Projects Currently in Planning, Design & Construction

Office of Planning, Architectural and Engineering Services

June 15, 2016
in Planning

Project Updates: $360M+ currently in Planning

• Science Facilities Space Planning – will be complete by end of April 2016
• Science 1 Building – Architect interviews Fall 2016
• UConn Stamford Student Housing update
• Student Health Services – begin programming
• Framework Engineer for Campus Infrastructure
• Infrastructure Projects
  o Northwest Quad – possible supplemental utility plant
  o South Campus
  o Central Campus
• On-going Planning Activities
Science Facilities Space Planning

Current Status:

• Evaluation of Current Space Needs – complete
• Formulation of Gant Renovation Strategy – complete
• Forecast of Future Space Requirements – complete
• Development of an Implementation Strategy that Includes Both Renovation and New Construction - complete
• Draft report to be reviewed in April and finalized by May 1

The Science Space Planning will be complete in April 2016 to start the design process for the Science 1 Building in the NW Quad.
Stamford Residential Housing

• **Status:**
  - Term Sheet executed with RMS Companies to Master Lease a building that is presently under construction at 900 Washington Blvd, Stamford
  - 116 Units (Studio, 1BR and 2BR Apartments) totaling approximately 290 students
  - Occupancy expected in Fall 2017

• **Next Steps:**
  - **Tax Abatement:** Agreement for tax abatement achieved through State PILOT program
  - **Zoning Approval:** Project needs special exception to zoning for student housing use
  - **Design Modifications:** Reviewing unit mix, building design and amenities
  - **Master Lease:** Preparing definitive master lease documents for June 2016 BOT approval
On-Going Planning

- Capital Projects Planning Support
- Library Facilities Master Plan
- Depot Campus Redevelopment Planning
- Space Inventory Data Collection and Updates
- Relocation Planning and Coordination in Support of Capital Projects
- Site Assessment of NW Science District (Science I)
- Wayfinding Assessment, Recommendations and Implementation Plan
- Pharmacy Quad Programming
- Recreational Trail Programming & Conceptual Design
- South Campus Commons Programming & Removal of Brown House(s)
- Short-Term Capital Improvement Plan (CIP) for Parking & Transportation Support
- Parking in North Campus Technology Park
• Fine Arts Phase II Production Addition – DELAYED, CONSTRUCTION START TBD*
• Gant Building Renovation – DELAYED, CONSTRUCTION START TBD*
• Student Recreation Center
• North Eagleville Road Infrastructure, Phase IIIB
• Gampel Pavilion Renovation – DELAYED 12 MONTHS, CONSTRUCTION START MAY 2017*
• Infrastructure Projects
  ° Fats, Oils, and Greases Compliance, Phase 2 ($5.1M+/-) – DELAYED, CONSTRUCTION START TBD*
  ° Framework for Campus Infrastructure – BVH and CDM Engineers
    ° Utility Modeling – in process
    ° Student Recreation Center – Analysis and design in process
    ° Soccer, Baseball & Softball Stadia – Analysis and design – In process
    ° Support for ESCO Project – in process
    ° Bergin/Depot Campus Utility Analysis – in process

* Note that the University has delayed $26M+ projects in response to the State’s request. All projects selected are in the phase between design and construction to limit the re-start premium costs.
Fine Arts Phase II

- **Scope:** 27,600 GSF addition
  - Drama, Music and the Nafe Katter Theater
  - New entry lobby and connectivity between current buildings
- **Budget:** $23.5M (Design Development phase)
- **Schedule:** Deferred start by at least 6 months
  - Design Drawings Completed in May 2016
  - Bidding: TBD
  - Start construction: TBD
  - Complete construction: TBD
- **Key Issues:** Coordination with adjacent projects: Music Library, reroofing and flooring replacement
Fine Arts Phase II

View of Production Addition, looking southeast
Gant Building Renovation - STEM

- **Scope**: 285,000 GSF Renovation
  - Teaching labs, faculty offices and support space upgrades
  - Infrastructure and Envelope Upgrades
  - Targeting LEED Gold
- **Budget**: $140M – 170M Revised Planning
- **Schedule**:
  - Design in Process
  - Start construction Spring 2017 – TBD
  - Complete construction Summer 2024 – TBD
- **Key Issues**: Swing space enabling projects
## Gant Building Renovations - STEM

### Science Facilities: Project Schedule

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*Note: DRAFT and September 18, 2014 (Revised 2/8/16) version of project schedule.*

**Gant Building Renovations Project Schedule by Phase – CONSTRUCTION DELAY TBD**
Student Recreation Center

- **Scope**: Student Recreation Center
  - 200,000 GSF building program
- **Budget**: $100M, Planning phase
  - JCJ/Moody-Nolan Architects
  - Turner Construction – CM
  - Student fee funded
- **Schedule**: 
  - Schematic Design in process
  - Bidding Winter 2017
  - Complete Construction Summer 2019
- **Key Issues**: Timing of enabling utility projects & EIE; budget
North Eagleville Road Phase IIIB Utilities

- **Scope:**
  - Replacement of aged Steam and Condensate lines, water lines and electrical ductbanks and sewer force main on the North West part of campus.

- **Budget:** $20M Planning Phase
  - CM at Risk Project.
  - Preconstruction Services Contract awarded

- **Schedule:**
  - Construction Start May 2017
  - Complete Construction Fall 2017
Gampel Pavilion Dome & Roof Repair

**Scope:**
- Repair the exterior dome roof and partial interior
- Address code issues
- Upgrade Infrastructure for network broadcast cabling

**Budget:** $10M Design phase

**Schedule:**
- Construction Documents in process
- Start Construction Spring 2016 2017
- Complete Construction 2016 2017

Fennick/McCredie Architects; Downes Construction, Construction Manager
Infrastructure Projects – Utility Framework

- Framework Consultant engaged to prepare GIS based computer models of all Campus Utilities
- Computer models utilized to analyze utility production/collection capacity and system demands based on campus build-out
- Connectivity computer models complete
- Near, mid and short term utility modelling in progress
- Models utilized to develop specific utility upgrades necessary for NextGen project support
Infrastructure Projects – Utility Framework

Currently studies/designs in progress to support the following:

- Student Recreation Center
- North West Science Quad development
- Stadia redevelopment
- Central Utility Plant capacities and upgrades/new facilities necessary to support campus growth based on Master Plan
- Development of Depot/Bergin
- Wastewater Treatment Facility upgrades
Infrastructure Projects – Utility Framework
Completed / in Construction

Project Updates: $690M+ currently in Construction

- North Hillside Road (renamed Discovery Drive)
- Young Building Renovation/Addition Envelope Repairs
- North Eagleville Road Infrastructure, Phase II
- Gurleyville Road Pump Station & Sewer Replacement
- Next Generation CT Residence Hall
- Putnam Refectory Renovation
- Hartford Campus Relocation
- Innovation Partnership Building
- Engineering and Science Building
- Monteith Renovation
- Main Accumulation Area (chemical waste transfer facility)
- Gampel Cooling Towers

- Main Water Line Replacement Phase I Completed, Phase II in Construction
- North Eagleville Road Infrastructure, Phase IIIA
- ESPC - Energy Services Performance Contract (ESCO)
- Exigent Steam & Condensate Service- Replacement at Student Union
2016 Significant Construction Activity during Summer Break

DRAFT June 2, 2016
Discovery Drive (Formerly N. Hillside Road)

- **Scope**: Extension of North Hillside Rd from Charter Oak Complex entrance to Route 44
- **Budget**: $20.365M, on budget
  - GC Unit Price project delivery
- **Schedule**: On schedule
  - In Construction – 95% complete
  - Opened to traffic Dec 18, 2015 (landscape in Spring/Summer 2016)
  - Final Phase – Conversion of 40 acres from woodland to farmland in bid phase
- **Key Issues**: None at this time
Young Building Renovation / Addition - Envelope Repairs

- **Scope:**
  - Exterior masonry restoration
  - Site work improvements, new granite stairs, and landscaping
  - Membrane roof replacement and selective slate roof replacement

- **Budget:** $5.6M
  - Additional funding of $600,000 approved

- **Schedule:**
  - Construction started April 2015
  - Original schedule was to complete construction in January 2016
  - Significant unforeseen masonry conditions delayed completion to Summer 2016
North Eagleville Road (NER), Phase II

- **Scope:**
  - Young Quadrangle Utility Replacement
- **Budget:** $5.25M
- **Schedule:**
  - Start Construction June 2015
  - Complete Construction Final Landscaping Spring 2016
- **Key Issues:** Multiple utilities in unmarked locations were damaged and required significant repairs
Gurleyville Road Pump Station

• **Scope:**
  ° Upgrade sewer on Rte. 195 from Mansfield Rd to Pump Station
  ° Renovate pump station
  ° Upgrade to accept additional flow from Res Hall and Downtown Storrs

• **Budget:** $5.25M

• **Schedule:**
  ° In Construction
  ° Complete Construction July 2016

Sewer pipe location along 195 and behind residence halls
Next Generation CT Residence Hall

- **Scope**: 212,000 GSF, 8 stories above grade
  - 725 beds + staff and director apartments
  - Includes 22,000 GSF Learning & Innovation Center
  - HPBC, anticipate LEED Silver

- **Budget**: $105M, on budget
  - Design Build project delivery

- **Schedule**: On expedited schedule
  - Started construction Nov 2014
  - Complete construction July 2016

- **Key Issues**: None at this time. Coordinating timing of FF&E installation this Summer.
Next Generation CT Residence Hall

View looking Northeast from Central Courtyard

View looking Southwest from Roof
Putnam Refectory Renovation

- **Scope:** 42,000 GSF renovation, 2 floors
  - Provide additional 330 seats, improve and add servery
  - Anticipate LEED Silver
- **Budget:** $23M, on budget
  - Awarded in Sept 2015
- **Schedule:** 7 Days behind Schedule
  - Lower level renovation to Spring 2016
  - Dining Hall closed March 11, 2016
  - Completion/Reopening in August 2016
- **Key Issues:** Addressing existing environmental conditions in building.
UConn Hartford

• **Scope:** 180,000 GSF, 5 floors
• **Budget:** $140M (All components)
• **Schedule:**
  ° GMP Approved/Executed Nov 2015
  ° Demolition, utilities and excavation started Fall 2015
  ° Structural Steel started May 1, 2016
  ° Complete construction July 2017
• **Key Issues:**
  ° Structural sequencing and constraints
  ° Hartford Public Library agreement complete
  ° Wadsworth agreement pending completion

Construction on the Hartford Times Building looking northwest
Innovation Partnership Building

- **Scope:** 114,000 GSF, 3 floors + Penthouse
  - Includes 25,000 SF shelled tenant lab space
  - Core Additive Manufacturing and Advanced Characterization (Imaging)

- **Budget:** $162.3M, on budget
  - CM GMP project delivery

- **Schedule:**
  - Started construction June 2015
  - Completion of construction delayed from June 2017 to October 2017 due to expansion of ACL facilities

- **Key Issues:** Accommodating expansion of Specialty Labs has affected delivery schedule

*Aerial photo looking east*
Engineering and Science

- **Scope:** 115,000 GSF, 5 floors & penthouse
  - HPBC, anticipate LEED Silver
- **Budget:** $95M, on budget
  - CM GMP project delivery
- **Schedule:**
  - In Construction
  - Complete construction Spring 2017
  - 1 month behind schedule, recovery plan in effect
- **Key Issues:** Schedule
Monteith Renovation

- **Scope:** 73,000 GSF renovation, 4 floors
  - New home for Department of Math, starts to vacate Gant
  - Targeting LEED Silver

- **Budget:** $25M, on budget
  - GC Lump Sum project delivery

- **Schedule:** On schedule
  - In construction
  - Complete construction July 2016

- **Key Issues:** aggressive schedule
Monteith Renovation

Monteith Entry

Standard Office

Standard Classroom
Main Water Line, Phase II

• **Scope:**
  ° Final phase replacement of Main Water line from Willimantic Well Field
  ° Connection to future CT Water supply from Tolland

• **Budget:** $6M Final Phase
  ° Budget reduced to $3.75M following receipt of bids, saved $2.25M

• **Schedule:**
  ° In construction January 2016
  ° Complete Construction Fall 2016
North Eagleville Road Phase IIIA Utilities

- **Scope:**
  - Replacement of aged Steam and Condensate lines, water lines and electrical ductbanks on the North East part of campus.

- **Budget:** $20M Final Phase
  - CM at Risk Project
  - GMP Contract awarded

- **Schedule:**
  - Construction Start May 2016
  - Complete Construction Fall 2016
ESPC - Energy Services Performance Contract (ESCO)

• **Scope:**
  ° Replacement of aged Steam and Condensate lines in Hillside Road, from Gant to the School of Business
  ° Energy conservation projects in numerous buildings
  ° Estimated operational and maintenance savings of approximately $1.5 million per year
  ° Utilizing the DEEP “Lead by Example” Program

• **Budget:** $28.1M Final Phase
  ° Contract Awarded to Consolidated Edison (ConEd) Solutions

• **Schedule:**
  ° Construction Start May 2016
  ° Project Duration 22 months
ESPC - Energy Services Performance Contract (ESCO)

Project Locus
Exigent Steam and Condensate Service Replacement at the Student Union

- **Scope:**
  - Replacement of damaged Steam and Condensate lines servicing the Student Union
  - Broken pipe caused major electrical outage in Feb and March 2016

- **Budget:** $1M Final Phase utilizing exigent procurement strategy
  - Will request $250,000 additional funds in June

- **Schedule:**
  - Construction Start May 2016
  - Complete Construction August 2016