

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 B4 Steam Vault and Line Exigent Repair (Revised Final:
\$7,700,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$7,700,000 as detailed in the attached project budget, for the B4 Steam Vault and Line Exigent Repair project, for procuring services and contracts, and completing design and construction, in accordance with Procurement's Policy and Procedure for Exigent Projects. The Administration recommends that the Board of Trustees adopt the Resolution below. The increase in cost is related primarily to construction escalation.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$5,500,000 in University funds and \$2,200,000 in UCONN 2000 bond funds and the use of exigent procedures to procure services and contracts, design and construct repairs and replacements for the B4 Steam Vault and Line Exigent Repair project."

BACKGROUND:

The University recently experienced a failure in one or more of the steam system components within the existing B4 steam vault and lines located on the Central Utility Plant access road off Glenbrook Road. A feasibility study for the vault and steam system replacement has been completed, which also includes extending new direct-buried steam piping from the Cogeneration Facility through the existing north utility tunnel to the B4 vault. The feasibility study provided conceptual site plans, narratives for the replacement and removal of the failed steam vault, and development of a conceptual estimate for the construction cost. This project will be performed under the Exigent Project process due to the critical nature of this piece of infrastructure. A

steam system failure at this location poses a public safety hazard and has the additional potential of disrupting services to extensive portions of the campus for extended periods of time. Emergency measures (not included in this request) were taken in response to the conditions and included the isolation of the failed components in the B4 Steam Vault, redirection of steam flow to serve areas west of the B4 Steam Vault, preparations made for temporary steam generators to provide steam to Engineering II and Bronwell, diversion of condensate flow to other drains, and attaining early commitments for replacement steam and condensate vaults and components due to ongoing national supply chain issues and the long-lead times involved.

In accordance with the engineer's recommendations, this project will replace the steam and condensate return lines as expeditiously as possible and this resolution notes the approval on March 30, 2022 of an Exigent Procurement to ensure that the work is completed in the shortest possible time frame. It is not feasible to use a traditional procurement process, exigent procurement services are required due to the long lead time with manufacturing and delivery of the steam vault and pipes and to secure the necessary services to align with the arrival of the components and timetable for the replacements.

The Connecticut General Statutes generally require the University to competitively procure its contracts, except in cases of emergency and need for exigent procedures. The approval of the exigent procedure for design and construction and engagement of Whiting-Turner as the Construction Manager for the B4 Steam Vault and Line Exigent Repair project is in accordance with Procurement's Policy and Procedure for Exigent Projects as Whiting Turner is currently under contract with the University as Construction Manager on the adjacent Gant Building Renovation project and has significant experience in this type of work. BVH Engineers is engaged for design under their existing on-call framework contract to undertake inspections, condition assessments, the vault structure and new steam line repairs and replacements.

The B4 Steam Vault and Line Exigent Repair project is estimated to be complete by the Fall 2022.

The proposed Revised Final Budget is based on additional field investigations and cost information that has been prepared by Whiting Turner.

The Revised Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED FINAL**

PROJECT NAME: **B4 STEAM VAULT and LINE EXIGENT REPAIR**

	APPROVED PLANNING 2/3/2022	APPROVED DESIGN 2/24/2022	APPROVED FINAL 3/30/2022	PROPOSED REVISED FINAL 6/29/2022
<u>BUDGETED EXPENDITURES</u>	PRC	PRC		
CONSTRUCTION	\$ -	\$ -	\$ 3,600,000	\$ 5,500,000
DESIGN SERVICES	50,000	350,000	350,000	540,000
TELECOMMUNICATIONS	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	15,000	194,000	236,000
OTHER AE SERVICES (including Project Management)	-	15,000	242,000	310,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	25,000	25,000	149,000	149,000
INSURANCE AND LEGAL	5,000	5,000	10,000	10,000
MISCELLANEOUS	-	-	5,000	5,000
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 80,000	\$ 410,000	\$ 4,550,000	\$ 6,750,000
PROJECT CONTINGENCY	20,000	65,000	950,000	950,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 100,000</u>	<u>\$ 475,000</u>	<u>\$ 5,500,000</u>	<u>\$ 7,700,000</u>
<u>SOURCE(S) OF FUNDING</u>				
UNIVERSITY FUNDS	\$ 100,000	\$ 475,000	\$ 5,500,000	\$ 5,500,000
UCONN 2000 BOND FUNDS	-	-	-	2,200,000
TOTAL BUDGETED FUNDING	<u>\$ 100,000</u>	<u>\$ 475,000</u>	<u>\$ 5,500,000</u>	<u>\$ 7,700,000</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.

March 30, 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 B4 Steam Vault and Line Exigent Repair (Final: \$5,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$5,500,000 as detailed in the attached project budget, for the B4 Steam Vault and Line Exigent Repair project, for procuring services and contracts, and completing design and construction, in accordance with Procurement's Policy and Procedure for Exigent Projects. 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 \$5,500,000 in University funds and the use of exigent procedures to procure services and contracts, design and construct repairs and replacements for the B4 Steam Vault and Line Exigent Repair project.”

BACKGROUND:

The University recently experienced a failure in one or more of the steam system components within the existing B4 steam vault and lines located on the Central Utility Plant access road off Glenbrook Road. A feasibility study for the vault and steam system replacement has been completed, which also includes extending new direct-buried steam piping from the Cogeneration Facility through the existing north utility tunnel to the B4 vault. The feasibility study provided conceptual site plans, narratives for the replacement and removal of the failed steam vault, and development of a conceptual estimate for the construction cost. This project will be performed under the Exigent Project process due to the critical nature of this piece of infrastructure.

The University has been advised by its consultant engineer that the steam and condensate return pipes should be replaced as expeditiously as possible to avoid similar failures. A steam system

failure at this location poses a public safety hazard and has the additional potential of disrupting services to extensive portions of the campus for extended periods of time.

Emergency measures (not included in this request) have already been taken in response to the conditions and include the isolation of the failed components in the B4 Steam Vault, redirection of steam flow to serve areas west of the B4 Steam Vault, preparations made for temporary steam generators to provide steam to Engineering II and Bronwell, diversion of condensate flow to other drains, and attaining early commitments for replacement steam and condensate vaults and components due to ongoing national supply chain issues and the long-lead times involved.

In accordance with the engineer's recommendations, this project intends to replace the steam and condensate return lines as expeditiously as possible and seeks approval of an Exigent Procurement to ensure that the work is completed in the shortest possible time frame. An exigent construction approach is necessary to secure the work and ancillary services to support the installation of the new steam vault and pipes. Exigent procurement services are required due to the long lead time with manufacturing and delivery. It is not feasible to use a traditional procurement process, involving the pre-qualification and subsequent bidding for the construction services, to secure the necessary services to align with the arrival of the components and timetable for the replacements.

The Connecticut General Statutes generally require the University to competitively procure its contracts, except in cases of emergency and need for exigent procedures. This request for approval of the exigent procedure for design and construction and engagement of Whiting-Turner for the B4 Steam Vault and Line Exigent Repair project is in accordance with Procurement's Policy and Procedure for Exigent Projects. Whiting-Turner will be utilized as the construction manager on an exigent basis to undertake the repair and replacement work. Whiting Turner is currently under contract with the University as Construction Manager on the adjacent Gant Building Renovation project and has significant experience in this type of work. BVH will be engaged for design under their existing on-call framework contract to undertake inspections, condition assessments, the vault structure and new steam line repairs and replacements.

The B4 Steam Vault and Line Exigent Repair project is currently in the planning phase and is estimated to be complete by the Fall 2022.

The proposed Final Budget is based on preliminary engineering estimates. The project will be resubmitted to the Board of Trustees for additional approvals if costs are projected to exceed these preliminary estimates.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

PROJECT NAME: **B4 STEAM VAULT and LINE EXIGENT REPAIR**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 2/3/2022</u>	<u>APPROVED DESIGN 2/24/2022</u>	<u>PROPOSED FINAL 3/30/2022</u>
	PRC	PRC	
CONSTRUCTION	\$ -	\$ -	\$ 3,600,000
DESIGN SERVICES	50,000	350,000	350,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	15,000	194,000
OTHER AE SERVICES (including Project Management)	-	15,000	242,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	25,000	25,000	149,000
INSURANCE AND LEGAL	5,000	5,000	10,000
MISCELLANEOUS	-	-	5,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 80,000	\$ 410,000	\$ 4,550,000
PROJECT CONTINGENCY	20,000	65,000	950,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 100,000</u>	<u>\$ 475,000</u>	<u>\$ 5,500,000</u>
<u>SOURCE(S) OF FUNDING</u>			
UNIVERSITY FUNDS	<u>\$ 100,000</u>	<u>\$ 475,000</u>	<u>\$ 5,500,000</u>
TOTAL BUDGETED FUNDING	<u>\$ 100,000</u>	<u>\$ 475,000</u>	<u>\$ 5,500,000</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.