
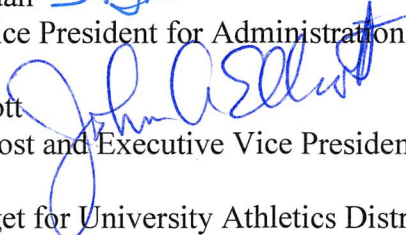




March 27, 2019

TO: Members of the Board of Trustees

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

John A. Elliott 
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for University Athletics District Development
(Revised Final: \$96,600,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$96,600,000, as detailed in the attached project budget, for the University Athletics District Development project, for Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$28,000,000 in Gift funds, \$24,300,000 in UCONN 2000 bond funds, \$7,300,000 in University funds, and \$37,000,000 in Revenue bonds for the University Athletics District Development project.”

BACKGROUND:

The Board of Trustees approved the *Campus Master Plan 2015-2035* in February 2015 and authorized its use as a basis of design for capital projects. For the Athletics District, the Masterplan stated that “Many of UConn’s athletics programs are in need of upgrades to facilities, either to address deferred maintenance in existing buildings, expand seating capacity, offer new amenities, or provide more desirable space to attract top student athletes to the University.”

This project will replace existing outdated facilities with new stadia for baseball, softball and soccer. The project includes a new Performance Center, approximately 50,000 sf, which consists of new team and coach locker rooms, coaches’ offices, equipment room, strength and conditioning, athletic training, hydro-therapy pools, conference room, video room and associated support spaces. This project also includes a new multi-purpose field that supports both Athletics

and the Student Recreation departments. This new field will support activities such as lacrosse, soccer, and other club sports.

In order to ready the site for the Athletics District Development, two phases of enabling projects are necessary in advance of the construction proper. These include the Southwest Campus Infrastructure Utilities project, which is currently in construction, as well as additional enabling work which includes site work, mass excavation, retaining walls, demolition and relocation of utilities in preparation for construction of the Stadia facilities. Construction of the enabling piece of the project will commence in March 2019. The purpose of this resolution is to obtain approval for the balance of the work related to the successful negotiation of the Guaranteed Maximum Price (GMP), which is in process.

Bidding took place in February 2019. Construction is expected to start in Spring 2019 and be completed by Fall 2020.

The Revised Final Budget is based on the bids received by the Construction manager on February 19, 2019, and negotiations of the GMP which are in process.

The Revised Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: UNIVERSITY ATHLETICS DISTRICT DEVELOPMENT*

	APPROVED PLANNING 10/7/2016	APPROVED REVISED PLANNING 2/22/2017	APPROVED REVISED PLANNING 5/2/2018	APPROVED DESIGN 8/1/2018	APPROVED FINAL 12/12/2018	PROPOSED REVISED FINAL 3/27/2019
<u>BUDGETED EXPENDITURES</u>						
	SARCC					
CONSTRUCTION	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 13,500,000	\$ 72,500,000
DESIGN SERVICES	190,000	3,800,000	5,100,000	6,500,000	6,800,000	8,000,000
TELECOMMUNICATIONS	-	-	-	-	-	500,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	2,800,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	79,000	145,000	250,000	350,000	900,000	3,750,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	1,000	15,000	15,000	40,000	150,000	580,000
INSURANCE AND LEGAL	-	-	-	-	20,000	20,000
MISCELLANEOUS	-	5,000	5,000	10,000	30,000	150,000
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	\$ 270,000	\$ 4,315,000	\$ 5,720,000	\$ 7,250,000	\$ 21,400,000	\$ 88,300,000
PROJECT CONTINGENCY	30,000	435,000	530,000	750,000	3,600,000	8,300,000
TOTAL BUDGETED EXPENDITURES	\$ 300,000	\$ 4,750,000	\$ 6,250,000	\$ 8,000,000	\$ 25,000,000	\$ 96,600,000
<u>SOURCE(S) OF FUNDING**</u>						
OTHER - GIFT FUNDS	\$ 300,000	\$ 4,750,000	\$ 4,750,000	\$ 4,750,000	\$ 4,750,000	\$ 28,000,000
UCONN 2000 BOND FUNDS	-	-	-	-	-	24,300,000
UNIVERSITY FUNDS	-	-	-	-	-	7,300,000
REVENUE BOND FUNDS	-	-	1,500,000	3,250,000	20,250,000	37,000,000
TOTAL BUDGETED FUNDING	\$ 300,000	\$ 4,750,000	\$ 6,250,000	\$ 8,000,000	\$ 25,000,000	\$ 96,600,000

*This project represents part of the Athletics District Development initiative which totals \$107.6 million. In addition to this project, the Board has separately approved projects for Freitas Ice Forum Renovation (\$1 million) and Southwest Campus Infrastructure Upgrade (\$10 million).

** This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

UNIVERSITY ATHLETIC DISTRICT DEVELOPMENT Project Budget (REVISED FINAL) March 27, 2019



Proposed Site Plan





Performance Center / Soccer Pitch



December 17, 2018

TO: Members of the Board of Trustees

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

Craig H. Kennedy 
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for University Athletics District Development
(Final: \$25,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$25,000,000, as detailed in the attached project budget, for the University Athletics District Development project, for Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,750,000 in Gift funds and \$20,250,000 in Revenue bonds for the University Athletics District Development project.”

BACKGROUND:

The Board of Trustees approved the *Campus Master Plan 2015-2035* in February 2015 and authorized its use as a basis of design for capital projects. For the Athletics District, the Masterplan stated that “Many of UConn’s athletics programs are in need of upgrades to facilities, either to address deferred maintenance in existing buildings, expand seating capacity, offer new amenities, or provide more desirable space to attract top student athletes to the University.”

This project will replace existing outdated facilities with new stadia for baseball, softball and soccer. The project includes a new Performance Center, approximately 50,000 sf, which consists of new team and coach locker rooms, coaches’ offices, equipment room, strength and conditioning, athletic training, hydro-therapy pools, conference room, video room and associated support spaces. This project also includes a new multi-purpose field that supports both Athletics and the Student Recreation departments. This new field will support activities such as lacrosse, soccer, and other club sports.

Office of the Executive Vice President for
Administration and Chief Financial Officer
352 MANSFIELD ROAD, UNIT 1122
STORRS, CT 06269-1122
PHONE 860.486.3455
FAX 860.486.1070
www.evpacfo.uconn.edu

In order to ready the site for the Athletic District Development, two phases of enabling projects are necessary in advance of the construction proper. These include the Southwest Campus Infrastructure Utilities project, which is currently in construction, as well as additional enabling work which includes site work, mass excavation, retaining walls, demolition and relocation of utilities in preparation for construction of the Stadia facilities. The purpose of this resolution is to obtain approval to allow this enabling work to proceed in advance of the development of the Guaranteed Maximum Price (GMP). The revised final project budget is expected to be presented to the Board in February 2019. Per the University's financing memorandum on athletic stadia, the University Athletics District Development project is funded by a combination of fundraising and bonds with a target budget in the range of \$88,300,000 (including infrastructure and hockey).

Bidding will take place in January 2019. Construction is expected to start in Spring 2019 and be completed by Fall 2020.

The Final Budget is based on the Construction Manager's estimated cost of enabling work.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

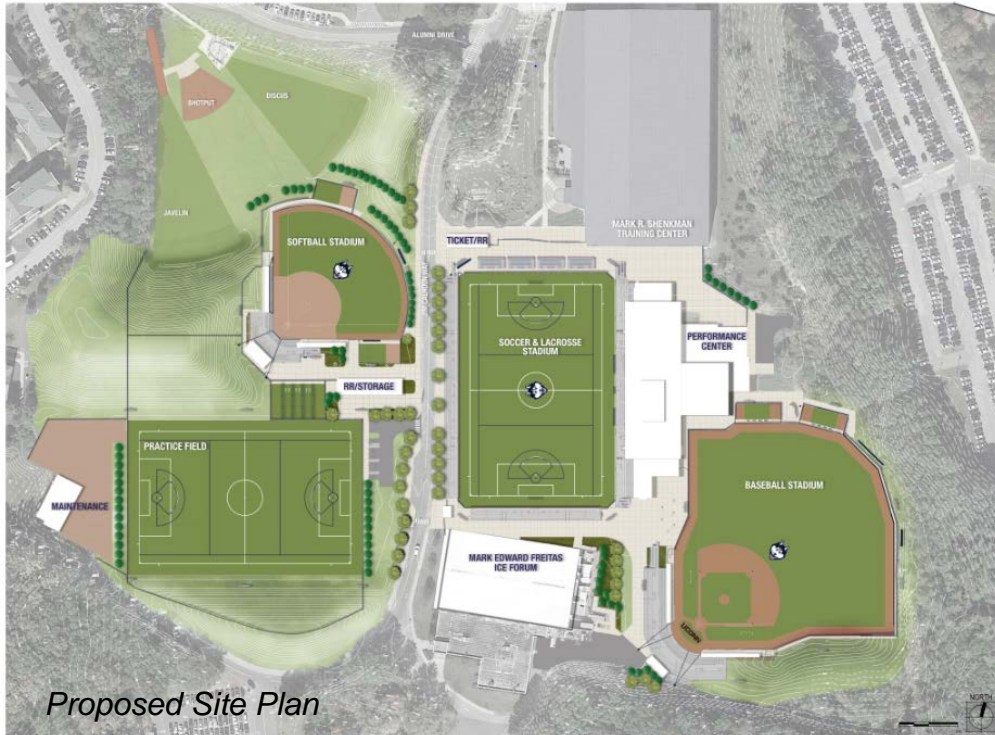
TYPE BUDGET: FINAL

PROJECT NAME: UNIVERSITY ATHLETICS DISTRICT DEVELOPMENT

	APPROVED PLANNING 10/7/2016	APPROVED REVISED PLANNING 2/22/2017	APPROVED REVISED PLANNING 5/2/2018	APPROVED DESIGN 8/1/2018	PROPOSED FINAL 12/17/2018
<u>BUDGETED EXPENDITURES</u>					
SARCC					
CONSTRUCTION	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 13,500,000
DESIGN SERVICES	190,000	3,800,000	5,100,000	6,500,000	6,800,000
TELECOMMUNICATIONS	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	79,000	145,000	250,000	350,000	900,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	1,000	15,000	15,000	40,000	150,000
INSURANCE AND LEGAL	-	-	-	-	20,000
MISCELLANEOUS	-	5,000	5,000	10,000	30,000
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	\$ 270,000	\$ 4,315,000	\$ 5,720,000	\$ 7,250,000	\$ 21,400,000
PROJECT CONTINGENCY	30,000	435,000	530,000	750,000	3,600,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 300,000</u>	<u>\$ 4,750,000</u>	<u>\$ 6,250,000</u>	<u>\$ 8,000,000</u>	<u>\$ 25,000,000</u>
<u>SOURCE(S) OF FUNDING*</u>					
OTHER - GIFT FUNDS	\$ 300,000	\$ 4,750,000	\$ 4,750,000	\$ 4,750,000	\$ 4,750,000
REVENUE BONDS	-	-	1,500,000	3,250,000	20,250,000
TOTAL BUDGETED FUNDING	<u>\$ 300,000</u>	<u>\$ 4,750,000</u>	<u>\$ 6,250,000</u>	<u>\$ 8,000,000</u>	<u>\$ 25,000,000</u>

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

UNIVERSITY ATHLETIC DISTRICT DEVELOPMENT Project Budget (Final) December 17, 2018







UNIVERSITY OF CONNECTICUT

August 1, 2018

TO: Members of the Board of Trustees

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

Craig H. Kennedy 
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for University Athletics District Development
(Design: \$8,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$8,000,000 for the University Athletics District Development project, for Design. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,750,000 in Gift funds and \$3,250,000 in Revenue bonds for the University Athletics District Development project.”

BACKGROUND:

The Board of Trustees approved the *Campus Master Plan 2015-2035* in February 2015 and authorized its use as a basis of design for capital projects. For the Athletics District, the Masterplan stated that “Many of UConn’s athletics programs are in need of upgrades to facilities, either to address deferred maintenance in existing buildings, expand seating capacity, offer new amenities, or provide more desirable space to attract top student athletes to the University.”

This project will replace existing outdated facilities with new stadia for baseball, softball and soccer. The project includes a new Performance Center, approximately 50,000 sf, that consists of new team and coach locker rooms, coaches’ offices, equipment room, strength and conditioning, athletic training, hydro-therapy pools, conference room, video room and associated support spaces.

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: UNIVERSITY ATHLETICS DISTRICT DEVELOPMENT

	APPROVED PLANNING 10/7/2016	APPROVED REVISED PLANNING 2/22/2017	APPROVED REVISED PLANNING 5/2/2018	PROPOSED DESIGN 8/1/2018
<u>BUDGETED EXPENDITURES</u>				
	SARCC			
CONSTRUCTION	\$ -	\$ 350,000	\$ 350,000	\$ 350,000
DESIGN SERVICES	190,000	3,800,000	5,100,000	6,500,000
TELECOMMUNICATIONS	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)	79,000	145,000	250,000	350,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	1,000	15,000	15,000	40,000
INSURANCE AND LEGAL	-	-	-	-
MISCELLANEOUS	-	5,000	5,000	10,000
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 270,000	\$ 4,315,000	\$ 5,720,000	\$ 7,250,000
PROJECT CONTINGENCY	30,000	435,000	530,000	750,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 300,000</u>	<u>\$ 4,750,000</u>	<u>\$ 6,250,000</u>	<u>\$ 8,000,000</u>
<u>SOURCE(S) OF FUNDING</u>				
OTHER - GIFT FUNDS	\$ 300,000	\$ 4,750,000	\$ 4,750,000	\$ 4,750,000
REVENUE BONDS	-	-	1,500,000	3,250,000
TOTAL BUDGETED FUNDING	<u>\$ 300,000</u>	<u>\$ 4,750,000</u>	<u>\$ 6,250,000</u>	<u>\$ 8,000,000</u>



May 2, 2018

TO: Members of the Board of Trustees

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

Craig Kennedy 
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for University Athletics District Development
(Revised Planning: \$6,250,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of \$6,250,000 for the University Athletics District Development, for Design. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,750,000 in Gift funds and \$1,500,000 in Revenue Bonds for the University Athletics District Development project.”

BACKGROUND:

The Board of Trustees approved the *Campus Master Plan 2015-2035* in February 2015 and authorized its use as a basis of design for capital projects. For the Athletics District, the Masterplan stated that “Many of UConn’s athletics programs are in need of upgrades to facilities, either to address deferred maintenance in existing buildings, expand seating capacity, offer new amenities, or provide more desirable space to attract top student athletes to the University.”

This project will replace existing outdated facilities with new stadia for baseball, softball and soccer. The project will include associated support spaces, a new soccer practice field, and a new maintenance facility. Shotput will be relocated but relocation of existing throwing facilities for hammer throw; discus and javelin are not required. Programming, site planning and coordination with a renovation of existing facilities at Freitas and a potential future new ice

hockey arena are under review. Coordination with area infrastructure upgrades is also under review.

The Planning Phase of the University Athletics District Development project began in November 2016, resulting in a concept design for the district. Design began in Spring 2017 and bid documents for the 3 stadia, fields, support facilities and the performance center are expected to complete in Fall 2018. Construction is anticipated to start in late Fall 2018/Winter 2019 and to complete in late Summer 2020. The Southwest Campus Infrastructure Upgrades, which is enabling work for the University Athletics District Development project, is anticipated to start construction in late Summer/early Fall 2018.

The project will conform to Connecticut High Performance Building Code regulations and will be registered as a LEED project with a target of LEED-Certified certification.

The Revised Planning Budget includes additional surveying, geotechnical, and consultant fees and does not include the cost of construction.

The Revised Planning Budget is attached for your information.

Attachment

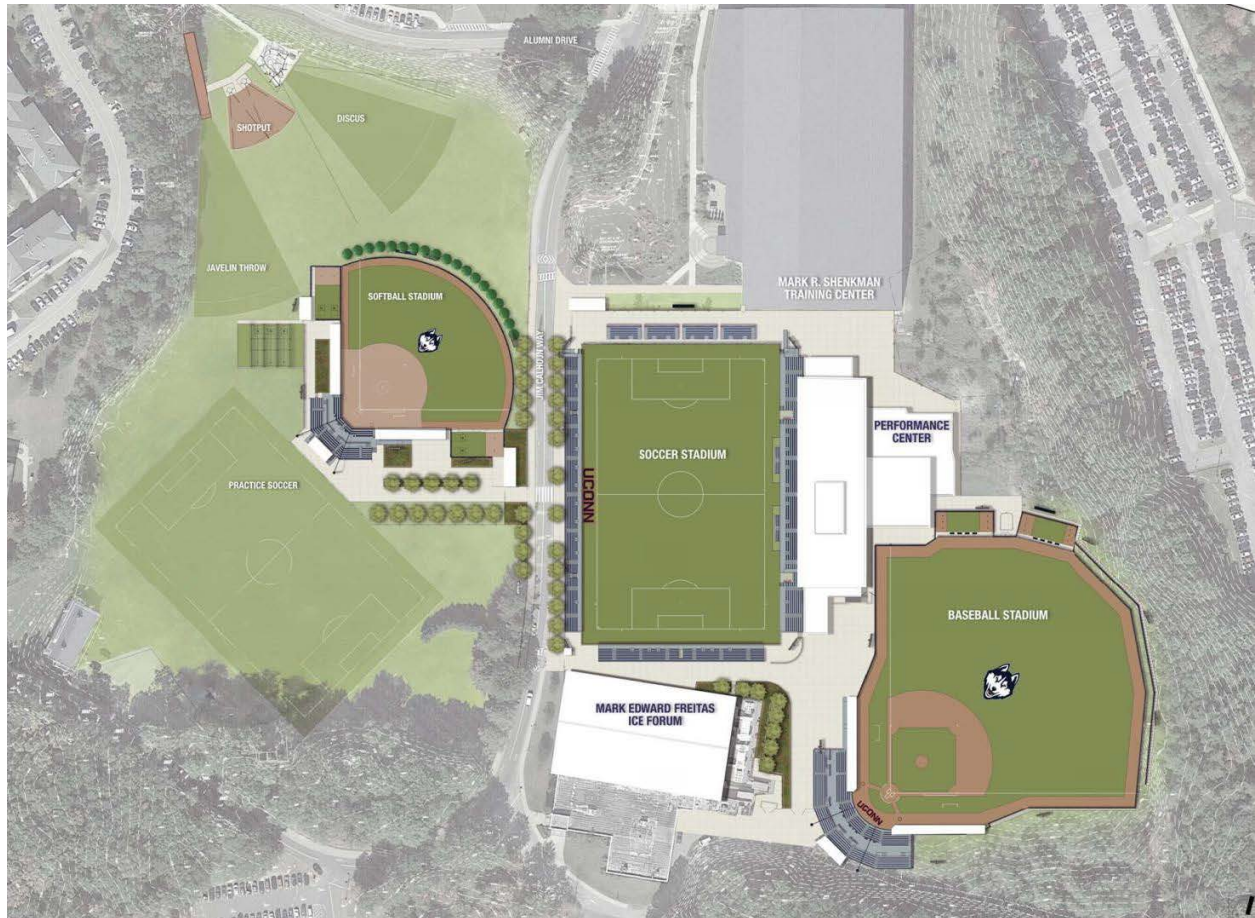
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED PLANNING

PROJECT NAME: UNIVERSITY ATHLETICS DISTRICT DEVELOPMENT

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 10/7/2016</u>	<u>APPROVED REVISED PLANNING 2/22/2017</u>	<u>PROPOSED REVISED PLANNING 5/2/2018</u>
	SARCC		
CONSTRUCTION	\$ -	\$ 350,000	\$ 350,000
DESIGN SERVICES	190,000	3,800,000	5,100,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	79,000	145,000	250,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	1,000	15,000	15,000
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	-	5,000	5,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 270,000	\$ 4,315,000	\$ 5,720,000
PROJECT CONTINGENCY	30,000	435,000	530,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 300,000</u>	<u>\$ 4,750,000</u>	<u>\$ 6,250,000</u>
<u>SOURCE(S) OF FUNDING</u>			
OTHER - GIFT FUNDS	\$ 300,000	\$ 4,750,000	\$ 4,750,000
REVENUE BONDS	-	-	1,500,000
TOTAL BUDGETED FUNDING	<u>\$ 300,000</u>	<u>\$ 4,750,000</u>	<u>\$ 6,250,000</u>

UNIVERSITY ATHLETICS DISTRICT DEVELOPMENT
Project Budget (REVISED PLANNING)
May 2, 2018





Schematic Site Plan



February 22, 2017

TO: Members of the Board of Trustees

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

Jeremy Teitelbaum 
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for University Athletics District Development
(Revised Planning: \$4,750,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of \$4,750,000 for the University Athletics District Development Project. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,750,000 in Gift Funds for planning and design of the University Athletics District Development project.”

BACKGROUND:

The Board of Trustees approved the *Campus Master Plan 2015-2035* in February 2015 and authorized its use as a basis of design for capital projects. For the Athletics District, the Masterplan stated that “Many of UConn’s athletics programs are in need of upgrades to facilities, either to address deferred maintenance in existing buildings, expand seating capacity, offer new amenities, or provide more desirable space to attract top student athletes to the University.”

This project will replace existing outdated facilities with new stadia for baseball, softball and soccer. The project will include associated support spaces, a new soccer practice field, a new maintenance facility and relocation of existing throwing facilities for shotput, hammer throw, discus and javelin. To ensure the project provides for future needs, the design will include additional programming, site planning and coordination of a potential and future new ice hockey arena in the athletic district (but does not include the cost of design and construction of same).

Office of the Executive Vice President for
Administration and Chief Financial Officer
352 MANSFIELD ROAD, UNIT 1122
STORRS, CT 06269-1122
PHONE 860.486.3455
FAX 860.486.1070
www.evpacfo.uconn.edu

The Planning Phase of the University Athletics District Development project commenced in November 2016 and resulted in a concept design for the district. A design team has been selected and will commence design documentation. The bid documents are expected to be complete by the end of 2017. Construction is expected to start in Spring 2018 and be completed by Summer 2020.

The project will conform to Connecticut High Performance Building Code regulations and will be registered as a LEED project with a target of LEED Gold.

The Revised Planning Phase Budget is based on the consultants submitted fee proposal as obtained through a competitive submission and does not include the cost of construction at this time. Per the University's financing memorandum on athletic stadia, the project will be funded by a combination of fundraising and revenue bonds with a target budget in the range of \$46 million. The scope of the project may need to be adjusted in the future to meet the constraints of funding.

The Revised Planning Phase Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED PLANNING

PROJECT NAME: UNIVERSITY ATHLETIC DISTRICT DEVELOPMENT

	APPROVED PLANNING 10/7/2016	PROPOSED REVISED PLANNING 2/22/2017
<u>BUDGETED EXPENDITURES</u>		
	SARCC	
CONSTRUCTION	\$ -	\$ 350,000
DESIGN SERVICES	190,000	3,800,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	79,000	145,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	15,000
INSURANCE AND LEGAL	1,000	-
MISCELLANEOUS	-	5,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 270,000	\$ 4,315,000
PROJECT CONTINGENCY	30,000	435,000
TOTAL BUDGETED EXPENDITURES	\$ 300,000	\$ 4,750,000
<u>SOURCE(S) OF FUNDING</u>		
OTHER - GIFT FUNDS	\$ 300,000	\$ 4,750,000
TOTAL BUDGETED FUNDING	\$ 300,000	\$ 4,750,000

BOT 2.22.17

201696

UNIVERSITY ATHLETICS DISTRICT DEVELOPMENT
Project Budget (REVISED PLANNING)
February 22, 2017



Phase 3 – Conceptual Site Plan