

October 30, 2024

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the School of Nursing Building (Final: \$100,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$100,000,000 as detailed in the attached project budget for the School of Nursing Building. This represents an increase of \$94,600,000 to the previously approved Design budget of \$5,400,000. 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 \$30,000,000 in State GO Bond funds, \$45,000,000 in UCONN 2000 Bond Funds, and \$25,000,000 in Gift Funds for the School of Nursing Building.”

BACKGROUND:

The School of Nursing currently resides in Storrs Hall, a historic building constructed in 1906. In 2012, an expansion was added to accommodate the growing needs of the school, resulting in a total of 51,000 gross square feet (GSF). However, due to the continued growth of the school’s program, the existing building can no longer adequately fulfill the school’s requirements in terms of size and spatial configuration.

The goal of this project is to promote the nursing student success journey by constructing a new building for the School of Nursing to accommodate an increased enrollment and to address the shortage of nurses, the changing nature of health care, and the increasing disparity in health outcomes. The new building will be strategically located near the existing Brain Imaging Research Center, aligning with the vision outlined in the 2015-2035 Campus Master Plan.

The School of Nursing Building project is currently in the Bidding Phase and this Final project request is being made now so that work can immediately be awarded and commenced upon bid receipt in November. Construction is anticipated to begin in early Winter 2024 and be complete in Fall 2026.

The project will meet the High-Performance Building requirements and be registered for LEED Gold.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **SCHOOL OF NURSING BUILDING**

<u>BUDGETED EXPENDITURES</u>	APPROVED PLANNING 6/28/2023	APPROVED DESIGN 10/25/2023	PROPOSED FINAL 10/30/2024
CONSTRUCTION	\$ 50,000	\$ 400,000	\$ 79,000,000
DESIGN SERVICES	1,570,000	3,800,000	4,500,000
TELECOMMUNICATIONS	-	-	850,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	8,570,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	100,000	600,000	1,160,000
ART	-	-	-
RELOCATION	-	-	300,000
ENVIRONMENTAL	35,000	40,000	400,000
INSURANCE AND LEGAL	30,000	30,000	20,000
MISCELLANEOUS	15,000	30,000	200,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 1,800,000	\$ 4,900,000	\$ 95,000,000
PROJECT CONTINGENCY	200,000	500,000	5,000,000
TOTAL BUDGETED EXPENDITURES	\$ 2,000,000	\$ 5,400,000	\$ 100,000,000
<u>SOURCE(S) OF FUNDING</u>			
STATE GO BOND FUNDS	\$ 2,000,000	\$ 5,400,000	\$ 30,000,000
UCONN 2000 BOND FUNDS	-	-	45,000,000
GIFT FUNDS	-	-	25,000,000
TOTAL BUDGETED FUNDING	\$ 2,000,000	\$ 5,400,000	\$ 100,000,000

* 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.

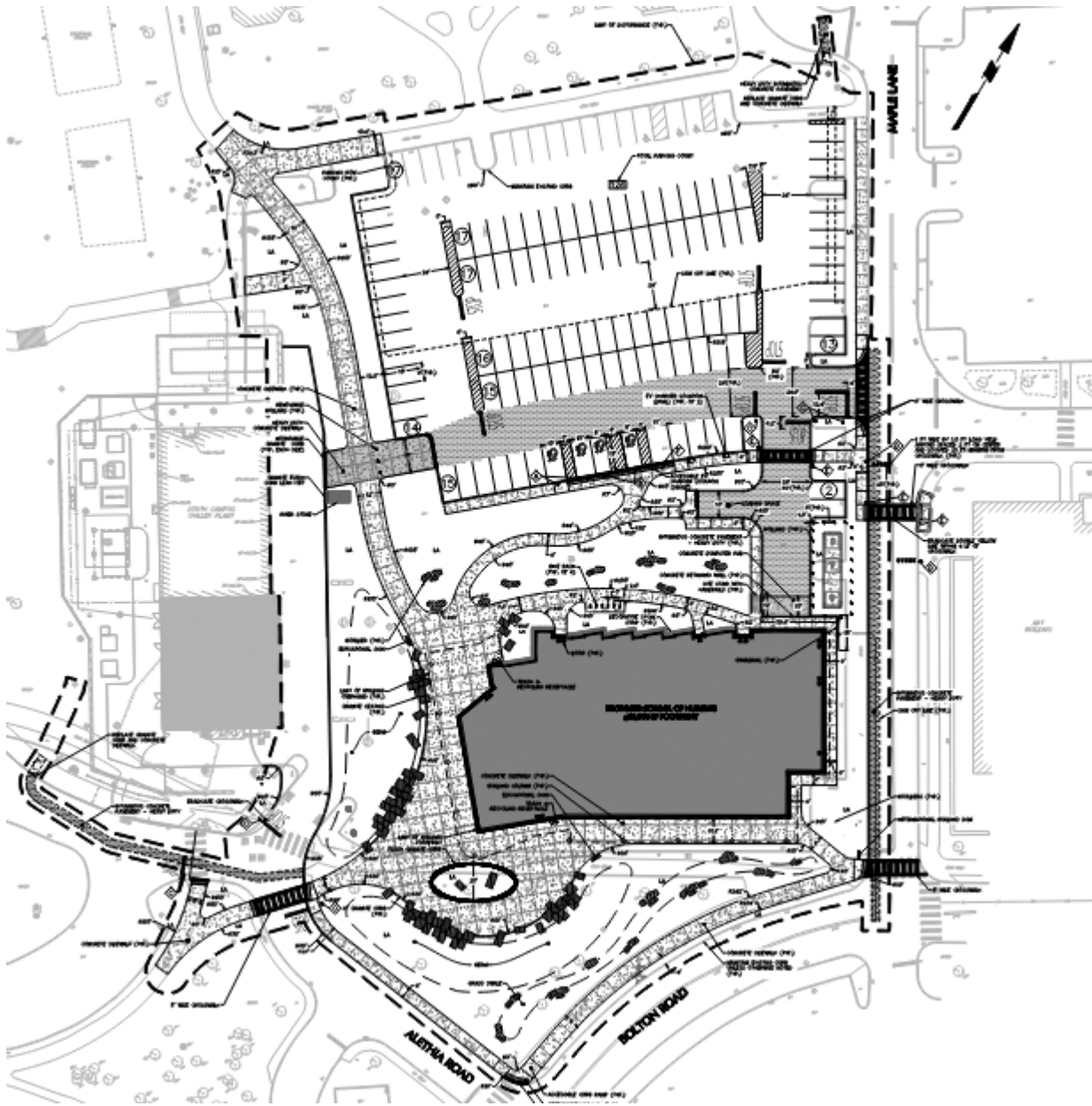
SCHOOL OF NURSING
Project Budget (FINAL)
October 30, 2024



Southwest View



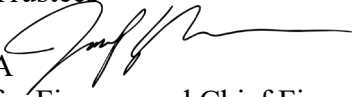
Northwest View



Building Location & Site Plan Improvemnets

October 25, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the School of Nursing Building (Design: \$5,400,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$5,400,000, as detailed in the attached project budget, for the School of Nursing Building. This represents an increase of \$3,400,000 to the previously approved Planning budget of \$2,000,000. 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 \$5,400,000 in State GO Bond funds for the School of Nursing Building.”

BACKGROUND:

The School of Nursing currently resides in Storrs Hall, a historic building constructed in 1906. In 2012, an expansion was added to accommodate the growing needs of the School, resulting in a total of 51,000 gross square feet. Due to the continued growth of the School's programs, the existing building can no longer adequately fulfill the School's requirements in terms of size and spatial configuration.

The goal of this project is to construct a new building for the School of Nursing to accommodate an increased enrollment and to address the shortage of nurses, the changing nature of health care, and the increasing disparity in health outcomes. The new building will be strategically located near the existing Brain Imaging Research Center, aligning with the vision outlined in the 2015-2035 Campus Master Plan.

The selected Design Team will plan and design a new facility for the School of Nursing in the chosen location. Additionally, a Construction Manager will be retained to assist with the project logistics, cost estimates, constructability and cost savings solutions, and bidding. The project will utilize the traditional design-bid-build delivery method.

The School of Nursing Building project is currently in the Design Phase with design anticipated to be completed in Summer 2024, followed by bidding. Construction is anticipated to begin in late Fall 2024 and be completed in Summer 2026.

The project will meet the High-Performance Building requirements and be registered for LEED Gold.

The Design Phase Budget is attached for information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: SCHOOL OF NURSING BUILDING

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 6/28/2023</u>	<u>PROPOSED DESIGN 10/25/2023</u>
CONSTRUCTION	\$ 50,000	\$ 400,000
DESIGN SERVICES	1,570,000	3,800,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	100,000	600,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	35,000	40,000
INSURANCE AND LEGAL	30,000	30,000
MISCELLANEOUS	15,000	30,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 1,800,000	\$ 4,900,000
PROJECT CONTINGENCY	200,000	500,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 2,000,000</u>	<u>\$ 5,400,000</u>
<u>SOURCE(S) OF FUNDING</u>		
STATE GO BOND FUNDS	<u>\$ 2,000,000</u>	<u>\$ 5,400,000</u>
TOTAL BUDGETED FUNDING	<u>\$ 2,000,000</u>	<u>\$ 5,400,000</u>

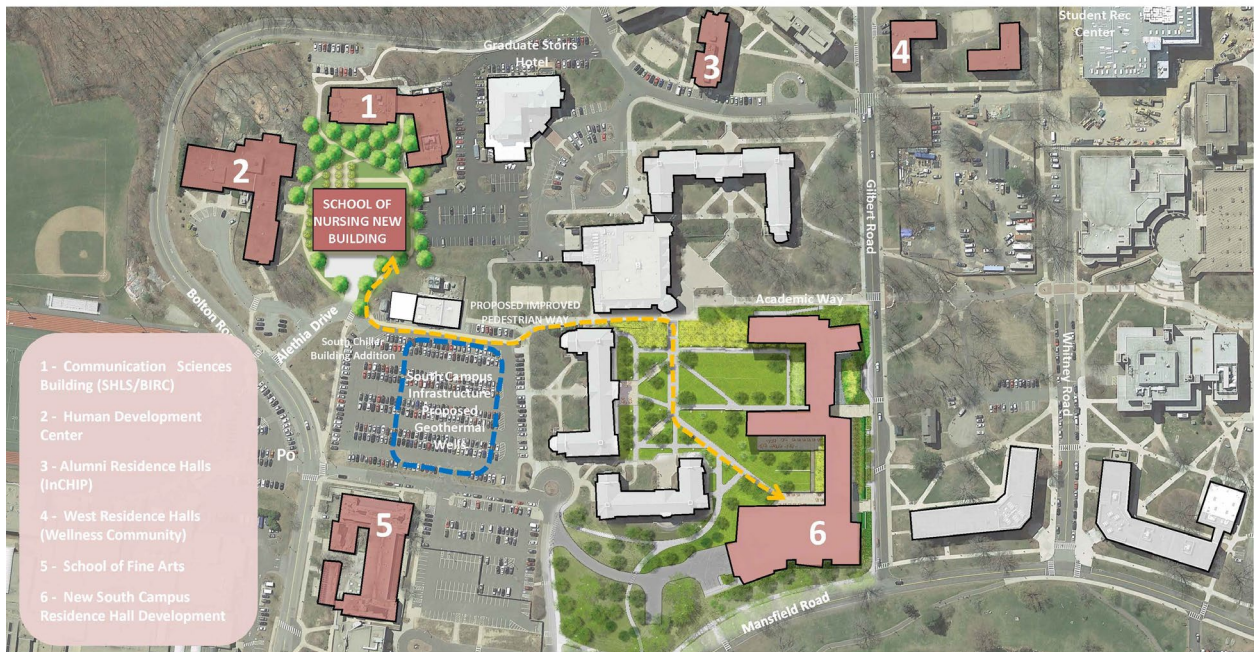
* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount,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

SCHOOL OF NURSING Project Budget (DESIGN) October 25, 2023



School of Nursing | Identified Site | Enlarged Concept Diagram

DRAFT - NOT FOR DISTRIBUTION




- 1 - Communication Sciences Building (SHLS/BIRC)
- 2 - Human Development Center
- 3 - Alumni Residence Halls (InCHIP)
- 4 - West Residence Halls (Wellness Community)
- 5 - School of Fine Arts
- 6 - New South Campus Residence Hall Development

School of Nursing | Identified Site | District Concept Diagram

DRAFT - NOT FOR DISTRIBUTION

June 28, 2023

TO: Members of the Board of Trustees 
FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer
RE: Project Budget for the School of Nursing Building (Planning: \$2,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of \$2,000,000, as detailed in the attached project budget, for the School of Nursing Building. 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 \$2,000,000 in UCONN 2000 Bond funds for the School of Nursing Building.”

BACKGROUND:

The School of Nursing currently resides in Storrs Hall, a historic building constructed in 1906. In 2012, an expansion was added to accommodate the growing needs of the school, resulting in a total of 51,000 gross square feet (GSF). However, due to the continued growth of the school's program, the existing building can no longer adequately fulfill the School's requirements in terms of size and spatial configuration.

The goal of this project is to construct a new building for the School of Nursing to accommodate an increased enrollment and to address the shortage of nurses, the changing nature of health care, and the increasing disparity in health outcomes. The new building will be strategically located near the existing Brain Imaging Research Center, aligning with the vision outlined in the 2015-2035 Campus Master Plan.

Preliminary site and civil investigations need to be conducted. These investigations will involve a comprehensive site survey to assess the existing site conditions, including the infrastructure and underground utilities. This data will inform the subsequent design process and ensure a thorough understanding of the project's requirements.

The School of Nursing Building project is currently in the Planning Phase with design anticipated to complete in June 2024, followed by bidding. Construction is anticipated to begin in November 2024 and complete in July 2026.

The Planning Phase Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

PROJECT NAME: SCHOOL OF NURSING BUILDING

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 6/28/2023</u>
CONSTRUCTION	\$ 50,000
DESIGN SERVICES	1,570,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES	100,000
ART	-
RELOCATION	-
ENVIRONMENTAL	35,000
INSURANCE AND LEGAL	30,000
MISCELLANEOUS	15,000
OTHER SOFT COSTS	-
SUBTOTAL	\$ 1,800,000
PROJECT CONTINGENCY	200,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 2,000,000</u>
<u>SOURCE(S) OF FUNDING</u>	
UCONN 2000 BOND FUNDS	\$ <u>2,000,000</u>
TOTAL BUDGETED FUNDING	<u>\$ 2,000,000</u>

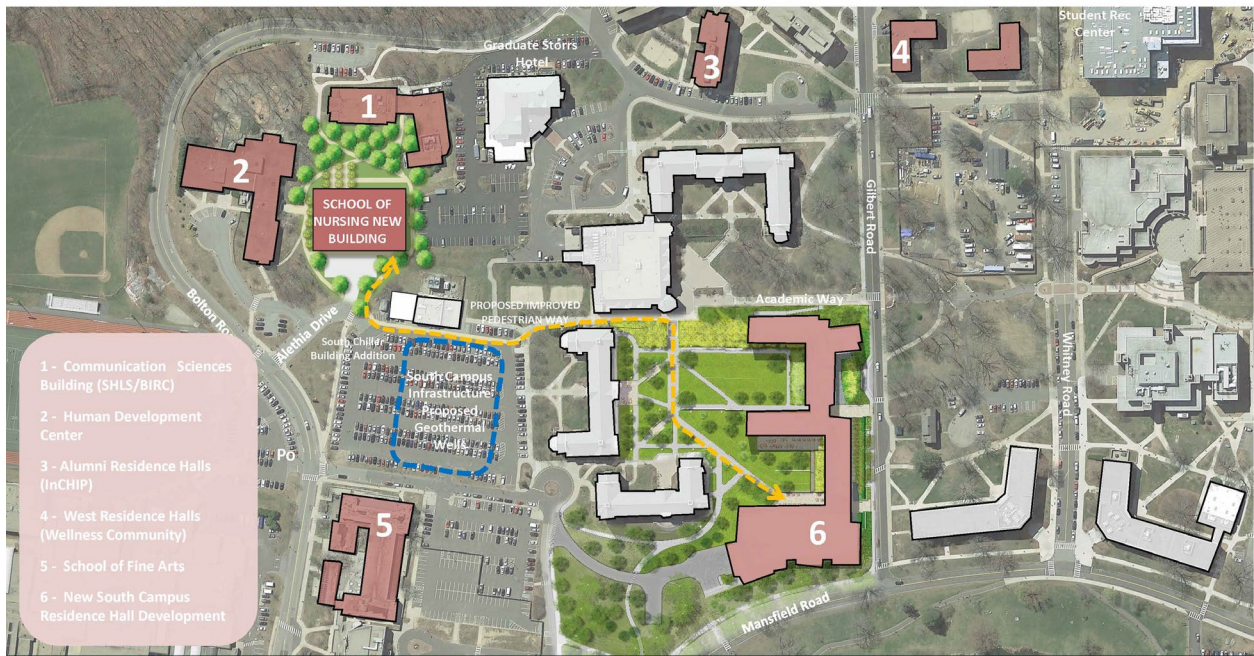
* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount,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

SCHOOL OF NURSING Project Budget (Planning) June 28, 2023



School of Nursing | Identified Site | Enlarged Concept Diagram

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- 1 - Communication Sciences Building (SHLS/BIRC)
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School of Nursing | Identified Site | District Concept Diagram

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