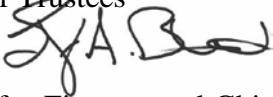



June 29, 2022

TO: Members of the Board of Trustees

FROM: Lloyd A. Blanchard   
Interim Vice President for Finance and Chief Financial Officer

Laura Cruickshank   
Associate Vice President, Master Planner and Chief Architect

RE: Project Budget for Public Safety Building Improvements  
(Revised Final: \$ 7,750,000)

**RECOMMENDATION:**

That the Board of Trustees note the approval of the Revised Final Budget of \$7,750,000, as detailed in the attached project budget, for the Public Safety Building Improvements project, for Construction. The increase of \$300,000 to the Project Budget is attributable to a request made by Public Safety for additional design and construction work to relocate the Dispatch Center from first floor to the second floor, create new offices on the first floor and to develop a business office on the second floor. The Administration recommends that the Board of Trustees adopt the Resolution below.

**RESOLUTION:**

“Be it resolved that the Board of Trustees note the approval of the use of \$7,700,000 in UConn 2000 bond funds and \$50,000 in University Funds for the Public Safety Building Improvements project.”

**BACKGROUND:**

The Public Safety Building on North Eagleville Road is the headquarters for the Division of Public Safety and houses the UConn Police Department, UConn Fire Department, statewide Dispatch Center as well as Division administrative staff. The building serves to support UConn’s statewide public safety efforts at all UConn campuses. The building was opened in 1992 and has not expanded in the nearly 30 years it has been occupied, even though the Division has grown significantly during this time. The dispatch center is undersized to handle the increase in statewide responsibilities, most notably UConn Health. The proposed facility will include gender equitable space for both police, fire and dispatch personnel as well as a safe and inviting lobby area for visitors to the building. The renovation moves the

perception of UConn public safety from an early 1990's view of public safety (police centric) to a progressive and modern university public safety organization.

The scope of this project is to design and construct a new addition at the lawn area adjacent the existing fire department equipment bays to house the fire department staff. The floor area in the existing facility currently occupied by the Fire Department will be renovated to provide additional locker areas for the Police Department, and an expanded dispatch area. To address potential security concerns, a new entrance vestibule and site upgrades are a component of the project scope. The final design is based upon drawings prepared by an architecture firm which have been reviewed during planning and design and approved by the Public Safety Department.

The Public Safety Building Improvements project is currently in the Construction phase with completion in the Fall 2022.

The Public Safety Building Improvements project will conform to Connecticut High Performance Building Code regulations where feasible. The project does not fall within the Statute requirements of a new building construction cost of \$5 million or greater, and the renovation portion of the project is not a construction cost of \$2 million or greater. Applying the high-performance standards to the entire existing building would be burdensome and possibly force changes that are otherwise not within the budget.

The Revised Final Budget is attributable to a request made by Public Safety for additional design and construction work to relocate the Dispatch Center from first floor to the second floor, create new offices on the first floor and to develop a business office on the second floor. The implementation of these changes requires an increase to the \$7,450,000 Approved Revised Final Budget. BOT policy permits the Executive Vice President Administration and CFO to approve changes up to 5% of the project budget, providing that funding is available, and the BOT is subsequently notified of the revised project budget, which is the subject of this resolution.

On May 24, 2022, the Interim Vice President Finance & CFO approved an increase of \$300,000 (4.0% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$7,750,000.

The Revised Final Budget is attached for your information and reflects an increase of \$300,000 to the previously approved final budget of \$7,450,000.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: REVISED FINAL**

**PROJECT NAME: PUBLIC SAFETY BUILDING IMPROVEMENTS**

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>PLANNING<br/>10/31/2016</u> | <u>APPROVED<br/>DESIGN<br/>8/10/2018</u> | <u>APPROVED<br/>FINAL<br/>3/27/2019</u> | <u>APPROVED<br/>REVISED<br/>FINAL<br/>12/9/2020</u> | <u>APPROVED<br/>REVISED<br/>FINAL<br/>9/29/2021</u> | <u>APPROVED<br/>REVISED<br/>FINAL<br/>5/24/2022</u> |
|--|---|--|---|---|---|---|
|  | PRC   | PRC                                      |   |   |   | Interim<br>EVPF&CFO                                 |
| CONSTRUCTION                                     | \$ -  | \$ -                                     | \$ 3,200,000                            | \$ 5,550,000  | \$ 5,900,000  | \$ 6,550,000  |
| DESIGN SERVICES                                  | 50,000                                      | 370,000                                  | 462,000                                 | 555,000   | 555,000   | 580,000   |
| TELECOMMUNICATIONS                               | -   | 5,500                                    | 60,000                                  | 60,000  | 60,000  | 60,000  |
| FURNITURE, FIXTURES AND EQUIPMENT                | -   | -  | 82,000                                  | 18,000  | 118,000   | 140,000   |
| CONSTRUCTION ADMINISTRATION                      | 2,500                                       | 32,500                                   | 90,000                                  | 56,100  | 56,100  | 65,100  |
| OTHER AE SERVICES (including Project Management) | 2,500                                       | 14,500                                   | 162,750                                 | 274,400   | 274,400   | 274,400   |
| ART  | -   | -  | -                                       | -   | -   | -   |
| RELOCATION                                       | -   | 8,500                                    | 50,000                                  | 55,000  | 55,000  | 55,000  |
| ENVIRONMENTAL                                    | -   | 9,500                                    | 9,500                                   | 4,500   | 4,500   | 4,500   |
| INSURANCE AND LEGAL                              | -   | -  | -                                       | -   | -   | -   |
| MISCELLANEOUS                                    | -   | 9,000                                    | 9,500                                   | 1,000   | 1,000   | 1,000   |
| OTHER SOFT COSTS                                 | -   | -  | -                                       | -   | -   | -   |
| <b>SUBTOTAL</b>                                  | <b>\$ 55,000</b>                            | <b>\$ 449,500</b>                        | <b>\$ 4,125,750</b>                     | <b>\$ 6,574,000</b>                                 | <b>\$ 7,024,000</b>                                 | <b>\$ 7,730,000</b>                                 |
| PROJECT CONTINGENCY                              | 10,000                                      | 38,500                                   | 424,250                                 | 426,000   | 426,000   | 20,000  |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 65,000</b>                            | <b>\$ 488,000</b>                        | <b>\$ 4,550,000</b>                     | <b>\$ 7,000,000</b>                                 | <b>\$ 7,450,000</b>                                 | <b>\$ 7,750,000</b>                                 |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |   |  |   |   |   |   |
| UNIVERSITY FUNDS                                 | \$ 65,000                                   | \$ 488,000                               | \$ 4,550,000                            | \$ 50,000   | \$ 50,000   | \$ 50,000   |
| UConn 2000 BOND FUNDS                            | -   | -  | -                                       | 6,950,000   | 7,400,000   | 7,700,000   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 65,000</b>                            | <b>\$ 488,000</b>                        | <b>\$ 4,550,000</b>                     | <b>\$ 7,000,000</b>                                 | <b>\$ 7,450,000</b>                                 | <b>\$ 7,750,000</b>                                 |

\* 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.

\*\* An additional \$25,000 may be expended on furniture outside of this project budget.

PUBLIC SAFETY BUILDING IMPROVEMENTS  
Project Budget (REVISED FINAL)  
June 29, 2022




Old Dispatch Looking North



Old Dispatch Looking South

September 29, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA   
Interim President | University of Connecticut  
Chief Executive Officer | UConn Health

RE: Project Budget for Public Safety Building Improvements  
( Revised Final: \$ 7,450,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$7,450,000, as detailed in the attached project budget, for the Public Safety Building Improvements project, for Construction. The increase of \$450,000 to the Project Budget is attributable to an existing communications duct bank that conflicted with the new addition's floor elevations, the additional primary feeder cost that was originally going to be leased by the University and the Dispatch furniture cost that was budgeted separately outside of the project budget. 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 \$7,400,000 in UCONN 2000 bond funds and \$50,000 in University Funds for the Public Safety Building Improvements project.”

BACKGROUND:

The Public Safety Building on North Eagleville Road is the headquarters for the Division of Public Safety and houses the UConn Police Department, UConn Fire Department, statewide Dispatch Center as well as Division administrative staff. The building serves to support UConn's statewide public safety efforts at all UConn campuses. The building was opened in 1992 and has not expanded in the nearly 30 years it has been occupied, even though the Division has grown significantly during this time. The dispatch center is undersized to handle the increase in statewide responsibilities, most notably UConn Health. The proposed facility will include gender equitable space for both police, fire and dispatch personnel as well as a safe and inviting lobby area for visitors to the building. The renovation moves the perception of UConn public safety from an early 1990's view of public safety (police centric) to a progressive and modern university public safety organization.

The scope of this project is to design and construct a new addition at the lawn area adjacent the existing fire department equipment bays to house the fire department staff. The floor area in the existing facility currently occupied by the Fire Department will be renovated to provide additional locker areas for the Police Department, and an expanded dispatch area. To address potential security concerns, a new entrance vestibule and site upgrades are a component of the project scope. The final design is based upon drawings prepared by an architecture firm which have been reviewed during planning and design and approved by the Public Safety Department.

The Public Safety Building Improvements project is currently in the Construction phase with completion in Summer 2022.

The Public Safety Building Improvements project will conform to Connecticut High Performance Building Code regulations where feasible. The project does not fall within the Statute requirements of a new building construction cost of \$5 million or greater, and the renovation portion of the project is not a construction cost of \$2 million or greater. Applying the high-performance standards to the entire existing building would be burdensome and possibly force changes that are otherwise not within the budget.

The Revised Final Budget is based on cost of these changes. Additional scope includes relocation of the communications duct bank, assuming the cost of the primary feeder wires and incorporating the furniture budget from another University account into this project.

The Revised Final Budget is attached for your information and reflects an increase of \$450,000 to the previously approved Final Budget of \$7,000,000.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: REVISED FINAL**

**PROJECT NAME: PUBLIC SAFETY BUILDING IMPROVEMENTS**

|  | <b>APPROVED<br/>PLANNING<br/>10/31/2016</b> | <b>APPROVED<br/>DESIGN<br/>8/10/2018</b> | <b>APPROVED<br/>FINAL<br/>3/27/2019</b> | <b>APPROVED<br/>REVISED<br/>FINAL<br/>12/9/2020</b> | <b>PROPOSED<br/>REVISED<br/>FINAL<br/>9/29/2021</b> |
|--|---|--|---|---|---|
| <b><u>BUDGETED EXPENDITURES</u></b>              | PRC   | PRC                                      |   |   |   |
| CONSTRUCTION                                     | \$ -  | \$ -                                     | \$ 3,200,000                            | \$ 5,550,000  | \$ 5,900,000  |
| DESIGN SERVICES                                  | 50,000                                      | 370,000                                  | 462,000                                 | 555,000   | 555,000   |
| TELECOMMUNICATIONS                               | -   | 5,500                                    | 60,000                                  | 60,000  | 60,000  |
| FURNITURE, FIXTURES AND EQUIPMENT                | -   | -  | 82,000                                  | 18,000  | 118,000   |
| CONSTRUCTION ADMINISTRATION                      | 2,500                                       | 32,500                                   | 90,000                                  | 56,100  | 56,100  |
| OTHER AE SERVICES (including Project Management) | 2,500                                       | 14,500                                   | 162,750                                 | 274,400   | 274,400   |
| ART  | -   | -  | -                                       | -   | -   |
| RELOCATION                                       | -   | 8,500                                    | 50,000                                  | 55,000  | 55,000  |
| ENVIRONMENTAL                                    | -   | 9,500                                    | 9,500                                   | 4,500   | 4,500   |
| INSURANCE AND LEGAL                              | -   | -  | -                                       | -   | -   |
| MISCELLANEOUS                                    | -   | 9,000                                    | 9,500                                   | 1,000   | 1,000   |
| OTHER SOFT COSTS                                 | -   | -  | -                                       | -   | -   |
| <b>SUBTOTAL</b>                                  | <b>\$ 55,000</b>                            | <b>\$ 449,500</b>                        | <b>\$ 4,125,750</b>                     | <b>\$ 6,574,000</b>                                 | <b>\$ 7,024,000</b>                                 |
| PROJECT CONTINGENCY                              | 10,000                                      | 38,500                                   | 424,250                                 | 426,000   | 426,000   |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 65,000</b>                            | <b>\$ 488,000</b>                        | <b>\$ 4,550,000</b>                     | <b>\$ 7,000,000</b>                                 | <b>\$ 7,450,000</b>                                 |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |   |  |   |   |   |
| UNIVERSITY FUNDS                                 | \$ 65,000                                   | \$ 488,000                               | \$ 4,550,000                            | \$ 50,000   | \$ 50,000   |
| UCONN 2000 BOND FUNDS                            | -   | -  | -                                       | 6,950,000   | 7,400,000   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 65,000</b>                            | <b>\$ 488,000</b>                        | <b>\$ 4,550,000</b>                     | <b>\$ 7,000,000</b>                                 | <b>\$ 7,450,000</b>                                 |

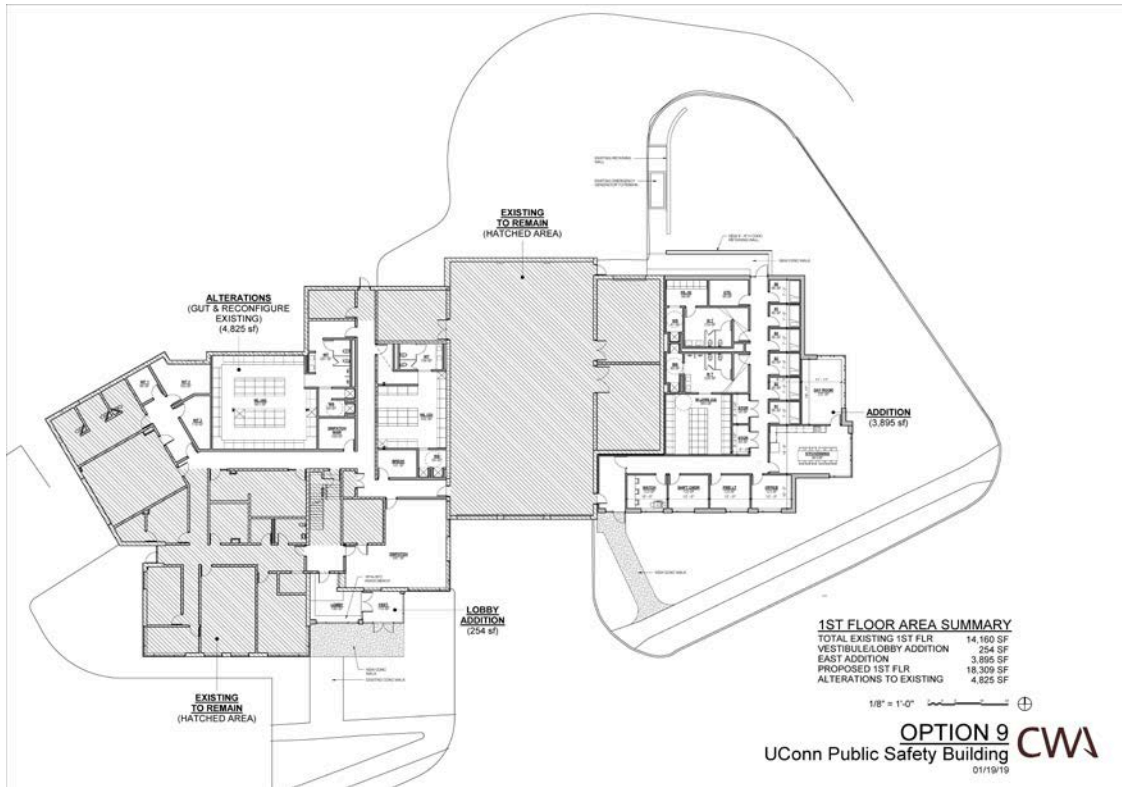
\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount,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

**PUBLIC SAFETY BUILDING IMPROVEMENTS**  
**Project Budget (REVISED FINAL)**  
**September 29, 2021**



East Addition Foundation





Proposed Floor Plan





Addition Massing Study



December 9, 2020

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 Public Safety Building Improvements  
(Revised Final: \$7,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$7,000,000, as detailed in the attached project budget, for the Public Safety Building Improvements project, for Construction. The increase of \$2,450,000 to the Project Budget is attributable to a change in thinking about the scope of the project and is based on the final construction bid pricing. 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 \$6,950,000 in UCONN 2000 bond funds and \$50,000 in University Funds for the Public Safety Building Improvements project.”

BACKGROUND:

The Public Safety Building on North Eagleville Road is the headquarters for the Division of Public Safety and houses the UConn Police Department, UConn Fire Department, statewide Dispatch Center as well as Division administrative staff. The building serves to support UConn’s statewide public safety efforts at all UConn campuses. The building was opened in 1992 and has not expanded in the nearly 30 years it has been occupied, even though the Division has grown significantly during this time. The dispatch center is undersized to handle the increase in statewide responsibilities, most notably UConn Health. The proposed facility will include gender equitable space for both police, fire and dispatch personnel as well as a safe and inviting lobby area for visitors to the building. The renovation moves the

perception of UConn public safety from an early 1990's view of public safety (police centric) to a progressive and modern university public safety organization.

The scope of this project is to design and construct a new addition at the lawn area adjacent the existing fire department equipment bays to house the fire department staff. The floor area in the existing facility currently occupied by the Fire Department will be renovated to provide additional locker areas for the Police Department, and an expanded dispatch area. To address potential security concerns, a new entrance vestibule and site upgrades are a component of the project scope. The final design is based upon drawings prepared by the architecture firm of Christopher Williams Architects, of New Haven, CT which have been reviewed during planning and design, and approved by the Public Safety Department.

The Public Safety Building Improvements project is currently in the Design Phase. Construction is anticipated to begin in Spring 2021 with completion in Summer 2022.

The Public Safety Building Improvements project will conform to Connecticut High Performance Building Code regulations where feasible. The project does not fall within the Statute requirements of a new building costing \$5 million or more, and the renovation portion of the project is not \$2 million or more. Applying the high-performance standards to the entire existing building would be burdensome and possibly force changes that are otherwise not within the budget.

The Revised Final Budget is based on the final bid received. The increase in cost is due part to rethinking how to package the project to be more efficient by including work that was to be done separately or at a later date. Additional scope includes the addition of an exterior stair from level 2 parking; replacement of all interior lighting to high efficiency fixtures; a new emergency generator; temporary relocation of the dispatch center; and mechanical, electrical, fire and security upgrades.

The Revised Final Budget is attached for your information and reflects an increase of \$2,450,000 to the previously approved final budget of \$4,550,000.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: REVISED FINAL**

**PROJECT NAME: PUBLIC SAFETY BUILDING IMPROVEMENTS**

| <u>BUDGETED EXPENDITURES</u>                     | <u>APPROVED<br/>PLANNING<br/>10/31/2016</u> | <u>APPROVED<br/>DESIGN<br/>8/10/2018</u> | <u>APPROVED<br/>FINAL<br/>3/27/2019</u> | <u>PROPOSED<br/>REVISED<br/>FINAL<br/>12/9/2020</u> |
|--|---|--|---|---|
|  | PRC   | PRC                                      |   |   |
| CONSTRUCTION                                     | \$ -  | \$ -                                     | \$ 3,200,000                            | \$ 5,550,000  |
| DESIGN SERVICES                                  | 50,000                                      | 370,000                                  | 462,000                                 | 555,000   |
| TELECOMMUNICATIONS                               | -   | 5,500                                    | 60,000                                  | 60,000  |
| FURNITURE, FIXTURES AND EQUIPMENT                | -   | -  | 82,000                                  | 18,000  |
| CONSTRUCTION ADMINISTRATION                      | 2,500                                       | 32,500                                   | 90,000                                  | 56,100  |
| OTHER AE SERVICES (including Project Management) | 2,500                                       | 14,500                                   | 162,750                                 | 274,400   |
| ART  | -   | -  | -                                       | -   |
| RELOCATION                                       | -   | 8,500                                    | 50,000                                  | 55,000  |
| ENVIRONMENTAL                                    | -   | 9,500                                    | 9,500                                   | 4,500   |
| INSURANCE AND LEGAL                              | -   | -  | -                                       | -   |
| MISCELLANEOUS                                    | -   | 9,000                                    | 9,500                                   | 1,000   |
| OTHER SOFT COSTS                                 | -   | -  | -                                       | -   |
| <b>SUBTOTAL</b>                                  | <b>\$ 55,000</b>                            | <b>\$ 449,500</b>                        | <b>\$ 4,125,750</b>                     | <b>\$ 6,574,000</b>                                 |
| PROJECT CONTINGENCY                              | 10,000                                      | 38,500                                   | 424,250                                 | 426,000   |
| <b>TOTAL BUDGETED EXPENDITURES</b>               | <b>\$ 65,000</b>                            | <b>\$ 488,000</b>                        | <b>\$ 4,550,000</b>                     | <b>\$ 7,000,000</b>                                 |
| <b><u>SOURCE(S) OF FUNDING*</u></b>              |   |  |   |   |
| UNIVERSITY FUNDS                                 | \$ 65,000                                   | \$ 488,000                               | \$ 4,550,000                            | \$ 50,000   |
| UCONN 2000 BOND FUNDS                            | -   | -  | -                                       | 6,950,000   |
| <b>TOTAL BUDGETED FUNDING</b>                    | <b>\$ 65,000</b>                            | <b>\$ 488,000</b>                        | <b>\$ 4,550,000</b>                     | <b>\$ 7,000,000</b>                                 |

\* 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.

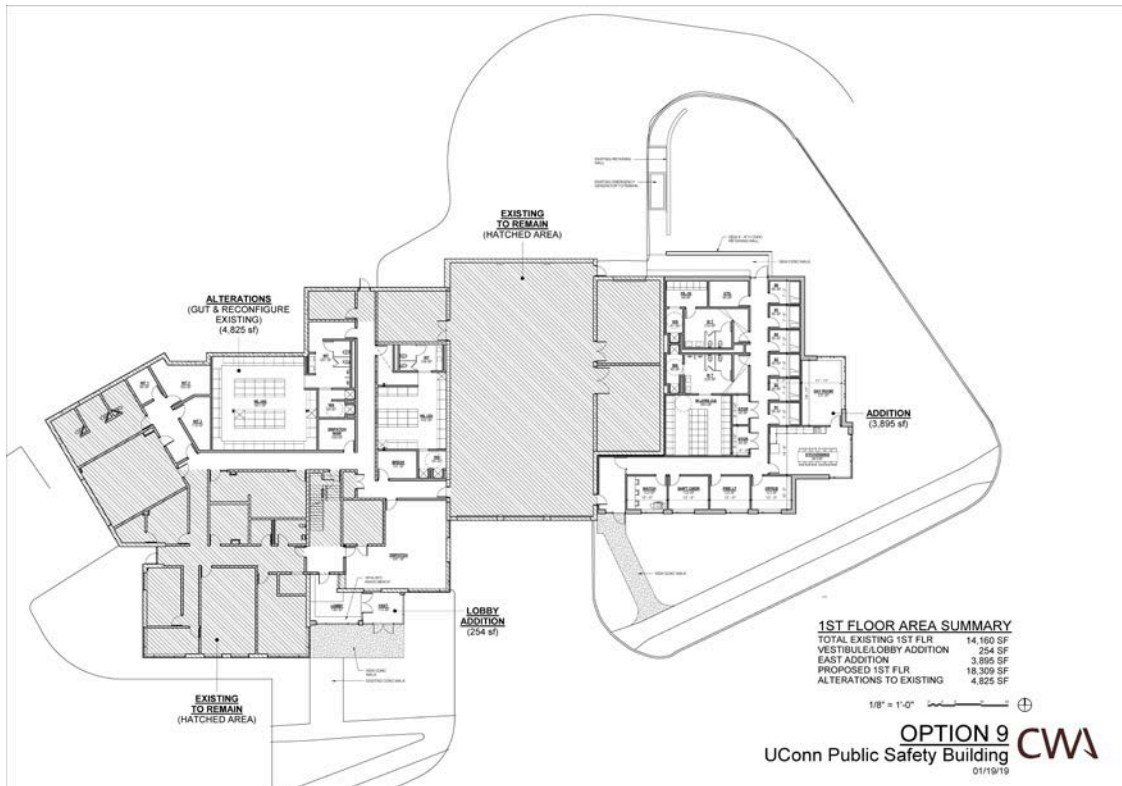
# PUBLIC SAFETY BUILDING IMPROVEMENTS

## Project Budget (REVISED FINAL)

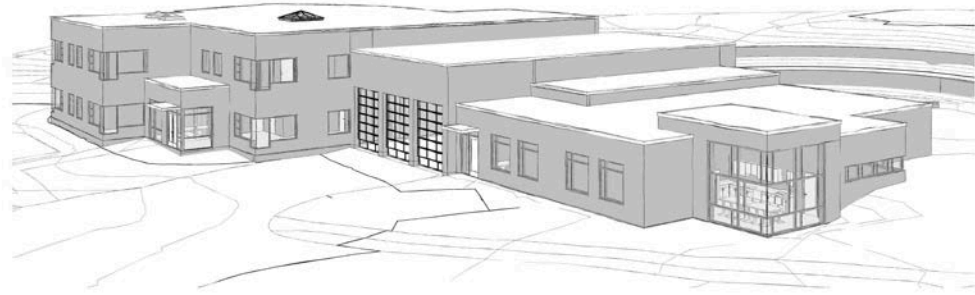
### December 9, 2020



Location Map



Proposed Floor Plan



**MASSING STUDY - OPTION 9**  
UConn Public Safety Building  
01/29/19 **CWA**

Addition Massing Study