

September 17, 2025

TO: Members of the Board of Trustees

FROM: Reka Wrynn *Reka Wrynn*  
Interim Vice President for Finance

RE: Project Budget for Northwest Residential Area – Thermal Comfort Improvements (Revised Final: \$22,750,000)

**RECOMMENDATION:**

That the Board of Trustees approve the Revised Final Budget of \$22,750,000 as detailed in the attached project budget for the Northwest Residential Area – Thermal Comfort Improvements project. This reflects an increase of \$16,000,000 to the previously approved Final Budget of \$6,750,000 for Phase 2 of construction. 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 \$22,750,000 in University Funds for the Northwest Residential Area – Thermal Comfort Improvements project.”

**BACKGROUND:**

The Northwest Residential Area is located on the north side of campus adjacent to North Eagleville Road. The Northwest Area houses over 1,200 students and is considered a traditional-style residence community. The intent of this project is to add cooling systems to all residential floors in the buildings to improve the thermal comfort in student rooms to promote the student success journey.

Currently, fewer than 40% of the residence halls on the Storrs campus are air conditioned. By upgrading these facilities, the project not only improves year-round livability but also enables more effective use of the buildings during the summer months—supporting university programs and revenue-generating opportunities such as summer housing, conferences, and events.

The project will convert the buildings to a dual-temperature system with automatic heating and cooling switchover. While the ground floors of these buildings already have some cooling infrastructure in place, and underground chilled water lines are already available, full air conditioning will be added to upper residential floors.

Phase I of the project, which includes Rogers Hall and Terry Hall, is on track for construction completion by the end of 2025. Phase II proposes the addition of air conditioning systems in the remaining 4 dorm buildings in the Northwest Residential Area. Phase II construction may occur over multiple summer periods based on contractor availability.

The Revised Final Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**        **REVISED FINAL**

**PROJECT NAME:**        **NORTHWEST RESIDENTIAL AREA - THERMAL COMFORT IMPROVEMENTS**

<b><u>BUDGETED EXPENDITURES</u></b>	<b><u>APPROVED PLANNING 8/13/2024</u></b>	<b><u>APPROVED DESIGN 10/30/2024</u></b>	<b><u>APPROVED FINAL 12/11/2024</u></b>	<b><u>PROPOSED REVISED FINAL 9/17/2025</u></b>
PRC				
CONSTRUCTION	\$ -	\$ -	\$ 5,350,000	\$ 19,250,000
DESIGN SERVICES	250,000	700,000	800,000	912,500
TELECOMMUNICATIONS	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER A/E SERVICES (including Project Management)	-	-	-	700,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	-	-	-	-
INSURANCE AND LEGAL	-	10,000	10,000	20,000
MISCELLANEOUS	-	10,000	10,000	20,000
OTHER SOFT COSTS	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 250,000</b>	<b>\$ 720,000</b>	<b>\$ 6,170,000</b>	<b>\$ 20,902,500</b>
PROJECT CONTINGENCY	30,000	80,000	580,000	1,847,500
<b>TOTAL BUDGETED EXPENDITURES</b>	<b><u>\$ 280,000</u></b>	<b><u>\$ 800,000</u></b>	<b><u>\$ 6,750,000</u></b>	<b><u>\$ 22,750,000</u></b>
<b><u>SOURCE(S) OF FUNDING*</u></b>				
UNIVERSITY FUNDS	<u>\$ 280,000</u>	<u>\$ 800,000</u>	<u>\$ 6,750,000</u>	<u>\$ 22,750,000</u>
<b>TOTAL BUDGETED FUNDING</b>	<b><u>\$ 280,000</u></b>	<b><u>\$ 800,000</u></b>	<b><u>\$ 6,750,000</u></b>	<b><u>\$ 22,750,000</u></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.

NORTHWEST RESIDENTIAL AREA –  
THERMAL COMFORT IMPROVEMENTS  
Project Budget (REVISED FINAL)  
September 17, 2025



December 11, 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 Northwest Residential Area – Thermal Comfort Improvements  
(Final: \$6,750,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$6,750,000 as detailed in the attached project budget for the Northwest Residential Area – Thermal Comfort Improvements project. This reflects an increase of \$5,950,000 to the previously approved Design budget of \$800,000. 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 \$6,750,000 in University Funds for the Northwest Residential Area-Thermal Comfort Improvements project.”

BACKGROUND:

The Northwest Residential Area is located on the north side of campus adjacent to North Eagleville Road. The Northwest Area houses over 1,200 students and is considered a traditional-style residence community. The intent of this project is to add cooling systems to all residential floors in the buildings to improve the thermal comfort in student rooms to promote the student success journey. Currently, fewer than 40% of the residence halls on the Storrs campus are air conditioned. This project aims to aid in the student success journey by allowing the buildings to be better utilized during the summer months.

The project will convert the buildings to dual temperature with automatic heating/cooling switchover. The ground floor of each building already has some cooling capacity and there are existing underground chilled water lines to each building already. The current project request includes full design and construction of the air conditioning systems for two (2) of the six (6) buildings, and the cost of adding air conditioning to the balance of the buildings will be submitted in a future funding request.

The Final Budget is attached for your information.

**Attachment**

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**        **FINAL**

**PROJECT NAME:**        **NORTHWEST RESIDENTIAL AREA - THERMAL COMFORT  
IMPROVEMENTS**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 8/13/2024</u>	<u>APPROVED DESIGN 10/30/2024</u>	<u>PROPOSED FINAL 12/11/2024</u>
	PRC		
CONSTRUCTION	\$ -	\$ -	\$ 5,350,000
DESIGN SERVICES	250,000	700,000	800,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER A/E SERVICES (including Project Management)	-	-	-
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	10,000	10,000
MISCELLANEOUS	-	10,000	10,000
OTHER SOFT COSTS	-	-	-
<b>SUBTOTAL</b>	<b>\$ 250,000</b>	<b>\$ 720,000</b>	<b>\$ 6,170,000</b>
PROJECT CONTINGENCY	30,000	80,000	580,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 280,000</b>	<b>\$ 800,000</b>	<b>\$ 6,750,000</b>
 <b><u>SOURCE(S) OF FUNDING*</u></b>			
UNIVERSITY FUNDS	\$ 280,000	\$ 800,000	\$ 6,750,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 280,000</b>	<b>\$ 800,000</b>	<b>\$ 6,750,000</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.

# NORTHWEST RESIDENTIAL AREA – THERMAL COMFORT IMPROVEMENTS

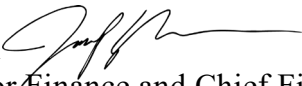
Project Budget (FINAL)

DECEMBER 11, 2024



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 Northwest Residential Area – Thermal Comfort  
Improvements (Design \$800,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$800,000 as detailed in the attached project budget for the Northwest Residential Area – Thermal Comfort Improvements project. This reflects an increase of \$520,000 to the previously approved Planning budget of \$280,000. 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 \$800,000 in University Funds for the Design Phase of the Northwest Residential Area – Thermal Comfort Improvements project.”

BACKGROUND:

The Northwest Residential Area is located on the north side of campus adjacent to North Eagleville Road. The Northwest Quad area houses over 1,000 students and is considered a traditional-style residence community. The intent of this project is to add cooling systems to floors 2 through 4 in the 6 buildings of the Northwest Residential Area to improve the thermal comfort in student rooms to promote the student success journey. The campus has less than 40% of its residence halls cooled and this project will allow the buildings to be better utilized in the summer.

The design will convert the buildings to dual temperature with automatic heating/cooling switchover. The ground floor of each building already has some cooling ability and there are existing underground chilled water lines to each building. The project includes mechanical engineering, electrical engineering, plumbing engineering, structural engineering, architectural assistance, hazmat assessment and cost estimating.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:        DESIGN**

**PROJECT NAME:        NORTHWEST RESIDENTIAL AREA - THERMAL COMFORT IMPROVEMENTS**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 8/13/2024</u>	<u>PROPOSED DESIGN 10/30/2024</u>
	PRC	
CONSTRUCTION	\$ -	\$ -
DESIGN SERVICES	250,000	700,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER A/E SERVICES (including Project Management)	-	-
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	10,000
MISCELLANEOUS	-	10,000
OTHER SOFT COSTS	-	-
<b>SUBTOTAL</b>	<b>\$ 250,000</b>	<b>\$ 720,000</b>
PROJECT CONTINGENCY	30,000	80,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 280,000</b>	<b>\$ 800,000</b>
<u><b>SOURCE(S) OF FUNDING*</b></u>		
UNIVERSITY FUNDS	\$ 280,000	\$ 800,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 280,000</b>	<b>\$ 800,000</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.

NORTHWEST RESIDENTIAL AREA – THERMAL COMFORT  
IMPROVEMENTS  
Project Budget (DESIGN)  
October 30, 2024

