UCONN
UNIVERSITY OF CONNECTICUT

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 Academic and Research Facilities – STEM Research Center Science 1 (Final: $220,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $220,000,000, as detailed in the attached project budget, for Academic and Research Facilities – STEM Research Center Science 1 project, for Construction. The project will house cutting-edge materials science research facilities and core labs, including a clean room. 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 $220,000,000 in UCONN 2000 bond funds for the Academic and Research Facilities – STEM Research Center Science 1 project, 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 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 new Science Quad district will be built in phases on the large area of undeveloped land located within a five-minute walk to the core of central campus. The first funded project is Academic and Research Facilities – STEM Research Center Science 1, an approximately 200,000 GSF research facility that will be designed to meet

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both the current and future programmatic requirements of the University of Connecticut as it seeks to balance the anticipated rise in student enrollment in STEM programs with future research needs.

The Board approved an initial expenditure amount of $1,000,000 in November 2013 for the planning and feasibility analysis of the STEM Research Center Science 1. The Board approved an amended amount of $5,000,000 in June 2016 and $15,000,000 in September 2017 for the planning and design of the STEM Research Center Science 1. The current resolution for $220,000,000 includes the prior authorizations.

The Academic and Research Facilities – STEM Research Center Science 1 is currently in the Bidding/Negotiation Phase. Planning began in Winter 2015, conceptual design was completed in May 2017 and construction documents were bid 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 Academic and Research Facilities – STEM Research Center Science 1 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 estimated total project cost is $220 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 utilizing a Project Labor Agreement.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: ACADEMIC AND RESEARCH FACILITIES - STEM RESEARCH CENTER SCIENCE 1

BUDGETED EXPENDITURES	APPROVED PLANNING 11/13/2013	APPROVED REVISED PLANNING 6/29/2016	APPROVED REVISED PLANNING 9/27/2017	APPROVED DESIGN 6/26/2019	PROPOSED FINAL 4/29/2020
CONSTRUCTION	$ -	$ 200,000	$ 600,000	$ 600,000	$ 155,500,000
DESIGN SERVICES	600,000	3,840,000	11,250,000	11,250,000	16,500,000
TELECOMMUNICATIONS	20,000	-	-	-	1,750,000
FURNITURE, FIXTURES AND EQUIPMENT	20,000	-	-	-	12,000,000
CONSTRUCTION ADMINISTRATION	100,000	300,000	600,000	600,000	4,000,000
OTHER AE SERVICES (including Project Management)	125,000	150,000	850,000	850,000	8,000,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	3,000,000
ENVIRONMENTAL	-	-	150,000	150,000	1,500,000
INSURANCE AND LEGAL	5,000	7,500	20,000	20,000	50,000
MISCELLANEOUS	-	2,500	30,000	30,000	200,000
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	$ 870,000	$ 4,500,000	$13,500,000	$13,500,000	$ 202,500,000
PROJECT CONTINGENCY	130,000	500,000	1,500,000	1,500,000	17,500,000
TOTAL BUDGETED EXPENDITURES	$ 1,000,000	$ 5,000,000	$15,000,000	$15,000,000	$ 220,000,000
SOURCE(S) OF FUNDING*					
UCONN 2000 BOND FUNDS	$ 1,000,000	$ 5,000,000	$15,000,000	$15,000,000	$ 220,000,000
TOTAL BUDGETED FUNDING	$ 1,000,000	$ 5,000,000	$15,000,000	$15,000,000	$ 220,000,000

* 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.

BOT 4.29.20

901802

ACADEMIC AND RESEARCH FACILITIES – STEM RESEARCH CENTER SCIENCE 1
Project Budget (FINAL)
April 29, 2020

Site Plan

View from the Woodland Walk at the East

North Elevation

South Elevation

UCONN
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June 26, 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 Academic and Research Facilities – STEM Research Center Science 1 (Design: $15,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $15,000,000, previously approved for the Revised Planning Phase as detailed in the attached project budget, for Academic and Research Facilities – STEM Research Center Science 1 project, for Planning and 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 $15,000,000 in UCONN 2000 bond funds for the Academic and Research Facilities – STEM Research Center Science 1 project."

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 new Science Quad district will be built in phases on the large area of undeveloped land located within a five minute walk to the core of central campus. The first funded project is Academic and Research Facilities – STEM Research Center Science 1, an approximately 200,000 GSF research facility that will be designed to meet both the current and future programmatic requirements of the University of Connecticut as it seeks to balance the anticipated rise in student enrollment in STEM programs with future research needs.

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The Board approved an initial expenditure amount of $1,000,000 in November 2013 for the planning and feasibility analysis of the STEM Research Center Science 1. The Board approved an amended amount of $5,000,000 in June 2016 and $15,000,000 in September 2017 for the planning and design of the STEM Research Center Science 1.

The Academic and Research Facilities – STEM Research Center Science 1 is currently in the Design Phase. Planning began in Winter 2015, conceptual design was completed in May 2017 and construction documents will be bid in Fall 2019. Construction is anticipated to begin in Spring 2020 and to be complete in Summer 2022. It is anticipated that the project will be constructed under a Project Labor Agreement.

The Academic and Research Facilities – STEM Research Center Science 1 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 anticipated total cost of the project will be in the range of $225,000,000 to $250,000,000.

The project will be constructed utilizing a Project Labor Agreement.

The Design Phase Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: ACADEMIC AND RESEARCH FACILITIES - STEM RESEARCH CENTER SCIENCE 1

BUDGETED EXPENDITURES	APPROVED PLANNING 11/13/2013	APPROVED REVISED PLANNING 6/29/2016	APPROVED REVISED PLANNING 9/27/2017	PROPOSED DESIGN 6/26/2019
CONSTRUCTION	$ -	$ 200,000	$ 600,000	$ 600,000
DESIGN SERVICES	600,000	3,840,000	11,250,000	11,250,000
TELECOMMUNICATIONS	20,000	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	20,000	-	-	-
CONSTRUCTION ADMINISTRATION	100,000	300,000	600,000	600,000
OTHER AE SERVICES (including Project Management)	125,000	150,000	850,000	850,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	-	-	150,000	150,000
INSURANCE AND LEGAL	5,000	7,500	20,000	20,000
MISCELLANEOUS	-	2,500	30,000	30,000
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	$ 870,000	$ 4,500,000	$ 13,500,000	$ 13,500,000
PROJECT CONTINGENCY	130,000	500,000	1,500,000	1,500,000
TOTAL BUDGETED EXPENDITURES	$ 1,000,000	$ 5,000,000	$ 15,000,000	$ 15,000,000
SOURCE(S) OF FUNDING*				
UCONN 2000 BOND FUNDS	$ 1,000,000	$ 5,000,000	$ 15,000,000	$ 15,000,000
TOTAL BUDGETED FUNDING	$ 1,000,000	$ 5,000,000	$ 15,000,000	$ 15,000,000

* 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.

BOT 6.26.19
901802

ACADEMIC AND RESEARCH FACILITIES – STEM RESEARCH CENTER SCIENCE 1
Project Budget (DESIGN)
June 26, 2019

Site Plan

View from the Woodland Walk at the East

North Elevation

South Elevation

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September 27, 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 Academic and Research Facilities – STEM Research Center Science 1 (Revised Planning: $15,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of $15,000,000 for Academic and Research Facilities – STEM Research Center Science 1 for Planning and Design.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the Revised Planning Budget of $15,000,000 in UCONN 2000 bond funds for the Academic and Research Facilities – STEM Research Center Science 1 project."

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 new quad district will be built in phases on the large area of undeveloped land located within a five minute walk to the core of central campus. The first funded project is Academic and Research Facilities – STEM Research Center Science 1, an approximately 200,000 GSF research facility that will be designed to meet both the current and future programmatic requirements of the University of Connecticut as it seeks to balance the anticipated rise in student enrollment in STEM programs with future research needs.

The Board approved an initial expenditure amount of $1,000,000 in November 2013 for the planning and feasibility analysis of the STEM Research Center Science 1. The Board approved

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an amended amount of $5,000,000 in June 2016 for the planning and schematic design of the STEM Research Center Science 1.

The Academic and Research Facilities – STEM Research Center Science 1 is currently in the Planning Phase. Planning began in Winter 2015, conceptual design was completed in May 2017 and construction documents will be bid in Winter 2019. Construction is anticipated to begin in Spring 2019 and to be complete in Summer 2021. It is anticipated that the project will be constructed under a Project Labor Agreement.

The Academic and Research Facilities – STEM Research Center Science 1 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 anticipated total cost of the project will be in the range of $225,000,000 to $250,000,000.

The Revised Planning Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED PLANNING

PROJECT NAME: ACADEMIC AND RESEARCH FACILITIES - STEM RESEARCH CENTER SCIENCE 1

BUDGETED EXPENDITURES	APPROVED PLANNING 11/13/2013	APPROVED REVISED PLANNING 6/29/2016	PROPOSED REVISED PLANNING 9/27/2017
CONSTRUCTION	$ -	$ 200,000	$ 600,000
DESIGN SERVICES	600,000	3,840,000	11,250,000
TELECOMMUNICATIONS	20,000	-	-
FURNITURE, FIXTURES AND EQUIPMENT	20,000	-	-
CONSTRUCTION ADMINISTRATION	100,000	300,000	600,000
OTHER AE SERVICES (including Project Management)	125,000	150,000	850,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	150,000
INSURANCE AND LEGAL	5,000	7,500	20,000
MISCELLANEOUS	-	2,500	30,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	$ 870,000	$ 4,500,000	$ 13,500,000
PROJECT CONTINGENCY	130,000	500,000	1,500,000
TOTAL BUDGETED EXPENDITURES	$ 1,000,000	$ 5,000,000	$ 15,000,000
SOURCE(S) OF FUNDING			
UCONN 2000 BOND FUNDS	$ 1,000,000	$ 5,000,000	$ 15,000,000
TOTAL BUDGETED FUNDING	$ 1,000,000	$ 5,000,000	$ 15,000,000

BOT 9.27.17

901802

ACADEMIC AND RESEARCH FACILITIES – STEM RESEARCH CENTER SCIENCE 1
Project Budget (REVISED PLANNING)
September 27, 2017

Northwest Science Quad Conceptual Site Plan

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June 29, 2016

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 Academic and Research Facilities – STEM Research Center Science 1 (Revised Planning: $5,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of $5,000,000 for Academic and Research Facilities – STEM Research Center Science 1 for Planning and Design.

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 new quad district will be built in phases on the large area of undeveloped land located within a five minute walk to the core of central campus. The first funded project is Academic and Research Facilities – STEM Research Center Science 1, a 200,000 GSF research facility that will be designed to meet both the current and future programmatic requirements of the University of Connecticut as it seeks to balance the anticipated rise in student enrollment in STEM programs with future research needs.

The Academic and Research Facilities – STEM Research Center Science 1 is currently in the Planning Phase. Planning began in Winter 2015 and construction documents will be bid in Spring 2018. Construction is anticipated to begin in Summer 2018 and to be complete in Summer 2020.

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The Academic and Research Facilities – STEM Research Center Science 1 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 total cost of the project will be in the range of $225,000,000 to $250,000,000.

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

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED PLANNING**

PROJECT NAME: **ACADEMIC AND RESEARCH FACILITIES - STEM RESEARCH CENTER SCIENCE 1**

BUDGETED EXPENDITURES	**APPROVED PLANNING 11/13/2013**	**PROPOSED REVISED PLANNING 6/29/2016**
CONSTRUCTION	$ -	$ 200,000
DESIGN SERVICES	600,000	3,840,000
TELECOMMUNICATIONS	20,000	-
FURNITURE, FIXTURES AND EQUIPMENT	20,000	-
CONSTRUCTION ADMINISTRATION	100,000	300,000
OTHER AE SERVICES (including Project Management)	125,000	150,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	5,000	7,500
MISCELLANEOUS	-	2,500
OTHER SOFT COSTS	-	-
SUBTOTAL	$ 870,000	$ 4,500,000
PROJECT CONTINGENCY	130,000	500,000
TOTAL BUDGETED EXPENDITURES	$ 1,000,000	$ 5,000,000
SOURCE(S) OF FUNDING		
UCONN 2000 GO BONDS	$ 1,000,000	$ 5,000,000
TOTAL BUDGETED FUNDING	$ 1,000,000	$ 5,000,000

BOT 6.29.16
901802

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November 13, 2013

TO: Members of the Board of Trustees

FROM: Richard D. Gray
Executive Vice President for Administration and Chief Financial Officer

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

RE: Project Budget for Academic and Research Facilities – New Science, Technology, Engineering, and Math (STEM) Research Center (Planning: $1,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of $1,000,000 for the programming, planning and concept design of a new STEM Research Center.

BACKGROUND:

The purpose of this project is to initiate the programming, planning and concept design for the first new research facility built under the Next Generation Connecticut program.

This building is a keystone in the effort to fulfill the mandates of Next Generation Connecticut. As envisioned, the facility would be an approximate 350,000 gross square foot building that would provide critical new research facilities for the existing and new STEM faculty. Just as important, the new construction would provide essential swing laboratory space for the renovation of existing laboratory facilities.

The initial allocation will allow the University to solicit and commission an experienced design architect commensurate with the investment in this signature building. The team will provide the University's administration the necessary information to make key decisions on the makeup of the building, the location and the opportunities presented to facilitate the remainder of the program. It is estimated that the building (or building complex) will take approximately five (5) years to complete.

The total cost of the project will be between $300,000,000 and $450,000,000.

This Planning Budget is attached for your consideration and approval.

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CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

PROJECT NAME: ACADEMIC AND RESEARCH FACILITIES - STEM RESEARCH CENTER

BUDGETED EXPENDITURES		**PROPOSED PLANNING 11/13/2013**
CONSTRUCTION	$	-
DESIGN SERVICES		600,000
TELECOMMUNICATIONS		20,000
FURNITURE, FIXTURES AND EQUIPMENT		20,000
CONSTRUCTION ADMINISTRATION		100,000
OTHER AE SERVICES (including Project Management)		125,000
ART		-
RELOCATION		-
ENVIRONMENTAL		-
INSURANCE AND LEGAL		5,000
MISCELLANEOUS		-
OTHER SOFT COSTS		-
SUBTOTAL	$	870,000
PROJECT CONTINGENCY		130,000
TOTAL BUDGETED EXPENDITURES	$	1,000,000
SOURCE(S) OF FUNDING		
UCONN 2000 PHASE III	$	1,000,000
TOTAL BUDGETED FUNDING	$	1,000,000

BOT 11.13.13
901802