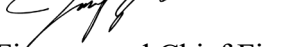


December 6, 2023

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 North and South Parking Garages Restoration, Phase 4  
(Revised Final: \$4,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$4,000,000 as detailed in the attached project budget, for North and South Parking Garages Restoration, Phases 1, 2, 3, & 4 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 \$4,000,000 in University Funds for North and South Parking Garages Restoration, Phases 1,2,3, & 4 project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

UConn owns two precast concrete parking garages on the Storrs Campus. The North Garage, adjacent to the Jorgensen Center for Performing Arts, is a five-level structure constructed in 1997. The South Garage, adjacent to the Harry A. Gampel Pavilion, is a six-level structure constructed in 2000. The University commissioned a condition assessment and structural evaluation for each structure, which concluded that, while both structures are in good condition, certain repairs were recommended. The University has used a phased approach to completing the repairs. This project entails the fourth phase of the repairs and focuses primarily on structural repairs in the North Garage, and to a lesser extent the South Garage.

This project has multiple phases. The current cost of the entire project is estimated at around \$5M. The priority of repairs dictates the sequence of work. The final budget for Phases 1, 2 and 3 was approved previously for \$3M. The final budget for Phase 4 is \$1M. The combined total is \$4M. The final budget for Phase 4 is based on the consultant’s preliminary opinion of construction costs during design.

Required repairs include the following:

- Replacement of joint sealants that have reached the end of their service life.
- Repair of deteriorated or damaged concrete on floors, beams, columns, walls, curbs.
- Repair and/or sealing of cracks using epoxy injection or other specified techniques.
- Repair or replacement of welded shear connectors.
- Repair or replacement of corroded beam supports.
- Miscellaneous cleaning and repairs of drainage system.
- Painting of miscellaneous surfaces and items.

The Final Budget is attached for information.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** NORTH AND SOUTH PARKING GARAGES RESTORATION, PHASES 1 THRU 4

<u>BUDGETED EXPENDITURES</u>	<u>PHASE 1 APPROVED PLANNING 2/24/2020</u>	<u>PHASE 1 APPROVED FINAL 10/28/2020</u>	<u>PHASES 1&amp;2 APPROVED FINAL 6/30/2021</u>	<u>PHASES 1,2&amp;3 APPROVED FINAL 12/7/2022</u>	<u>PHASES 1,2,3 &amp; 4 PROPOSED REVISED FINAL 12/6/2023</u>
	PRC				
CONSTRUCTION	\$ 728,000	\$ 728,000	\$ 1,456,000	\$ 2,256,000	\$ 3,000,560
DESIGN SERVICES	172,000	172,000	344,000	444,000	599,440
TELECOM	-	-	-	-	-
EQUIPMENT ETC	-	-	-	-	-
CONSTRUCTION ADMIN	-	-	-	-	-
OTHER AE (inc PM)	-	-	-	-	-
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-
INSURANCE & LEGAL	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-
OTHER SOFT COSTS	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 900,000</b>	<b>\$ 900,000</b>	<b>\$ 1,800,000</b>	<b>\$ 2,700,000</b>	<b>\$ 3,600,000</b>
PROJECT CONTINGENCY	100,000	100,000	200,000	300,000	400,000
<b>TOTAL BUDGETED</b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 2,000,000</u></b>	<b><u>\$ 3,000,000</u></b>	<b><u>\$ 4,000,000</u></b>
<b><u>SOURCE(S) OF FUNDING*</u></b>					
UNIVERSITY FUNDS	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>	<u>\$ 2,000,000</u>	<u>\$ 3,000,000</u>	<u>\$ 4,000,000</u>
<b>TOTAL BUDGETED FUNDING</b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 2,000,000</u></b>	<b><u>\$ 3,000,000</u></b>	<b><u>\$ 4,000,000</u></b>

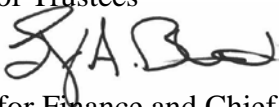
\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

NORTH & SOUTH PARKING GARAGES RESTORATION,  
PHASE 4  
Project Budget (REVISED FINAL)  
December 6, 2023



December 7, 2022

TO: Members of the Board of Trustees

FROM: Lloyd A. Blanchard   
Interim Vice President for Finance and Chief Financial Officer

RE: Project Budget for North and South Parking Garages Restoration, Phase 3  
(Final: \$3,000,000)

**RECOMMENDATION:**

That the Board of Trustees approves the Revised Final Budget of \$3,000,000 as detailed in the attached project budget, for North and South Parking Garages Restoration, Phases 1, 2 & 3, 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 \$3,000,000 in University Funds for North & South Parking Garages Restoration, Phases 1, 2 & 3 project, and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

**BACKGROUND:**

The University of Connecticut owns two precast concrete parking garages at the Storrs Campus. The North Garage, located adjacent to the Jorgensen Center for Performing Arts, is a five-level structure constructed in 1997. The South Garage, located adjacent to the Harry A. Gampel Pavilion, is a six-level structure constructed in 2000. The University commissioned a condition assessment and structural evaluation for each structure, which concluded that, while the structures are both in good condition, certain repairs were recommended. The University has utilized a phased approach to completing the repairs. This project entails the third phase of the repairs and will focus primarily on structural repairs in the North Garage, and to a lesser extent in the South Garage.

This project has multiple phases. The cost of the entire project, at this time, is estimated at around \$5M. The sequence of work is dictated by the priority of repairs. The final budget for Phases 1 & 2 was approved previously for \$2,000,000. The final budget for Phase 3 is \$1,000,000. The combined total is \$3,000,000. The final budget for Phase 3 is based on the consultant’s preliminary opinion of construction costs during design.

Repairs that will be required as part of this project include the following:

- Replacement of joint sealants that have reached the end of their service life.
- Repair of deteriorated or damaged concrete on floors, beams, columns, walls, curbs.
- Repair and/or sealing of cracks using epoxy injection or other specified techniques.
- Repair or replacement of welded shear connectors.
- Repair or replacement of corroded beam supports.
- Miscellaneous cleaning and repairs of drainage system.
- Painting of miscellaneous surfaces and items.

The Final Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** NORTH & SOUTH PARKING GARAGES RESTORATION-PHASE 1, 2 & 3

	PHASE 1 APPROVED PLANNING 2/24/2020	PHASE 1 APPROVED FINAL 10/28/2020	PHASE 1 & 2 APPROVED REVISED FINAL 6/30/2021	PHASE 1,2&3 PROPOSED REVISED FINAL 12/7/2022
<b><u>BUDGETED EXPENDITURES</u></b>				
	PRC			
CONSTRUCTION	\$ 110,000	\$ 728,000	\$ 1,456,000	\$ 2,256,000
DESIGN SERVICES	150,000	172,000	344,000	444,000
TELECOMMUNICATIONS	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-	-
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	-	-	-	-
INSURANCE AND LEGAL	-	-	-	-
MISCELLANEOUS	-	-	-	-
OTHER SOFT COSTS	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 260,000</b>	<b>\$ 900,000</b>	<b>\$ 1,800,000</b>	<b>\$ 2,700,000</b>
PROJECT CONTINGENCY	40,000	100,000	200,000	300,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 300,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 3,000,000</b>
<b><u>SOURCE(S) OF FUNDING*</u></b>				
UNIVERSITY FUNDS	\$ 300,000	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 300,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 3,000,000</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.


NORTH & SOUTH GARAGES RESTORATION, PHASE 3  
Project Budget (FINAL)  
December 7, 2022






June 30, 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 North and South Parking Garages Restoration, Phase 1 & 2  
(Revised Final: \$2,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$2,000,000 as detailed in the attached project budget, for North and South Garages Restoration, Phase 1 & 2, 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 \$2,000,000 in University funds for North and South Garages Restoration, Phase 1 & 2 project.”

BACKGROUND:

The University of Connecticut owns two precast concrete parking garages at the Storrs Campus. The North Garage, located adjacent to the Jorgensen Center for Performing Arts, is a five-level structure constructed in 1997. The South Garage, located adjacent to the Harry A. Gampel Pavilion, is a six-level structure constructed in 2000. The University commissioned a condition assessment and structural evaluation for each structure, which concluded that, while the structures are both in good condition, certain repairs were recommended. The University intends to utilize a phased approach to completing the repairs. This project is in the second phase of the repairs. It will focus primarily on one level of each of the two garages at the Storrs Campus.

Repairs that will be required as part of this project include the following:

- Replacement of joint sealants that have reached the end of their service life to include removal of existing sealants, cleaning of adjacent surfaces, preparation of adjacent surfaces, and installation of new sealants.
- Repair of deteriorated or damaged concrete on floors, beams, columns, walls, curbs, and stairs to include removal of deteriorated or damaged, concrete, preparation of surfaces, and installation of concrete patch.
- Repair and/or sealing of cracks using epoxy injection or other specified techniques.
- Repair or replacement of shear connectors.
- Repair of damaged door hardware.
- Power-washing of deck and painting of new line striping.
- Miscellaneous cleaning and repairs of drainage system.
- Painting of miscellaneous surfaces and items.

The Revised Final Budget is based on the consultant's preliminary opinion of construction cost during Design. Portions of the scope may be deferred to the following phase based on funding availability.

The Revised Final Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** NORTH & SOUTH PARKING GARAGES RESTORATION-PHASE 1 & 2


<u>BUDGETED EXPENDITURES</u>	PHASE 1 APPROVED PLANNING 2/24/2020	PHASE 1 APPROVED FINAL 10/28/2020	PHASE 1 & 2 PROPOSED REVISED FINAL 6/30/2021
	PRC		
CONSTRUCTION	\$ 110,000	\$ 728,000	\$ 1,456,000
DESIGN SERVICES	150,000	172,000	344,000
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	-	-	-
OTHER SOFT COSTS	-	-	-
<b>SUBTOTAL</b>	<b>\$ 260,000</b>	<b>\$ 900,000</b>	<b>\$ 1,800,000</b>
PROJECT CONTINGENCY	40,000	100,000	200,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 300,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,000,000</b>
<b><u>SOURCE(S) OF FUNDING*</u></b>			
UNIVERSITY FUNDS	\$ 300,000	\$ 1,000,000	\$ 2,000,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 300,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,000,000</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.



October 28, 2020

TO: Members of the Board of Trustees

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

Carl W. Lejuez   
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for North and South Parking Garages Restoration, Phase 1  
(Final: \$1,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$1,000,000 as detailed in the attached project budget, for North and South Garages Restoration, Phase 1, 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 \$1,000,000 in University funds for North and South Garages Restoration, Phase 1 project; and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

The University of Connecticut owns two precast concrete parking garages at the Storrs Campus. The North Garage, located adjacent to the Jorgensen Center for Performing Arts, is a five-level structure constructed in 1997. The South Garage, located adjacent to the Harry A. Gampel Pavilion, is a six-level structure constructed in 2000. The University commissioned a condition assessment and structural evaluation for each structure, which concluded that, while the structures are both in good condition, certain repairs were recommended. The University intends to utilize a phased approach to completing the repairs. This project comprises the first phase of the repairs and will focus primarily on the top level of each of the two garages at the Storrs Campus.

Repairs that will be required as part of this project include the following:

- Replacement of joint sealants that have reached the end of their service life to include removal of existing sealants, cleaning of adjacent surfaces, preparation of adjacent surfaces, and installation of new sealants.
- Repair of deteriorated or damaged concrete on floors, beams, columns, walls, curbs, and stairs to include removal of deteriorated or damaged, concrete, preparation of surfaces, and installation of concrete patch.
- Repair and/or sealing of cracks using epoxy injection or other specified techniques.
- Repair or replacement of shear connectors.
- Repair of damaged door hardware.
- Power-washing of deck and painting of new line striping.
- Miscellaneous cleaning and repairs of drainage system.
- Painting of miscellaneous surfaces and items.

The Final Budget is based on the consultant's preliminary opinion of construction cost during Design. Portions of the scope may be deferred to the following phase in order to maintain the annual budget cap.

This project has multiple phases. The cost of the entire project, at this time, is estimated at \$5.5M. The sequence of construction for the rest of the phases will vary depending upon the procurement method and funding availability.

The Final Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: FINAL**

**PROJECT NAME: NORTH & SOUTH PARKING GARAGES RESTORATION, PHASE  
1**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 2/24/2020</u>	<u>PROPOSED FINAL 10/28/2020</u>
	PRC	
CONSTRUCTION	\$ 110,000	\$ 728,000
DESIGN SERVICES	150,000	172,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	-	-
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	-	-
OTHER SOFT COSTS	-	-
	<hr/>	<hr/>
<b>SUBTOTAL</b>	<b>\$ 260,000</b>	<b>\$ 900,000</b>
PROJECT CONTINGENCY	40,000	100,000
	<hr/>	<hr/>
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 300,000</b>	<b>\$ 1,000,000</b>
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<b><u>SOURCE(S) OF FUNDING*</u></b>		
UNIVERSITY FUNDS	\$ 300,000	\$ 1,000,000
	<hr/>	<hr/>
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 300,000</b>	<b>\$ 1,000,000</b>
	<hr/> <hr/>	<hr/> <hr/>

\* 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 10.28.20  
FO500056

NORTH AND SOUTH GARAGE PARKING RESTORATION – PHASE I  
Project Budget (FINAL)  
October 28, 2020



South Garage



North Garage