



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 Residential Life Facilities: South Campus Residence Hall  
(Final: \$215,000,000)

**RECOMMENDATION:**

That the Board of Trustees approve the Final Budget of \$215,000,000, as detailed in the attached project budget, for the Residential Life Facilities: South Campus Residence Hall project, for Construction. A new South Campus Residence Hall has been identified as a critical building to support life transformative education and to prepare students to become valuable residents of the State of Connecticut and members of its workforce. 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 \$76,000,000 in UCONN 2000 bond funds, \$124,000,000 in Revenue Bond Funds, and \$15,000,000 in University Funds for the Residential Life Facilities: South Campus Residence Hall project.”

**BACKGROUND:**

In light of the forthcoming University Strategic Plan, student housing recommendations, and University-wide sustainability initiatives, the University intends to engage the services of a Design-Build team to finalize construction documents and commence construction of a new South Campus Residence Hall. The new facility will create much-needed swing space for the housing rehabilitation and replacement program and address a shortage in suite-style housing on the campus. This construction budget includes a Guaranteed Maximum Price (GMP) contract based upon received bids. The building will conform to Connecticut High Performance Building regulations and will be registered as a LEED project, with a target goal of LEED Gold.

The Final Budget is attached for your information.

**Attachment**

## CAPITAL PROJECT BUDGET REPORTING FORM

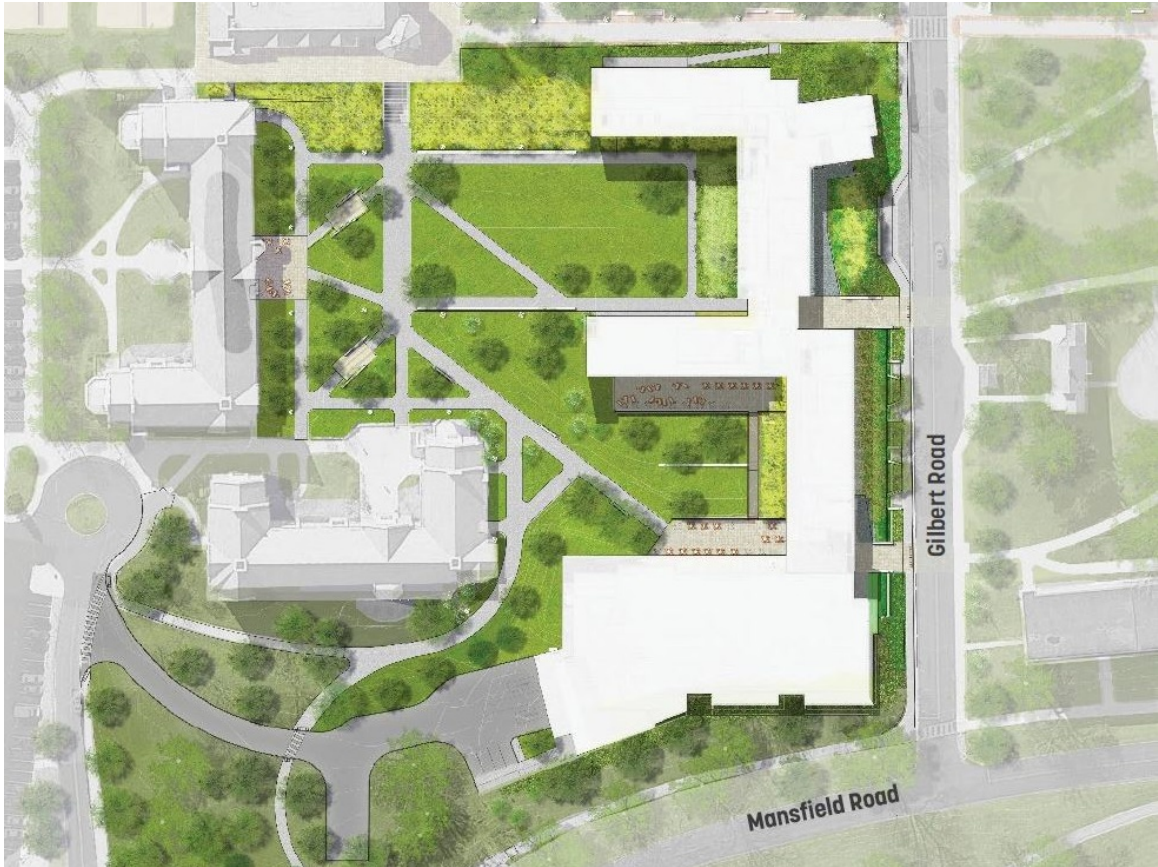
**TYPE BUDGET: FINAL**

**PROJECT NAME: RESIDENTIAL LIFE FACILITIES: SOUTH CAMPUS RESIDENCE HALL**

<u>BUDGETED EXPENDITURES</u>	<b>APPROVED PLANNING 12/9/2020</b>	<b>APPROVED DESIGN 12/8/2021</b>	<b>PROPOSED FINAL 8/3/2022</b>
CONSTRUCTION	\$ 20,000	\$ 50,000	\$175,000,000
DESIGN SERVICES	420,000	5,500,000	7,350,000
TELECOMMUNICATIONS	-	-	1,150,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	2,400,000
CONSTRUCTION ADMINISTRATION	-	-	2,000,000
OTHER AE SERVICES (including Project Management)	30,000	200,000	7,700,000
ART	-	-	1,750,000
RELOCATION	-	-	50,000
ENVIRONMENTAL	200,000	200,000	300,000
INSURANCE AND LEGAL	15,000	25,000	50,000
MISCELLANEOUS	-	-	250,000
OTHER SOFT COSTS	-	-	-
<b>SUBTOTAL</b>	<b>\$ 685,000</b>	<b>\$ 5,975,000</b>	<b>\$198,000,000</b>
PROJECT CONTINGENCY	115,000	525,000	17,000,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 800,000</b>	<b>\$ 6,500,000</b>	<b>\$215,000,000</b>
<b><u>SOURCE(S) OF FUNDING*</u></b>			
UCONN 2000 BOND FUNDS	\$ 800,000	\$ 6,500,000	\$ 76,000,000
REVENUE BOND FUNDS			124,000,000
UNIVERSITY FUNDS			15,000,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 800,000</b>	<b>\$ 6,500,000</b>	<b>\$215,000,000</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.

SOUTH CAMPUS RESIDENCE HALL  
Project Budget (FINAL)  
August 3, 2022



December 8, 2021

TO: Members of the Board of Trustees

FROM: Andrew Agwunobi, MD, MBA  
Interim President | University of Connecticut  
Chief Executive Officer | UConn Health



RE: Project Budget for Residential Life Facilities: South Campus Residence Hall  
(Design: \$6,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$6,500,000 as detailed in the attached project budget, for the Design Phase and commencement of Bridging Documents for the Residential Life Facilities: South Campus Residence Hall and related utility infrastructure and landscape improvements. 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 \$6,500,000 in UCONN 2000 bond funds for the Design Phase for the Residential Life Facilities: South Campus Residence Hall and related utility infrastructure and landscape improvements.”

BACKGROUND:

In light of the forthcoming University Strategic Plan and DRAFT Housing Master Plan, the University has engaged the services of a design team to complete concept design and prepare Bridging Documents to procure a Design /Build team for construction of the South Campus Residence Hall and related utility infrastructure and landscape improvements. The new South Campus Residence Hall has been identified as a critical building to support life transformative education and prepare students to become valuable residents of the State of Connecticut and members of its workforce. The new building will also create much-needed swing space for the anticipated follow-on housing rehabilitation and replacement program.

This Design budget includes costs for the Design Phase and preparation of the associated Bridging Documents for bid. Additional funding will be required for the Design/Build Guaranteed Maximum Price (GMP) contract, early bid packages (if any) and subsequent construction of the project.

Simultaneously with the commencement of the Bridging Documents, the University has initiated the environmental and building permitting review process for the project.

The intent is that the project will conform to Connecticut High Performance Building regulations and will be registered as a LEED project, with a target goal of LEED Gold.

The Design Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: DESIGN**

**PROJECT NAME: RESIDENTIAL LIFE FACILITIES: SOUTH CAMPUS RESIDENCE HALL**


<u>BUDGETED EXPENDITURES</u>	<b>APPROVED PLANNING 12/9/2020</b>	<b>PROPOSED DESIGN 12/8/2021</b>
CONSTRUCTION	\$ 20,000	\$ 50,000
DESIGN SERVICES	420,000	5,500,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	30,000	200,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	200,000	200,000
INSURANCE AND LEGAL	15,000	25,000
MISCELLANEOUS	-	-
OTHER SOFT COSTS	-	-
<b>SUBTOTAL</b>	<b>\$ 685,000</b>	<b>\$ 5,975,000</b>
PROJECT CONTINGENCY	115,000	525,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 800,000</b>	<b>\$ 6,500,000</b>
<b><u>SOURCE(S) OF FUNDING*</u></b>		
UCONN 2000 BOND FUNDS	\$ 800,000	\$ 6,500,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 800,000</b>	<b>\$ 6,500,000</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.



December 9, 2020

TO: Members of the Board of Trustees

FROM: Scott A. Jordan   
Executive Vice President for Administration and Chief Financial Officer

Carl Lejuez   
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Residential Life Facilities: South Campus Residence Hall  
(Planning: \$800,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of \$800,000, as detailed in the attached project budget, for the concept design modification phase and commencement of the CEPA approval process for the Residential Life Facilities: South Campus Residence Hall and related utility infrastructure and landscape improvements. As part of a forthcoming University Housing Study and Master Plan, a new South Campus Residence Hall has been identified as a critical building to support life transformative education and prepare students to become valuable residents of the State of Connecticut and members of its workforce. 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 UCONN 2000 bond funds for the concept design modification phase and commencement of the CEPA approval process for the Residential Life Facilities: South Campus Residence Hall and related utility infrastructure and landscape improvements.”

BACKGROUND:

Bridging documents for a new 630 bed Residence Hall and dining hall, to be located in the South Campus in Storrs, were completed in mid-2015. After internal review by the University, a decision was made not to bid the documents for construction and to address other University priorities.

In light of the forthcoming University Strategic Plan, Housing Master Plan recommendations, and University-wide sustainability initiatives, the University intends to engage the services of the architect and design team to modify the original program and design of the Residence Hall. The new building will create much-needed swing space for the housing rehabilitation and replacement program.

This Planning budget includes costs for the concept design modification phase, and additional funding will be required to complete the design documents and construct the project. Simultaneously with the commencement of the design modification, the University will also commence the CEPA approval process for the project, which will take approximately one year.

When the scope of the project is finalized, and the initial programming and concept design modification phase is complete, an anticipated total project cost projection will be prepared.

The intent is that the project will conform to Connecticut High Performance Building regulations and will be registered as a LEED project, with a target goal of LEED Gold.

The Planning Budget is attached for your information.

Attachment

## **CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET: PLANNING**

**PROJECT NAME: RESIDENTIAL LIFE FACILITIES: SOUTH CAMPUS  
RESIDENCE HALL**

<b><u>BUDGETED EXPENDITURES</u></b>	<b><u>PROPOSED PLANNING 12/9/2020</u></b>
CONSTRUCTION	\$ 20,000
DESIGN SERVICES	420,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	30,000
ART	-
RELOCATION	-
ENVIRONMENTAL	200,000
INSURANCE AND LEGAL	15,000
MISCELLANEOUS	-
OTHER SOFT COSTS	-
<b>SUBTOTAL</b>	<b>\$ 685,000</b>
PROJECT CONTINGENCY	115,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b><u><u>\$ 800,000</u></u></b>
<b><u>SOURCE(S) OF FUNDING*</u></b>	
UCONN 2000 BOND FUNDS	<u>\$ 800,000</u>
<b>TOTAL BUDGETED FUNDING</b>	<b><u><u>\$ 800,000</u></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.

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