





April 29, 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 the Northwest Quad – Science 1 – Site Improvements and Tunnel Phase 2 (Final: \$56,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$56,000,000, as detailed in the attached project budget, for the Northwest Quad – Science 1 – Site Improvements and Tunnel Phase 2, for Construction. The project provides a critical infrastructure connection between the aging Central Utility Plant and the new Supplemental Utility Plant, enabling the occupancy of the new STEM Research Center – Science 1 facility. 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 \$56,000,000 in UCONN 2000 Bond funds for Northwest Quad – Science 1 – Site Improvements and Tunnel Phase 2, in accordance with the statutory funding schedule for Next Generation Connecticut as amended.”

BACKGROUND:

The Board of Trustees approved the Master Plan on February 25, 2015 that provides a vision and a series of development guidelines for new construction on the Storrs campus and specifically for the advancement of the area known as the Northwest Science Quad District. The District will be the location for the expansion of UConn’s research enterprise of buildings and infrastructure in support of new STEM research and teaching facilities in a distinct campus quadrangle. Northwest Quad Science 1 – Site Improvements and Tunnel Phase 2 consist of a series of enabling projects that support the new quad development. They include a Utility Tunnel Extension from the existing Gant tunnel, the direct burial of utilities for connections to the campus loop, stormwater management with a woodland corridor extension from the Gant

complex, a new surface parking lot, and improvements to King Hill and Hillside Road. These projects were designed concurrently with the STEM Research Center – Science 1 project.

The Board approved an initial expenditure amount of \$1,000,000 in February 2018 for planning and a feasibility analysis. The Board approved an amended amount of \$7,500,000 in June 2018 for planning and design. The current resolution for \$56,000,000 includes the prior authorizations.

The Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2 is currently in the Bidding/Negotiation Phase. Planning began in Spring of 2017 and design was completed in Fall 2019. Construction is anticipated to begin in Spring 2020 and to be complete in Fall 2022. Note that as a result of the COVID-19 pandemic, and in consultation with the Construction Manager, State government, and the Department of Administrative Services, this completion date may be adjusted.

The Northwest Quad – Science 1– Site Improvements and Tunnel Phase 2 project will conform to Connecticut High Performance Building Code regulations and will be registered as a LEED project with a target of LEED Gold and SITES certified.

The estimated total project cost is \$56 million. The Final Budget is based on bids received and reconciled estimates of construction costs prepared by the construction manager. The University intends to issue construction contracts after scope reviews and the development of a Guaranteed Maximum Price.

The project will be constructed under a Project Labor Agreement and under a single Construction Manager Contract with the STEM Research Center – Science 1.

The Final Budget is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: NORTHWEST QUAD - SCIENCE 1 - SITE IMPROVEMENTS AND TUNNEL PHASE 2

	APPROVED PLANNING 10/25/2017	APPROVED REVISED PLANNING 2/21/2018	APPROVED DESIGN 6/27/2018	PROPOSED FINAL 4/29/2020
<u>BUDGETED EXPENDITURES</u>				
	PRC			
CONSTRUCTION	\$ -	\$ -	\$ 120,000	\$ 41,750,000
DESIGN SERVICES	305,000	775,000	5,200,000	4,200,000
TELECOMMUNICATIONS	-	-	-	500,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	200,000
CONSTRUCTION ADMINISTRATION	-	-	-	800,000
OTHER AE SERVICES (including Project Management)	13,000	50,000	780,000	1,750,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	-	30,000	200,000	700,000
INSURANCE AND LEGAL	2,500	8,000	55,000	50,000
MISCELLANEOUS	2,000	12,000	395,000	300,000
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 322,500	\$ 875,000	\$ 6,750,000	\$ 50,250,000
PROJECT CONTINGENCY	27,500	125,000	750,000	5,750,000
TOTAL BUDGETED EXPENDITURES	\$ 350,000	\$ 1,000,000	\$ 7,500,000	\$ 56,000,000
<u>SOURCE(S) OF FUNDING</u>				
UCONN 2000 BOND FUNDS	\$ 350,000	\$ 1,000,000	\$ 7,500,000	\$ 56,000,000
TOTAL BUDGETED FUNDING	\$ 350,000	\$ 1,000,000	\$ 7,500,000	\$ 56,000,000

* 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.

NORTHWEST QUAD – SCIENCE 1
SITE IMPROVEMENTS AND TUNNEL PHASE 2
Project Budget (FINAL)
April 29, 2020





Site Plan



June 27, 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 the Northwest Quad – Science 1 – Site Improvements and Tunnel Phase 2 (Design: \$7,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$7,500,000 for the Northwest Quad – Science 1 – Site Improvements and Tunnel Phase 2, for completion of the Design Phase. 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 \$7,500,000 in UCONN 2000 Bond funds for Northwest Quad – Science 1 – Site Improvements and Tunnel Phase 2.”

BACKGROUND:

The Board of Trustees approved the Master Plan on February 25, 2015 that provides a vision and a series of development guidelines for new construction on the Storrs campus and specifically for the advancement of the area known as the Northwest Science Quad District. The District will be the location for the expansion of UConn’s research enterprise providing an exciting opportunity to plan and design new buildings and infrastructure in support of new STEM research and teaching facilities in a distinct campus quadrangle. Northwest Quad Science 1 – Site Improvements and Tunnel Phase 2 consist of a series of enabling projects that support the new quad development. They include a Utility Tunnel Extension from the existing Gant tunnel currently finishing construction, the direct burial of utilities for connections to the campus loop, the woodland corridor extension from the Gant complex, a new surface parking lot, and minor improvements to King Hill and Hillside Road. These projects are being designed concurrently with the Academic STEM Research Center Science 1 project.

The Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2 is currently in the Schematic Design Phase. Planning began in Spring of 2017 and completion of design is anticipated for Summer 2019. The Design documents are scheduled to bid in conjunction with the Academic STEM Research Center Science 1 in Fall 2019. The project will be constructed under a Project Labor Agreement and under a single Construction Manager Contract.

The Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2 project will conform to Connecticut High Performance Building Code regulations and will be registered as a LEED project with a target of LEED Gold and SITES certified.

The Design Phase Budget is based on estimates prepared by the design consultants.

The anticipated total project budget will be in the range of \$45,000,000 to \$50,000,000.

The Design Phase Budget is attached for your information.

Attachments

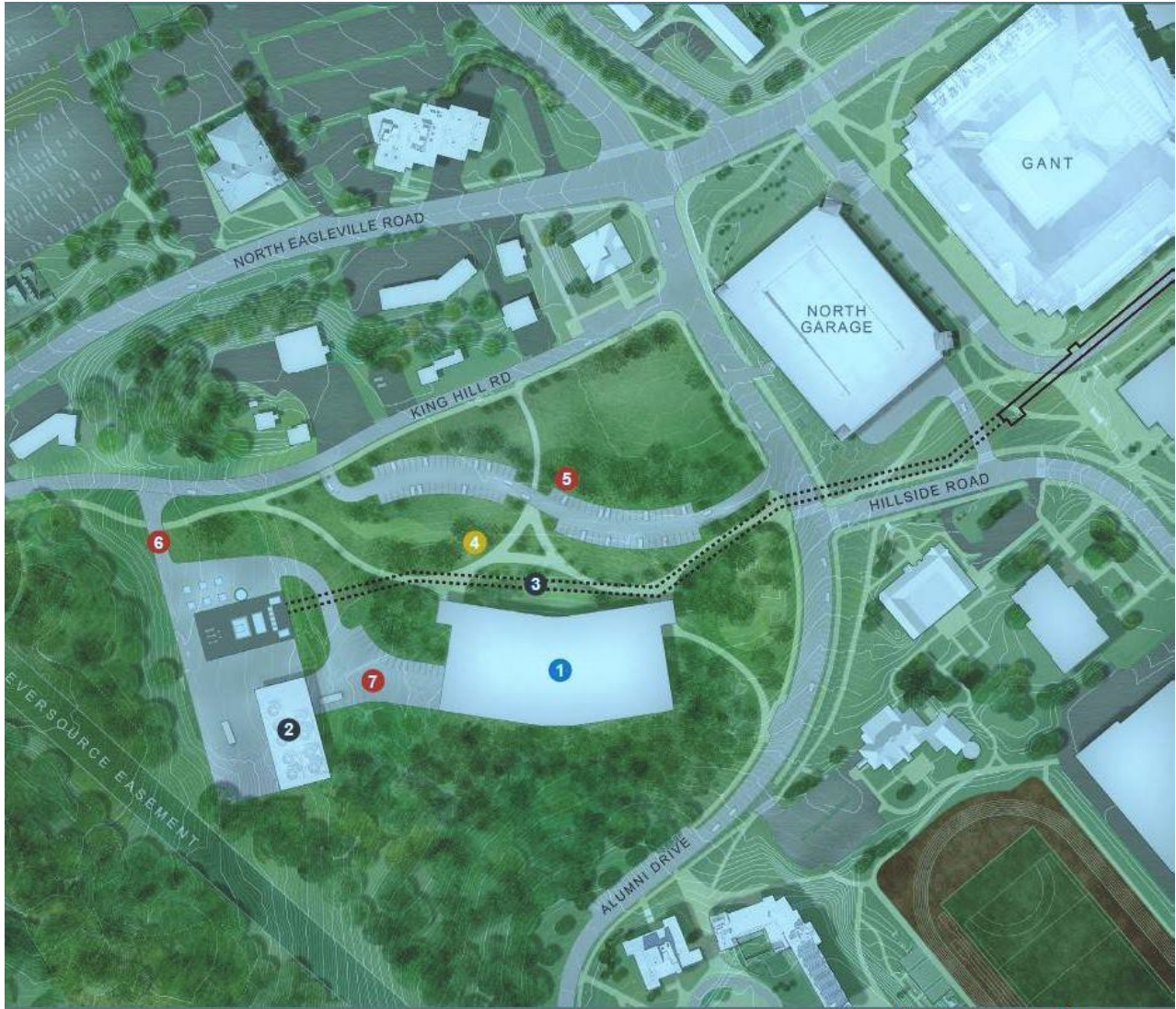
CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: NORTHWEST QUAD - SCIENCE 1 - SITE IMPROVEMENTS AND TUNNEL PHASE 2

	APPROVED PLANNING <u>10/25/2017</u>	APPROVED REVISED PLANNING <u>2/21/2018</u>	PROPOSED DESIGN <u>6/27/2018</u>
<u>BUDGETED EXPENDITURES</u>			
	PRC		
CONSTRUCTION	\$ -	\$ -	\$ 120,000
DESIGN SERVICES	305,000	775,000	5,200,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	13,000	50,000	780,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	30,000	200,000
INSURANCE AND LEGAL	2,500	8,000	55,000
MISCELLANEOUS	2,000	12,000	395,000
OTHER SOFT COSTS	-	-	-
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SUBTOTAL	\$ 322,500	\$ 875,000	\$ 6,750,000
PROJECT CONTINGENCY	27,500	125,000	750,000
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TOTAL BUDGETED EXPENDITURES	<u>\$ 350,000</u>	<u>\$ 1,000,000</u>	<u>\$ 7,500,000</u>
<u>SOURCE(S) OF FUNDING</u>			
UCONN 2000 BOND FUNDS	\$ 350,000	\$ 1,000,000	\$ 7,500,000
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TOTAL BUDGETED FUNDING	<u>\$ 350,000</u>	<u>\$ 1,000,000</u>	<u>\$ 7,500,000</u>

NORTHWEST QUAD – SCIENCE 1
SITE IMPROVEMENTS AND TUNNEL PHASE 2
Project Budget (DESIGN)
June 27, 2018





- 1 Science One
- 2 Supplemental Utility Plant
- 3 Utility Tunnel
- 5 Parking Lot
- 6 Service Road
- 7 Shared Service Area



February 21, 2018

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 the Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2 (Revised Planning: \$1,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of \$1,000,000 for the Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2, for Planning. 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 \$1,000,000 in UCONN 2000 Bond funds for Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2.”

BACKGROUND:

The Board of Trustees approved the Master Plan on February 25, 2015 that provides a vision and a series of development guidelines for new construction on the Storrs campus and specifically for the advancement of the area known as the Northwest Science Quad District. The District will be the location for the expansion of UConn’s research enterprise providing an exciting opportunity to plan and design new buildings and infrastructure in support of new STEM research and teaching facilities in a distinct campus quadrangle. The Northwest Science Quad District enabling projects, which include the Utility Tunnel Extension, direct burial of utilities, Woodland Corridor Extension, Parking Lot, and improvements to King Hill and Hillside Road, are being designed concurrently with the STEM Research Center Science 1.

The Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2 is currently in the Planning Phase. Planning began in Spring of 2017 and Schematic Design is anticipated to

commence in Winter 2018. The Design documents are scheduled to bid in conjunction with the STEM Research Center Science 1 in 2019. It is anticipated that the project will be constructed under a Project Labor Agreement.

The Northwest Quad – Science 1- Site Improvements and Tunnel Phase 2 project will conform to Connecticut High Performance Building Code regulations and will be registered as a LEED project with a target of LEED Gold and SITES certified.

The Revised Planning Phase Budget is based on estimates prepared by the design consultants.

The anticipated total project budget will be in the range of \$45,000,000 to \$50,000,000.

The Revised Planning Phase Budget is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED PLANNING

PROJECT NAME: NORTHWEST QUAD: SCIENCE 1 - SITE IMPROVEMENTS AND TUNNEL PHASE 2

	APPROVED PLANNING 10/25/2017	PROPOSED REVISED PLANNING 2/21/2018
<u>BUDGETED EXPENDITURES</u>	PRC	
CONSTRUCTION	\$ -	\$ -
DESIGN SERVICES	305,000	775,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	13,000	50,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL		30,000
INSURANCE AND LEGAL	2,500	8,000
MISCELLANEOUS	2,000	12,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 322,500	\$ 875,000
PROJECT CONTINGENCY	27,500	125,000
TOTAL BUDGETED EXPENDITURES	\$ 350,000	\$ 1,000,000
<u>SOURCE(S) OF FUNDING</u>		
UCONN 2000 BOND FUNDS	\$ 350,000	\$ 1,000,000
TOTAL BUDGETED FUNDING	\$ 350,000	\$ 1,000,000

NORTHWEST QUAD – SCIENCE 1
SITE IMPROVEMENTS AND TUNNEL PHASE 2
Project Budget (REVISED PLANNING)



February 21, 2018