



February 24, 2021

TO: Members of the Board of Trustees

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

Carl W. Lejuez 
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for UCONN 2000 Code Remediation: Stamford Downtown Relocation (Revised Final: \$22,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$22,000,000, as detailed in the attached project budget, for the second phase of the remediation of code discrepancies at the UConn Stamford Downtown Campus, for Construction. The project increase of \$18,000,000 includes the second phase of correction of all code discrepancies, relocations and logistics as necessary, and minor programmatic renovations. It should be noted that these code corrections represent the last of the discrepancies noted in the UCONN 2000 code remediation program. 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 \$45,000 in University Funds and \$21,955,000 in UCONN 2000 bond funds for UCONN 2000 Code Remediation: Stamford Downtown Relocation to allow construction on Phase 2 to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

After completing a required plan review and field inspection of the UCONN 2000 Code Remediation – Stamford Downtown Relocation project, the Office of the Fire Marshal and Building Inspector cited fifty-three (53) code discrepancies related to the original project.

The University negotiated in-kind services for the remediation of discrepancies determined to be attributable to the original Contractor and Architect and 20 discrepancies were resolved prior to the start of this project.

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 University has engaged the services of an architect to complete the necessary design for the remediation of the balance of the discrepancies and to integrate the designs with planned programmatic renovations. The University has also retained the services of a construction manager to undertake the necessary preconstruction services to estimate the construction costs and to begin remediation and construction.

The scope of the entire project will include correction of all code discrepancies, relocations and logistics as necessary, and minor programmatic renovations. The University intends to implement selected programmatic renovations and code remediation in two phases in order to minimize the impacts on the use and occupancy of the building during construction. Construction on the first phase was completed in 2020. Construction on the second phase will commence in Summer 2021 and take approximately 18 months to complete.

The Revised Final budget is to complete all remaining remediation work. The revised budget is based on conceptual estimates by a professional estimator and includes the previously approved costs of completed remediation work to date.

The Revised Final Budget is attached for your information and reflects an increase of \$18,000,000 to the previously approved final budget of \$4,000,000.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: UCONN 2000 CODE REMEDIATION: STAMFORD DOWNTOWN RELOCATION

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 10/28/2015</u>	<u>APPROVED REVISED PLANNING 10/23/2019</u>	<u>APPROVED FINAL 2/26/2020</u>	<u>PROPOSED REVISED FINAL 2/24/2021</u>
CONSTRUCTION	\$ 1,200,000	\$ 1,000,000	\$ 2,000,000	\$ 14,750,000
DESIGN SERVICES	160,000	700,000	700,000	1,900,000
TELECOMMUNICATIONS	-	-	-	150,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	275,000
CONSTRUCTION ADMINISTRATION	250,000	250,000	250,000	500,000
OTHER AE SERVICES (including Project Management)	68,000	75,000	125,000	840,500
ART	-	-	-	-
RELOCATION	-	-	-	100,000
ENVIRONMENTAL	-	-	-	100,000
INSURANCE AND LEGAL	155,000	225,000	225,000	220,000
MISCELLANEOUS	33,660	-	-	19,500
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 1,866,660	\$ 2,250,000	\$ 3,300,000	\$ 18,855,000
PROJECT CONTINGENCY	133,340	250,000	700,000	3,145,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 2,000,000</u>	<u>\$ 2,500,000</u>	<u>\$ 4,000,000</u>	<u>\$ 22,000,000</u>
<u>SOURCE(S) OF FUNDING*</u>				
UNIVERSITY FUNDS	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
UCONN 2000 BOND FUNDS	1,955,000	2,455,000	3,955,000	21,955,000
TOTAL BUDGETED FUNDING	<u>\$ 2,000,000</u>	<u>\$ 2,500,000</u>	<u>\$ 4,000,000</u>	<u>\$ 22,000,000</u>

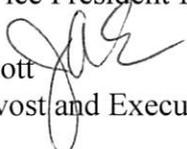
* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount,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



February 26, 2020

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 UCONN 2000 Code Remediation: Stamford Downtown Relocation (Final: \$4,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$4,000,000, as detailed in the attached project budget, for the first phase of the remediation of code discrepancies at the UConn Stamford Downtown Campus. 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 \$45,000 in University Funds and \$3,955,000 in UCONN 2000 bond funds for UCONN 2000 Code Remediation: Stamford Downtown Relocation and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

After completing a required plan review and field inspection of the UCONN 2000 Code Remediation – Stamford Downtown Relocation project, the Office of the Fire Marshal and Building Inspector cited fifty-three code discrepancies related to the original project.

The University is in the process of negotiating in-kind services for the remediation of discrepancies determined to be attributable to the original Contractor and Architect.

The University has engaged the services of an architect to complete the necessary design for the remediation of the balance of the discrepancies and to integrate the designs with planned

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

programmatic renovations. The University has also retained the services of a construction manager to undertake the necessary preconstruction services to estimate the construction costs and to begin remediation and construction.

The University intends to implement selected programmatic renovations and code remediation over a series of 2 to 3 consecutive summers in order to minimize the impacts on the use and occupancy of the building during construction.

The Final budget is to permit construction described above to begin in the summer of 2020. The costs are based on conceptual estimates by a professional estimator and the current budget includes the proposed remediation work for the summer 2020 and the previously approved costs of the 23 discrepancies already corrected to date. **The costs associated with corrective work required in the summers of 2021 and 2022 are not included in the Final Budget at this time and will be submitted in the future once the design work and construction estimates are completed.**

The scope of the entire project will include correction of all code discrepancies, relocations and logistics as necessary, and minor programmatic renovations. The anticipated total project cost for these items is \$15,000,000 to \$20,000,000, to be confirmed.

The Final Budget is attached for your information and reflects an increase of \$1,500,000 to the previously approved revised planning budget of \$2,500,000.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: UCONN 2000 CODE REMEDIATION: STAMFORD DOWNTOWN RELOCATION

<u>BUDGETED EXPENDITURES</u>	APPROVED PLANNING 10/28/2015	APPROVED REVISED PLANNING 10/23/2019	PROPOSED FINAL 2/26/2020
CONSTRUCTION	\$ 1,200,000	\$ 1,000,000	\$ 2,000,000
DESIGN SERVICES	160,000	700,000	700,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	250,000	250,000	250,000
OTHER AE SERVICES (including Project Management)	68,000	75,000	125,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	155,000	225,000	225,000
MISCELLANEOUS	33,660	-	-
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 1,866,660	\$ 2,250,000	\$ 3,300,000
PROJECT CONTINGENCY	133,340	250,000	700,000
TOTAL BUDGETED EXPENDITURES	\$ 2,000,000	\$ 2,500,000	\$ 4,000,000
<u>SOURCE(S) OF FUNDING*</u>			
UNIVERSITY FUNDS	\$ 45,000	\$ 45,000	\$ 45,000
UCONN 2000 BOND FUNDS	1,955,000	2,455,000	3,955,000
TOTAL BUDGETED FUNDING	\$ 2,000,000	\$ 2,500,000	\$ 4,000,000

* 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.

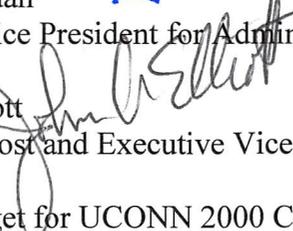


UNIVERSITY OF CONNECTICUT

October 23, 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 UCONN 2000 Code Remediation: Stamford Downtown Relocation (Revised Planning: \$2,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of \$2,500,000, as detailed in the attached project budget, for the remediation of code discrepancies at the Stamford Downtown Relocation. 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 \$45,000 in University Funds and \$2,455,000 in UCONN 2000 bond funds for UCONN 2000 Code Remediation: Stamford Downtown Relocation.”

BACKGROUND:

After completing a required plan review and field inspection of the UCONN 2000 Code Remediation – Stamford Downtown Relocation project, the Office of the Fire Marshal and Building Inspector cited fifty-three code discrepancies related to the original project.

The University is in the process of negotiating in-kind services for the remediation of discrepancies determined to be attributable to the original Contractor and Architect.

The University has corrected 23 of the 53 cited discrepancies to date and seeks approval to complete the design of the balance of the discrepancies and to engage a construction manager for pre-construction services in order to develop cost estimates and construction phasing plans.

The Revised Planning Budget is based on schematic design estimates by a professional estimator and includes the cost of correction of the 23 discrepancies already corrected.

The scope of the entire project will include correction of the code discrepancies and planned programmatic renovations which are currently in the pre-planning stage. The anticipated total project cost for code discrepancies is \$15,000,000 to \$20,000,000. Programmatic renovations will increase that cost.

The Revised Planning Budget is attached for your information and reflects an increase of \$500,000 to the previously approved Planning Budget of \$2,000,000.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED PLANNING

PROJECT NAME: UCONN 2000 CODE REMEDIATION: STAMFORD DOWNTOWN RELOCATION

<u>BUDGETED EXPENDITURES</u>	APPROVED PLANNING 10/28/2015	PROPOSED REVISED PLANNING 10/23/2019
CONSTRUCTION	\$ 1,200,000	\$ 1,000,000
DESIGN SERVICES	160,000	700,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	250,000	250,000
OTHER AE SERVICES (including Project Management)	68,000	75,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	155,000	225,000
MISCELLANEOUS	33,660	-
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 1,866,660	\$ 2,250,000
PROJECT CONTINGENCY	133,340	250,000
TOTAL BUDGETED EXPENDITURES	\$ 2,000,000	\$ 2,500,000
 <u>SOURCE(S) OF FUNDING</u>		
UNIVERSITY FUNDS	\$ 45,000	\$ 45,000
UCONN BOND FUNDS	1,955,000	2,455,000
TOTAL BUDGETED FUNDING	\$ 2,000,000	\$ 2,500,000

* 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.



October 28, 2015

TO: Members of the Board of Trustees

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

Mun Y. Choi 
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for UCONN 2000 Code Remediation: Stamford Downtown Relocation (Planning Budget: \$2,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of \$2,000,000 for the remediation of code discrepancies at the Stamford Downtown Relocation.

BACKGROUND:

After completing a required plan review and field inspection of the UCONN 2000 Code Remediation – Stamford Downtown Relocation project, the Office of the Fire Marshal and Building Inspector cited fifty-three code discrepancies related to the original project.

The University is in the process of negotiating in-kind services for the remediation of discrepancies determined to be attributable to the original Contractor and Architect.

The University has corrected 20 of the cited discrepancies to date and seeks approval to complete an additional 3 discrepancies in advance of concluding negotiations with the original Architect and Contractor. The Office of the Fire Marshal and Building Inspector have prioritized these three discrepancies as items which should be completed in advance of the conclusion of the balance of the citations. The scope of work includes design and construction to remediate non-compliant valves at the fire pump and the correction/addition of existing emergency lighting in corridors, mechanical rooms and exit enclosures.

Office of the Executive Vice President for
Administration and Chief Financial Officer
352 MANSFIELD ROAD, UNIT 1122
GULLEY HALL
STORRS, CT 06269-1122
PHONE 860.486.3455
FAX 860.486.1070

The Planning Budget is based on schematic design estimates by a professional estimator and also includes the cost of correction of the 20 discrepancies already corrected. The University intends to proceed to construction to correct the three discrepancies after bids have been received and evaluated for conformance with the project scope and budget.

The Planning Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

**PROJECT NAME: UCONN 2000 CODE REMEDIATION: STAMFORD DOWNTOWN
RELOCATION**

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 10/28/2015</u>
CONSTRUCTION	\$ 1,200,000
DESIGN SERVICES	160,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	250,000
OTHER AE SERVICES (including Project Management)	68,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	155,000
MISCELLANEOUS	33,660
OTHER SOFT COSTS	-
SUBTOTAL	\$ 1,866,660
PROJECT CONTINGENCY	133,340
TOTAL BUDGETED EXPENDITURES	\$ 2,000,000
<u>SOURCE(S) OF FUNDING</u>	
UNIVERSITY PLANT FUNDS	\$ 45,000
UCONN 2000 PHASE III - DM	1,955,000
TOTAL BUDGETED FUNDING	\$ 2,000,000