

August 3, 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 Gilbert Road Site Preparation (Final: \$6,600,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$6,600,000, as detailed in the attached project budget, for the Gilbert Road Site Preparation project, for 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 \$6,600,000 in UCONN 2000 Bond funds for the Gilbert Road Site Preparation project.”

BACKGROUND:

This project prepares the area along Gilbert Road for the construction of the South Campus Residence Hall. In addition to trees, sidewalks and other site features, the footprint of the new building is in conflict with an existing house at 4 Gilbert Road. The house was constructed circa 1917 as faculty housing and is a remnant of the University's row housing that was on the perimeter of the original campus. However, due to overall campus growth, the house is now in a more densely populated area, surrounded by larger collegiate structures. Because of its small size, it is not suitable for the majority of academic uses. Seven of nine remaining faculty houses were demolished in 2016 to facilitate campus development of the Student Recreation Center and the South Campus Commons.

The Final Phase of this project will consist of the relocation, renovation and site restoration for this house.

The estimated total project cost is based on a third-party estimate depicting the final location option and assumed restoration scope along Gilbert Road. Given the hyper-inflationary market conditions, the final cost may vary depending on the bid coverage and values.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **FINAL**

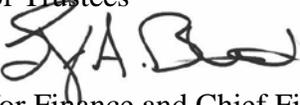
PROJECT NAME: **GILBERT ROAD SITE PREPARATION**

	APPROVED PLANNING 10/22/2021	APPROVED DESIGN 3/15/2022	APPROVED REVISED DESIGN 3/30/2022	PROPOSED FINAL 8/3/2022
<u>BUDGETED EXPENDITURES</u>	<u>PRC</u>	<u>PRC</u>		
CONSTRUCTION	\$ -	\$ -	\$ 50,000	\$ 4,625,000
DESIGN SERVICES	300,000	375,000	925,000	945,000
TELECOMMUNICATIONS	-	-	-	50,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	70,000
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)	15,000	20,000	37,500	228,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	30,000	30,000	130,000	30,000
INSURANCE AND LEGAL	5,000	5,000	5,000	5,000
MISCELLANEOUS	-	-	-	-
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 350,000	\$ 430,000	\$ 1,147,500	\$ 5,953,000
PROJECT CONTINGENCY	50,000	65,000	102,500	647,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 400,000</u>	<u>\$ 495,000</u>	<u>\$ 1,250,000</u>	<u>\$ 6,600,000</u>
<u>SOURCE(S) OF FUNDING*</u>				
UCONN 2000 BOND FUNDS	<u>\$ 400,000</u>	<u>\$ 495,000</u>	<u>\$ 1,250,000</u>	<u>\$ 6,600,000</u>
TOTAL BUDGETED FUNDING	<u>\$ 400,000</u>	<u>\$ 495,000</u>	<u>\$ 1,250,000</u>	<u>\$ 6,600,000</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 Gilbert Road Site Preparation (Revised Design: \$1,250,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Design Budget of \$1,250,000, as detailed in the attached project budget, for the Gilbert Road Site Preparation project for 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 \$1,250,000 in UConn 2000 Bond funds for the Revised Design Phase for the Gilbert Road Site Preparation project.”

BACKGROUND:

This project prepares the area along Gilbert Road for the future construction of the South Campus Residence Hall. In addition to trees, sidewalks and other site features, the footprint of the new building is in conflict with an existing house at 4 Gilbert Road. The house was constructed circa 1917 as faculty housing and is a remnant of the University's row housing that was on the perimeter of the original campus. However, due to overall campus growth, the house is now in a more densely populated area, surrounded by larger collegiate structures. Because of its small size, it is not suitable for the majority of academic uses. Seven of nine remaining faculty houses were allowed to be demolished in 2016 to facilitate campus development of the Student Recreation Center and the South Campus Commons.

The Revised Design Phase of this project will continue the development of options for this house and the site.

A final direction for the project is anticipated in late Spring and construction costs will be estimated based on the final option chosen.

The Revised Design Phase Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED DESIGN**

PROJECT NAME: **GILBERT ROAD SITE PREPARATION**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 10/22/2021</u>	<u>APPROVED DESIGN 3/15/2022</u>	<u>PROPOSED REVISED DESIGN 3/30/2022</u>
	PRC	PRC	
CONSTRUCTION	\$ -	\$ -	\$ 50,000
DESIGN SERVICES	300,000	375,000	925,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	15,000	20,000	37,500
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	30,000	30,000	130,000
INSURANCE AND LEGAL	5,000	5,000	5,000
MISCELLANEOUS	-	-	-
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 350,000	\$ 430,000	\$ 1,147,500
PROJECT CONTINGENCY	50,000	65,000	102,500
TOTAL BUDGETED EXPENDITURES	\$ 400,000	\$ 495,000	\$ 1,250,000
 <u>SOURCE(S) OF FUNDING</u>			
UCONN 2000 Bond Funds	\$ 400,000	\$ 495,000	\$ 1,250,000
TOTAL BUDGETED FUNDING	\$ 400,000	\$ 495,000	\$ 1,250,000

* 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.