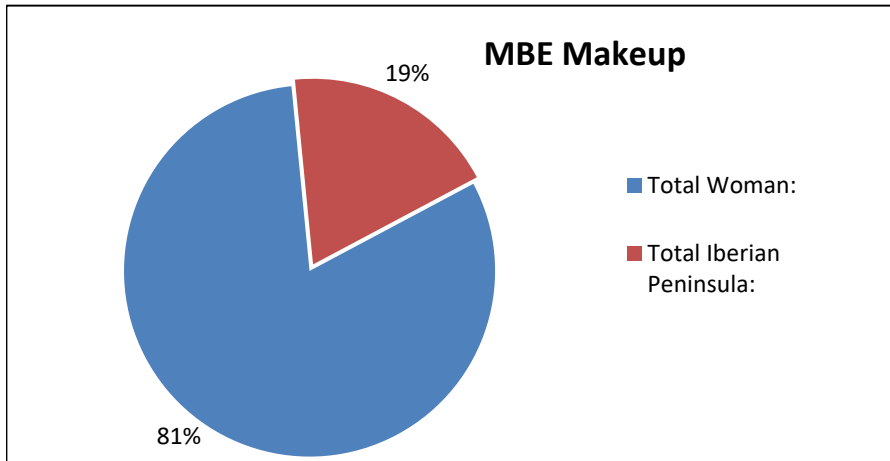
\$100,000 - \$500,000 On-Call Trade and GC Services Contract Utilization Report



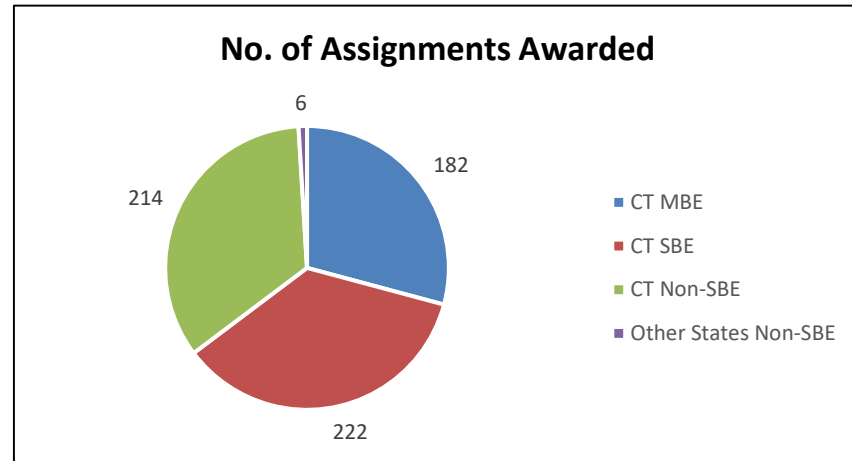
Total CT Firms:	\$	41,383,159	99.57%
Total Non-CT Firms:	\$	180,645	0.43%
Total Awarded:	\$	41,563,805	100%



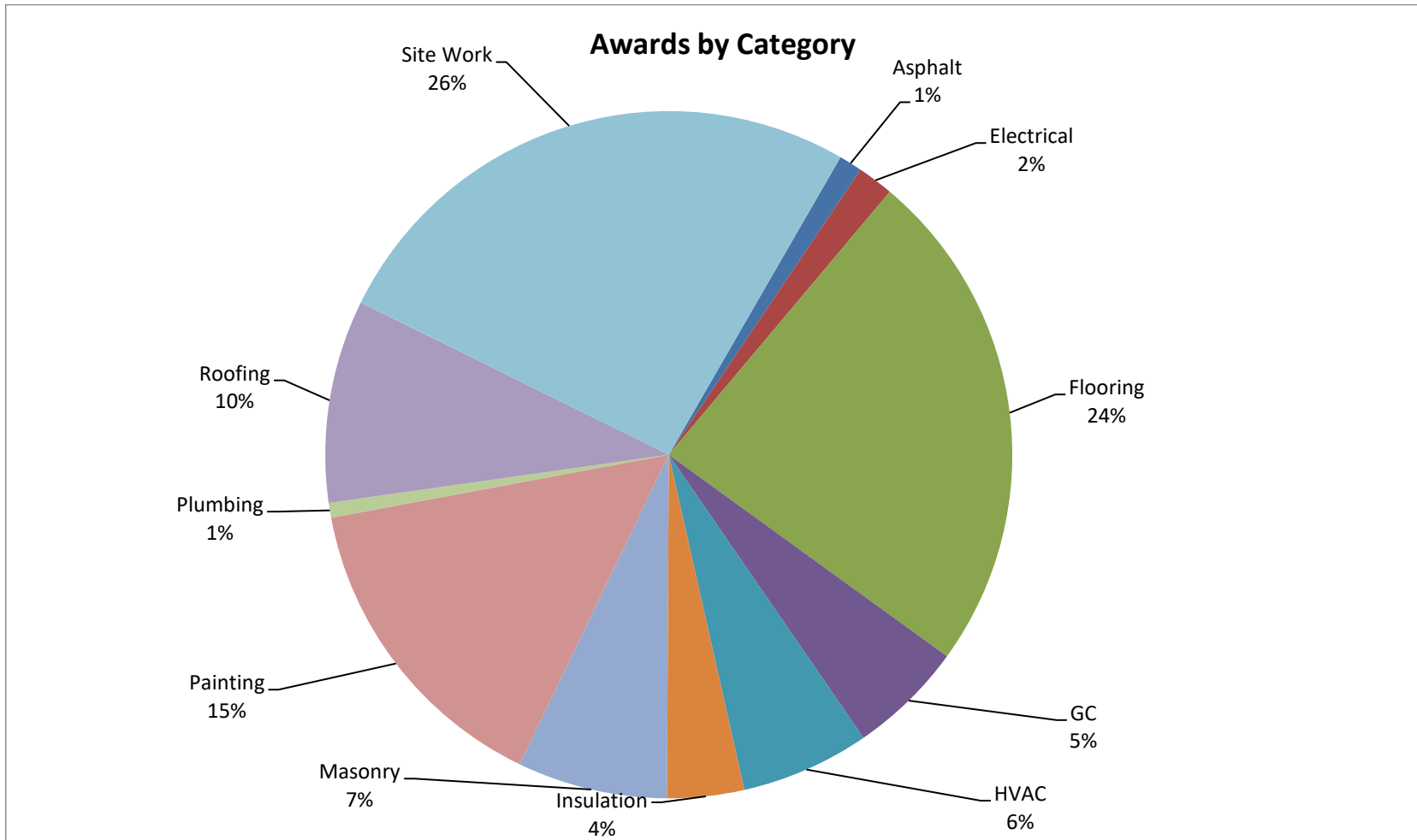
Total SBE:	\$	17,915,242	43%
Total MBE:	\$	8,528,993	21%
Total Non-S/MBE:	\$	15,119,570	36%
Total Awarded:	\$	41,563,805	100%



Total Woman:	\$	6,927,100	81%
Total Iberian Peninsula:	\$	1,601,893	19%
Total Black American:	\$	-	0%
Total Awarded MBE:	\$	8,528,993	100%

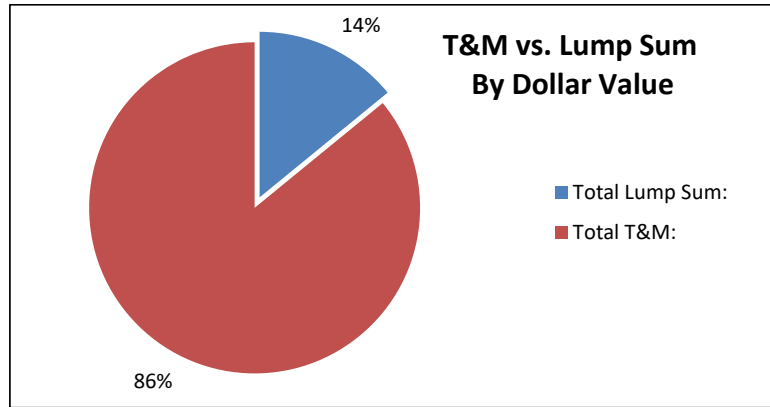


\$0 - \$100,000 On-Call Trade and GC Services Contract Utilization Report

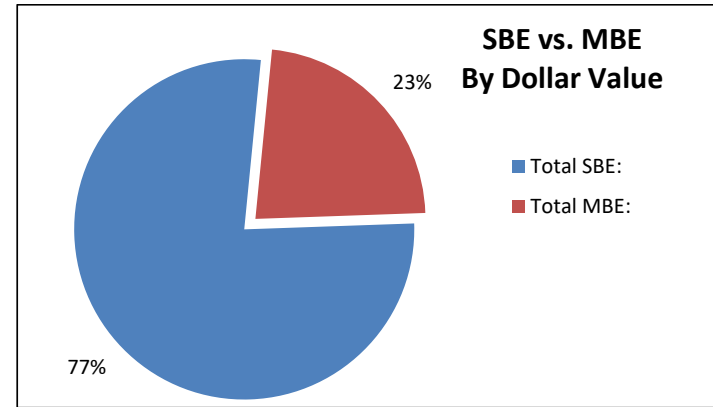


Asphalt:	\$	174,954	1%	Masonry:	\$	1,128,683	7%
Electrical:	\$	271,233	2%	Painting:	\$	2,382,834	15%
Flooring:	\$	3,810,722	24%	Plumbing:	\$	111,443	1%
GC:	\$	867,873	5%	Roofing:	\$	1,524,502	10%
HVAC:	\$	968,490	6%	Site Work:	\$	4,159,435	26%
Insulation:	\$	578,070	4%	Total:	\$	15,978,239	100%

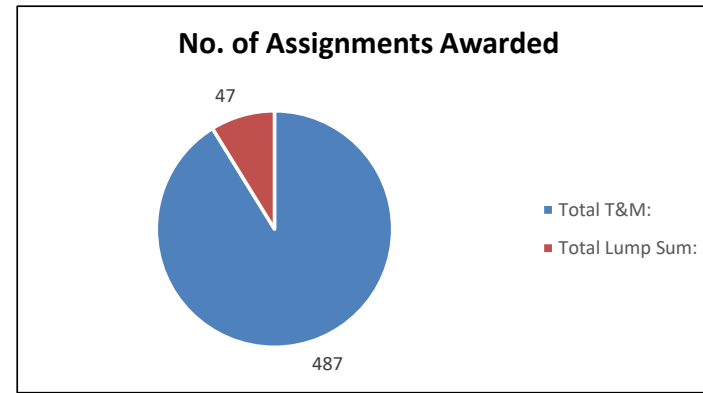
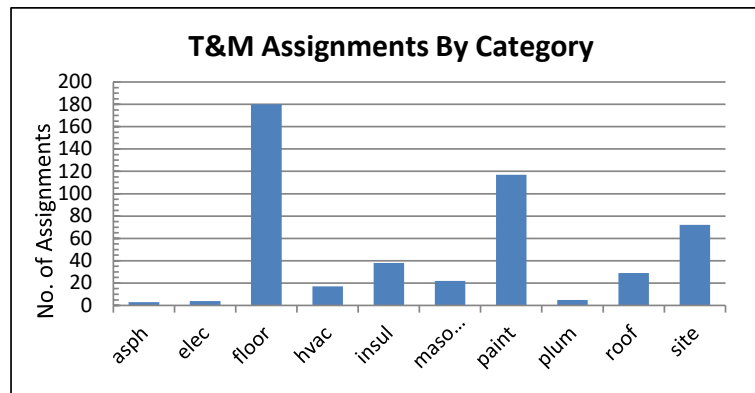
\$0 - \$100,000 On-Call Trade and GC Services Contract Utilization Report



Total Lump Sum:	\$	2,251,802	14%
Total T&M:	\$	13,726,437	86%
Total Awarded:	\$	15,978,239	100%



Total SBE:	\$	12,322,047	77%
Total MBE:	\$	3,656,192	23%
Total Awarded:	\$	15,978,239	100%



Lump Sum Assignments

General Contractor - 19 Assignments

- Prequalified pool of 18 General Contractors had the opportunity to bid on 19 projects.

Site Work - 14 Assignments

- Prequalified pool of 13 Site Work Contractors had the opportunity to bid on 14 projects.

As well Flooring had 5 Lump Sum and Electrical had 4 Lump Sum assignments that went out to a prequalified pool.

No. of Awarded Assignments

Total T&M:	487	T&M MBE Assignments:	87
Total Lump Sum:	47	Lump Sum MBE Assignments:	17

Total Award: 534 **Total Awards to MBEs:** 104 (19% of work)

ATTACHMENT 7

Buildings Grounds & Environment Committee

December 2, 2020

UConn Health Updates

Facilities Development & Operations

COVID 19 Response

- Inpatient areas modified for surge “on-demand”
- Seating limits in classrooms & eating areas
- Garage 1 set up as drive through testing
- Outpatient Pavilion lobby set up for walk in testing
- Options for a “COVID Clinic” being explored

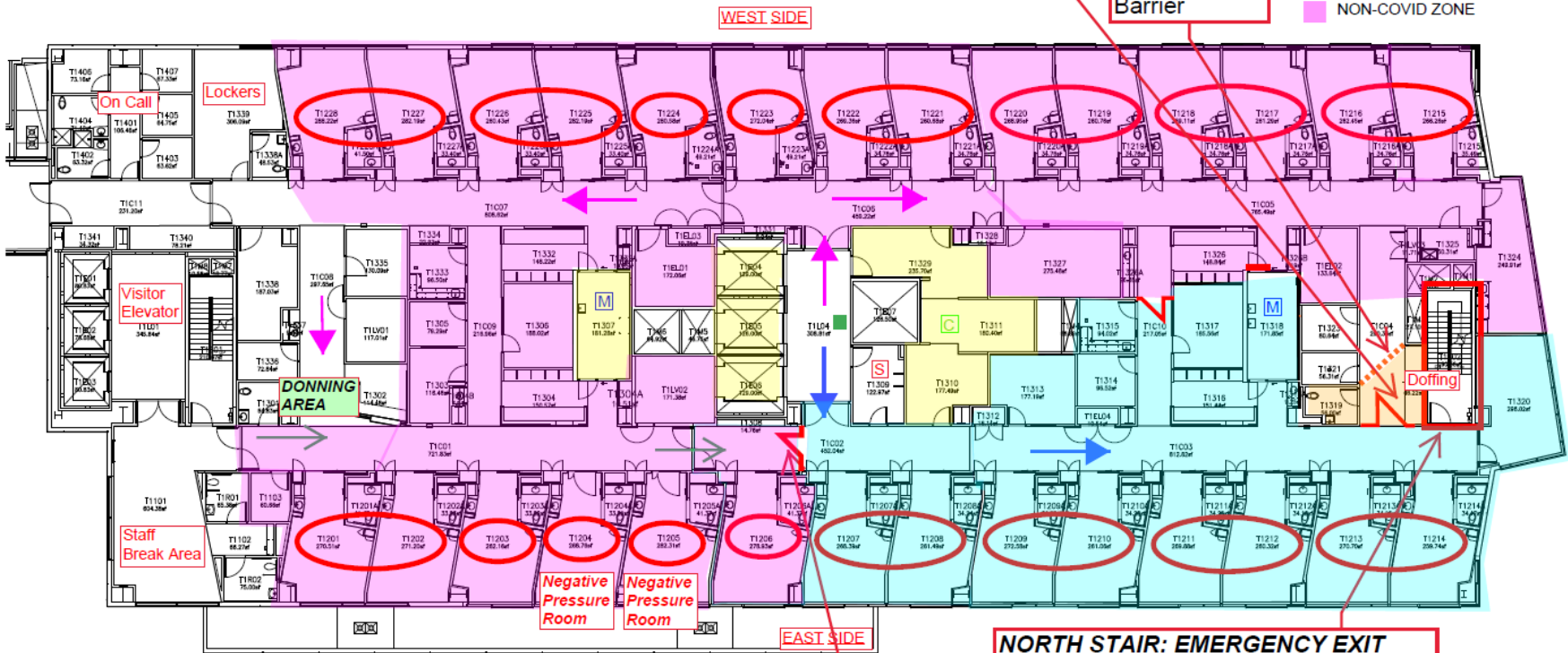
Bio- Containment – UT 1

Note:
ENTRY INTO COVID ZONE REQUIRES PPE.
 Refer to posted PPE Instructions.
 Follow your Departments COVID Workflow

Barrier with door Exit for COVID Unit and Dirty Pass-thru location

Administrative Barrier

- LEGEND**
- C Clean Supply
 - M Medication Room
 - S Soiled Utility -Negative Air zone
 - COVID19 ZONE FULL PPE
 - Clean zone Positive Air Zone
 - NON-COVID ZONE



NORTH STAIR: EMERGENCY EXIT ONLY. NO ENTRY ONTO FLOOR

UT-1
 20 Non COVID ICU
 8 COVID ICU

Entry to COVID Unit & Pass-Thru location.

UNIVERSITY TOWER 1st FLOOR (UT-1)

Seating Limits in Classrooms



Seating Limits in Eating Areas



Testing in Parking Garage 1



Testing in Parking Garage 1



Facilities COVID 19 Focus

- Create a safe work environment
 - Enhanced building sanitation: Intensified custodial cleaning plus Clorox360 spray
 - HVAC and air quality: Filtration and air exchanges
 - Space layout and workplace analysis
 - Space use analysis
 - Keeping workforce safe
- Budget Improvement strategies

Supporting UConn Health

- All essential functions operating with safety protocols in place
 - Operating Rooms: screening test for all patients
 - Clinical sites: screened access, visitor limitations
 - Research: Research Safety Plans in place
 - Education: Hybrid courses, modified class sizes
 - Administrative: work from home when possible

Campus Planning Design and Construction

UPDATES:

BIOSCIENCE CT – CLINIC BUILDING RENOVATIONS

- All construction complete. CM/Fusco is closing out/ making final payment to contractors.
- CPDC and Fusco still reviewing/negotiating extended General Conditions

PROJECT FUNDING

- FY '21 Capital Pool: \$10 Million
 - Pool used to funds requests for Clinical Equipment, IT and Capital Projects
 - \$4 Million set aside for needs under \$50,000
 - \$6 Million available for other capital needs over \$50,000
 - Capital Contingency Committee is meeting monthly to review and approve funding requests.

DEFERRED MAINTENANCE

- The Facilities Condition Assessment report is reviewed to identify critical items that will require replacement in the near future.
- Funding Requests are submitted to the Capital Contingency Committee

Campus Planning Design and Construction

COVID 19 Impacts

- Capital Projects within Hospital and Clinical areas require DPH approval before moving forward with construction.
- All construction projects on the UConn Health Campus are following the COVID-19 Mandatory Safe Workplace Rules for Construction Sites in Connecticut – Executive Order 7V in conjunction with CDC and UCH Guidelines:
 - All workers to receive COVID-19 screening at the start of each shift.
 - Workers to wear masks at all times.
 - Provide an adequate supply of personal protective equipment (PPE) including but not limited to masks, gloves and hand sanitizer.
 - Workers are not to enter University Tower/JDH Hospital or Connecticut Tower/H Building.
 - Workers to limit their travels beyond the project location limits to only when required for project related work.
 - Workers to follow CDC social distancing guidelines during meals and breaks.
 - Workers are not to use UCH cafeteria to have lunch or coffee breaks.

Campus Planning Design and Construction

Partial Project List: Design & Construction Phase

DERMATOLOGY SPACE RENOVATIONS, C MAIN	L3 LAB RENOVATIONS
P3044B MUNSON ROAD SWITCH GEAR	GARAGE 1 & 2 DECK SEALANT REPLACEMENT
CLASSROOM TECHNOLOGY UPGRADES	N4075 CHEMICAL FUME HOOD
BUILDING H DOMESTIC HOT WATER TANK REPLACEMENT	NMR HELIUM RECOVERY SYSTEM.
GTTF HUMIDIFICATION CONTROL - EB010	R1207 ZEBRA FISH ROOM
ANATOMIC PATHOLOGY OFFICE EXPANSION	SECURITY CAMERA & BLUE PHONE UPGRADES
ASB PRE-CAST REPAIR	CGSB REMEDIAL ACTION PLAN

Project List: Design & Construction Phase - DPH COVID-19 Review

FM048 NUCLEAR MED CAMERA REPLACEMENT	MSI 1 ST FLOOR X-RAY UNIT REPLACEMENT
OUTPATIENT PAVILION X-RAY ROOM FIT-OUT	MSI 3 RD FLOOR X-RAY UNIT REPLACEMENT

Project List: Design & Construction Phase - Suspended due to COVID-19

TB115 EMERGENCY DEPARTMENT - INTAKE / TRIAGE AREA RENOVATION	"H" BLDG: CT TOWER FLOOR 1; PSYCH FINISH IMPROVEMENTS (1013B)
DIAGNOSTIC IMAGING ACCESS	TM112 OFFICE OF PATIENT EXPERIENCE RENOVATION
TB714: EMERGENCY ROOM LEAD LINED BOOTH INSTALL	T5401 T5 REHAB

Main Bldg. Lab (L) Area Renovations - 3rd Floor

Scope: The project implements the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 3rd Floor Lab Renovations is similar to the Bioscience Connecticut Main Building Lab Renovations Project 2 which renovated floors 4 thru 7.

Schedule: Project is behind schedule due to a window fabrication issue; wall construction and overhead MEP are nearly complete.

Budget: \$7.8m – Contract award was under budget

Issues/Concerns: The delay due to the windows may result in additional General Conditions



ATTACHMENT 8

University Planning, Design & Construction UCONN 2000 Code Correction Program

Exception Report

13-Nov-20

Summary

<i>TOTAL NUMBER OF OPEN PROJECTS</i>	3
<i>NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI</i>	0
<i>NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR</i>	0
<i>NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED</i>	25

Category Type 1 - New Construction

Number of Projects In Progress 1

<u>Project #</u>	<u>Building</u>	<u>Discrepancies</u>		<u>Corrected/</u>	<u>Correction by</u>	<u>Balance</u>	<u>Status/Projected Completion</u>
		<u>Cited</u>	<u>Corrected</u>	<u>Pending Inspection</u>	<u>Original Contractor</u>		
900453	NW Quad Dormitories and Dining Hall	69	69	0	0	0	8/31/2020
Totals		69	69	0	0	0	

Category Type 2 - Major Addition and Renovation and Other New Construction

Number of Projects In Progress 2

<u>Project #</u>	<u>Building</u>	<u>Discrepancies</u>		<u>Corrected/</u>	<u>Correction by</u>	<u>Balance</u>	<u>Status/Projected Completion</u>
		<u>Cited</u>	<u>Corrected</u>	<u>Pending Inspection</u>	<u>Original Contractor</u>		
900475	Stamford Downtown Relocation	53	28	0	0	25	TBD
900755	Wilbur Cross Student Services Center Renovations	70	70	0	0	0	9/30/2020
Totals		123	98	0	0	25	

Program Summary

TOTAL NUMBER OF OPEN PROJECTS	3
TOTAL NUMBER OF CITED DISCREPANCIES IN REMAINING OPEN PROJECTS	192
NUMBER OF CORRECTED AND APPROVED DISCREPANCIES IN REMAINING OPEN PROJECTS	167
NUMBER OF DISCREPANCIES CORRECTED AND PENDING FINAL INSPECTION BY OFMBI	0
NUMBER OF DISCREPANCIES COMMITTED TO BE CORRECTED BY ORIGINAL CONTRACTOR	0
NUMBER OF OPEN DISCREPANCIES REMAINING TO BE CORRECTED	25



**UCONN 2000 CODE REMEDIATION PROGRAM
PROGRAM COMPLETION SCHEDULE**
Data Date: 11/13/2020

Project Name	Project #	Project Manager	Estimated/Actual completion date	# of open Discrepancies	# Awaiting Inspection	2020					2021												
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Northwest Quad	201413	SG	8/31/2020	0	0	Green	Red	Red	Red														
Wilbur Cross - Phase 2 (GC)	201525	SG	12/31/2019	0	0																		
Wilbur Cross - Phase 3 (Mechanical)	201525	SG	9/30/2020	0	0	Green	Green	Red	Red														
Stamford - Phase I																							
Stamford - Design Discrepancies	201523	TH	10/1/2020	3	0	Green	Green	Red	Red	Red													
Stamford - Contractor Discrepancies	201523	TH	10/1/2020	0	0	Green	Green	Red	Red	Red													
Stamford - UCONN Discrepancies	201523	TH	10/1/2020	0	0																		
Stamford - Phase II																							
Stamford - Design Discrepancies	201523	TH	TBD	10	0	Grey	Grey	Grey	Grey	Grey	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
Stamford - Contractor Discrepancies	201523	TH	TBD	8	0	Grey	Grey	Grey	Grey	Grey	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
Stamford - UCONN Discrepancies	201523	TH	TBD	4	0	Grey	Grey	Grey	Grey	Grey	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green

Design
Construction Procurement
Construction
Close-out
Legal

Grand Totals: 25 0

Completion Date Explanations:

Northwest Quad

All NOD's have been corrected and inspected.

Wilbur Cross

All NOD's have been corrected and inspected

Stamford - Phase I

Construction substantial completion is anticipated for November 25, 2020.

Stamford - Phase II

Construction document completion is scheduled for January 8, 2021
Procurement and GMP to be complete by April 30, 2021.
Anticipated construction schedule is May 2021 through July 2022.

ATTACHMENT 9



**BOARD OF TRUSTEES
BUILDINGS, GROUNDS AND ENVIRONMENT
COMMITTEE
2021
MEETING SCHEDULE**

MEETING DATE	LOCATION	TIME
Tuesday February 16, 2021	Telephone and Public Access Link <i>(See Agenda for more information.)</i>	10:00 a.m.
Tuesday April 13, 2021	Telephone and Public Access Link <i>(See Agenda for more information.)</i>	10:00 a.m.
Tuesday June 15, 2021	Telephone and Public Access Link <i>(See Agenda for more information.)</i>	10:00 a.m.
Tuesday September 14, 2021	Telephone and Public Access Link <i>(See Agenda for more information.)</i>	10:00 a.m.
Tuesday November 30, 2021	Telephone and Public Access Link <i>(See Agenda for more information.)</i>	10:00 a.m.

ATTACHMENT 10



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Summary of Individual Change Orders Greater Than 3% of Project Cost

Period: 09/01/2020 - 11/13/2020

300024	Stamford Campus Surface Parking		
CO-0002669	<u>Description of Change Order Scope of Work</u>	<u>Reason for Change</u>	<u>Value</u>
POA-001309	Installation of 4 thermoplastic crosswalks at the intersection of Washington and Broad Streets, revisions to the existing DOT median, and installation of a thermoplastic crosswalk at Washington Blvd adjacent to the new entrance of the new Stamford Campus parking lot.	Owner Scope Change	\$ 186,928.10
		Total Change Order (\$):	\$ 186,928.10
		Project Budget:	\$ 4,500,000.00
		% of Change Order to Project Budget:	4.15 %

300151	Boiler Plant Equipment Replacement and Utility Tunnel Connection		
CO-0002633	<u>Description of Change Order Scope of Work</u>	<u>Reason for Change</u>	<u>Value</u>
POA-001288	Package 0 Alternate Bid: Boiler Equipment Purchase for Supplemental Utility Plant	Owner Scope Change	\$ 1,526,845.50
		Total Change Order (\$):	\$ 1,526,845.50
		Project Budget:	\$ 40,480,000.00
		% of Change Order to Project Budget:	3.77 %

ATTACHMENT 11



Facilities Condition Assessment

University of Connecticut

Facilities Operations

DRAFT 2



University of Connecticut

Facilities Condition Assessment

Executive Summary

Report Highlights

- ❖ Background
- ❖ Plan
- ❖ Approach
- ❖ Exclusions
- ❖ Benchmarking
- ❖ Accomplishments
- ❖ Outcome
- ❖ Next Steps
- ❖ Acknowledgement

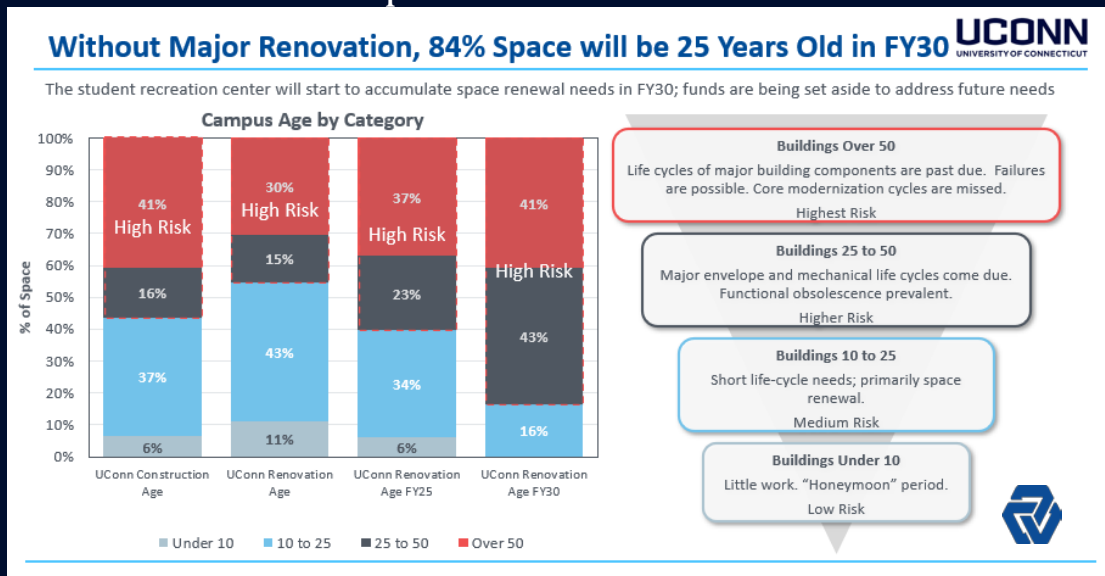
University of Connecticut

Facilities Condition Assessment

Executive Summary

Background

University of Connecticut’s Storrs campus is comprised of over three hundred buildings with over eleven million square feet. It consists of structures built in various eras ranging from pre-war to post-war and range from older durable buildings to more modern and complex buildings which are expensive to maintain and repair. Therefore, we have competing needs between two different eras of construction. UConn is amid a challenging era with the on-going pandemic and the declining state support. It is imperative that we manage our resources more effectively. By Fiscal Year 2030 (less than ten years from now), about 84% of our buildings will be at least 25 years old which warrants an assessment, documentation, and valuation of the campus condition and its annual maintenance.



The above data is based on information as of June 30, 2020.

University of Connecticut

Facilities Condition Assessment

Executive Summary

Plan

In September 2019, Facilities Operations proposed a plan to conduct a Facilities Condition Assessment utilizing its in-house technicians. The projected timeline for this initiative was 18 months (March 2021).

Approach

Since UConn has over three hundred buildings on campus, Facilities Operations selected over one hundred and thirty buildings on campus for inspection as a part of this initiative. The goal was to exclude new buildings and buildings with similar attributes. For example, the assessment of one housing structure at Hilltop Apartments would provide valuable information on the condition of other thirteen buildings which were built in 2001. This would save time and still provide valuable information.

Exclusions:

A separate study is in process for housing by University Planning, Design and Construction (UPDC). The housing information gathered from this assessment has been shared with UPDC to aid their study. This initiative excluded underground utilities.

University of Connecticut

Facilities Condition Assessment

Executive Summary

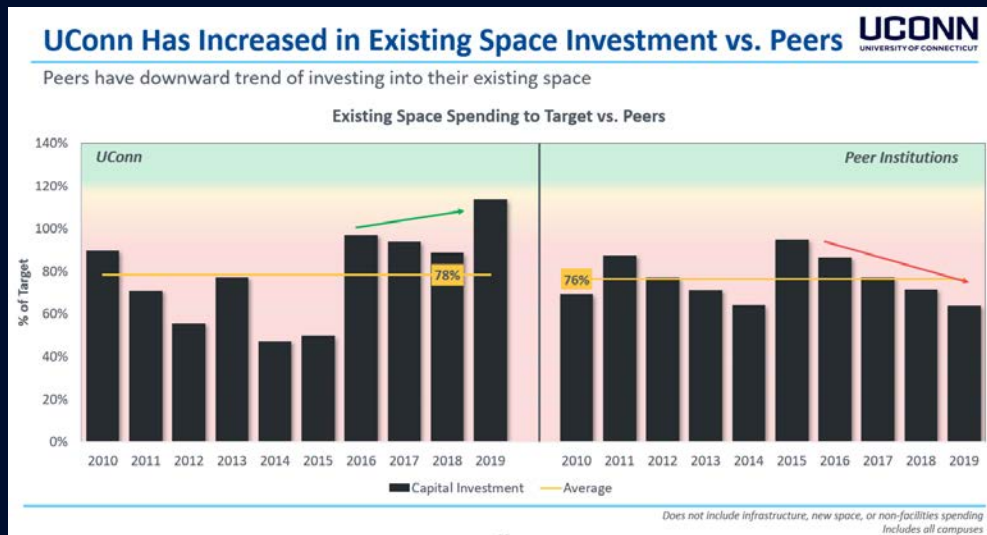
Benchmarking

Gordian (employed for benchmarking) compared our buildings with that of our peers. Our peer institutions are:

Facilities Peers
Clemson University
Georgia Institute of Technology
Indiana University
Iowa State University
The Pennsylvania State University
University of Illinois
University of Iowa
University of Massachusetts
University of Minnesota
University of Missouri
University of Rhode Island

Comparative Considerations
 Size, technical complexity, region, geographic location, and setting are all factors included in the selection of peer institutions

Data revealed that we have invested more into our existing space in the past four years than our peers.



University of Connecticut

Facilities Condition Assessment

Executive Summary

Accomplishments:

Collaboration

Facilities Operations successfully executed this initiative within 12 months of its initiation (within two thirds of the proposed time frame) in collaboration with University Planning, Design and Construction, Ellana Construction Consultants (appointed for estimating maintenance cost), Gordian (employed for benchmarking) and Facilities Operations staff. Despite the challenges faced during the COVID pandemic, this commendable achievement was possible solely due to the sheer dedication and collaboration among various parties involved.

Creativity

The complications posed by COVID, though problematic, did not hinder the progress. The conditions compelled Facilities Operations to think out-of-the box and deploy creative strategies. One such strategies was to inspect just one building of the housing complex instead of all buildings to save time and resources since the issues assessed in one building would mimic in the other buildings of the same complex/location.

More Robust Asset Management and Preventive Maintenance System

During the assessment, Facilities Operations' technicians gathered detailed information on each asset's condition. In this case, an asset

University of Connecticut

Facilities Condition Assessment

Executive Summary

is either a piece of equipment or a room that the Facilities Operations maintains. A good example is an HVAC unit or an office room that is inspected for its interior conditions. Each asset assessment is referred to as an “inspection”. The condition of these assets was fed into Facilities Operations’ asset management system, AIM. This exercise helped us document about 6,000 additional assets into our asset management database. This is a 50% increase in the assets that Facilities Operations maintains on campus. A more robust asset management system equals a more effective preventive maintenance, customer service and stewardship of our taxpayer dollars. A proactive approach instead of reactive approach leads to savings in the long term.



An exhaust fan at High Tech Poultry



Gampel Chilled Water Pump

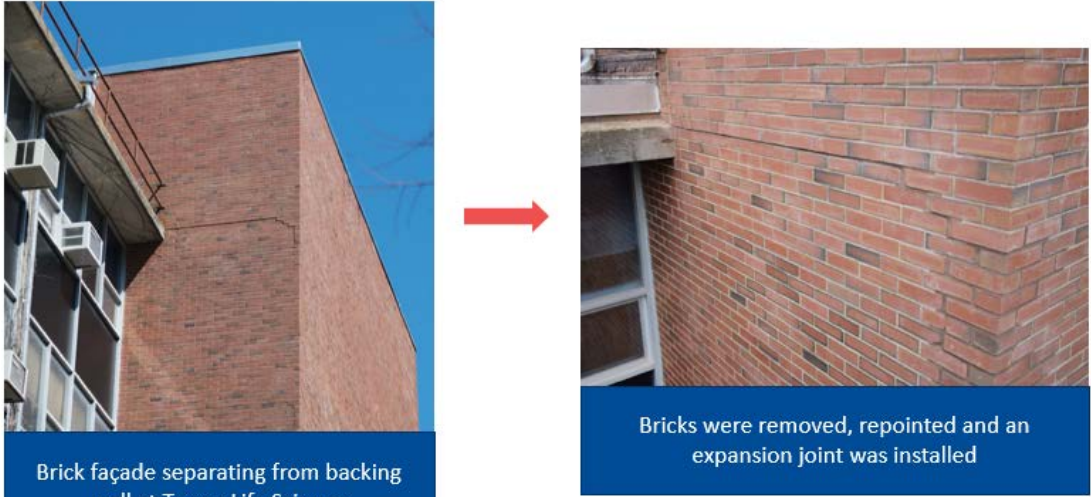

This live data from the asset management system is available to the University officials.

University of Connecticut Facilities Condition Assessment Executive Summary

Safety concerns

Facilities Operations not only assessed the condition of the assets but also addressed any safety concerns along the way.

Safety Concerns Identified and Addressed



Brick façade separating from backing wall at Torrey Life Science

Bricks were removed, repointed and an expansion joint was installed

Outcome

Effective September 2019, the technicians from Facilities Operations documented the condition of each asset with notes and a rating between 1 to 5 (1 is poor and 5 is excellent). These assessments were paperless and compiled into a report which is available for review. The information derived from this exercise was utilized to extract a list of proposed maintenance projects. Ellana Construction

University of Connecticut

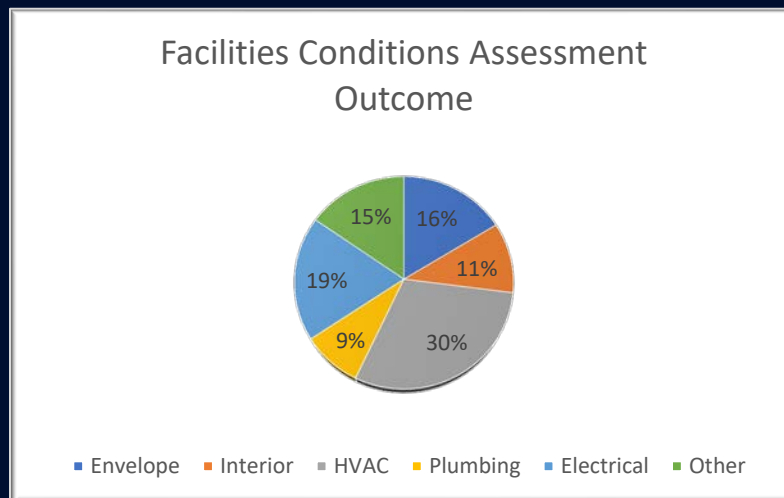
Facilities Condition Assessment

Executive Summary

Consultants, who were appointed for estimating the maintenance cost for these projects, have provided us with an estimate on the annual deferred maintenance cost. The assessment indicates a need of \$99.50 per square feet. Nonetheless, after considering aspects such as escalation, road and sidewalk assessment and building management system upgrades, the range for annual maintenance is somewhere between \$99.50 to \$135.00 sq. ft.

The assessment indicated the following:

1. There were no major surprises in the condition of the buildings.
2. Study indicates a higher need for maintenance in housing.
3. This exercise has identified over 950 maintenance projects.
4. The primary maintenance need is in HVAC, electrical and envelope categories.

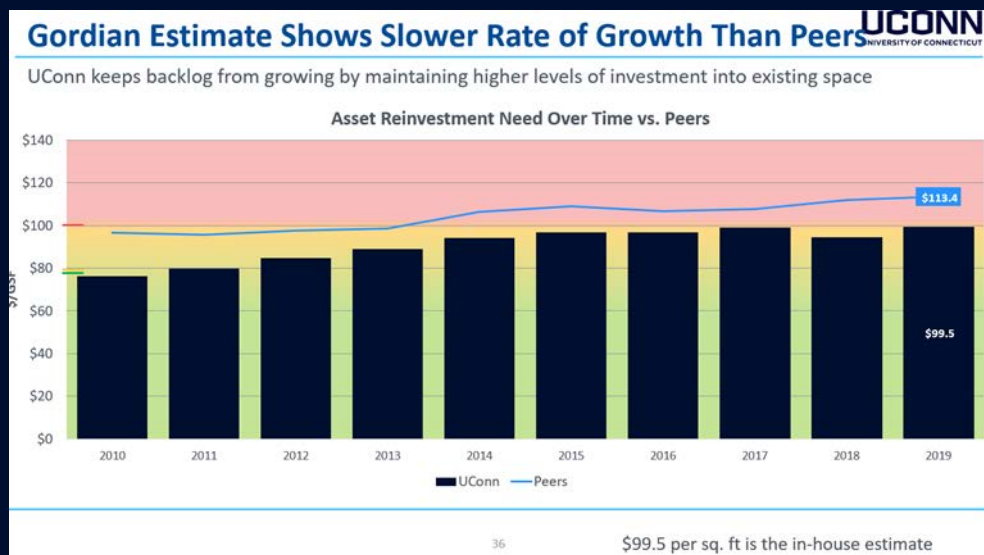


University of Connecticut

Facilities Condition Assessment

Executive Summary

5. Since UConn invested more into its existing space in the last four years than its peers, the benchmarking tools indicate that our annual investment need is less than that of our peers.



Next Steps

The office of CFO, Budget and Planning, Provost, University, Planning and Design and Facilities Operations will review all projects and prioritize them by the criticality of the need. The following factors will be taken into consideration:

- Safety and Compliance
- Asset Preservation
- Strategic Plan

University of Connecticut

Facilities Condition Assessment

Executive Summary

- d. Housing Plan
- e. Master Plan
- f. Budget Model

Acknowledgement

- Gordian
- Ellana Construction
- University Planning, Design and Construction
- Facilities Operations Staff