Projects Currently in Planning, Design and Construction

September 16, 2016
Learn More

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updc.uconn.edu
in Planning

Project Updates: $375M+ currently in Planning

• Library Master Plan — 5 Year Investment Plan under Review
• Science 1 Building — Architect interviews in progress
• UConn Stamford Student Housing — Agreements being Finalized for Execution
• Student Health Services — Begin programming Fall 2017
• Framework Engineer for Campus Infrastructure
• Construction Planning for 2017
Significant Construction Activity by Semester

**LEGEND**
- Construction Traffic
- Construction Entrance
- Spring Projects
- Summer Projects
- Fall Projects
- Ongoing from 2016

**Building & Site Projects**

A. Student Recreation Center (Begin)
B. Innovation Partnership Building (End)
C. Engineering Science Building (End)
D. Gant South Renovation (Begin)
E. Fine Arts Production Facility (Begin)
F. Mirror Lake (Begin)
G. Pharmacy Quad (Begin/End)
H. Horsebarn Hill Safety Improvements (Begin/End)
I. Hilltop Apartment Repairs (Begin/End)
J. Recreation Fields (Begin)
K. Fine Arts Improvements (Ongoing)
L. Main Accumulation Area (End)
M. South Campus Commons (Ongoing)
N. Discovery Drive Paving and Curbing (Begin/End)
O. Gampel Roof Repair (Begin/End)
P. Bishop Roof (Begin/End)
Q. Gant MOB (Begin/End)

**Utility Projects**

R. Historic Campus Steam (Begin/End)
S. Beach Hall Electrical (Begin/End)
T. CUP Upgrades (Ongoing)
U. Water Pollution Control Facility Repair (Ongoing)
V. Mansfield Sewer (Ongoing)
W. N. Eagleville Rd Infrastructure Repair Ph 3B (Begin)
X. Hillside Road Utility (Begin/End)
Stamford Residential Housing

• **Status:**
  - Master Lease of the building presently under construction at 900 Washington Blvd, Stamford
  - 116 Units (Studio, 1BR and 2BR Apartments) totaling approximately 290 students
  - Occupancy expected in Fall 2017
  - All design modifications and zoning approvals completed for the project

• **Next Steps:**
  - *Execution of Definitive Agreements expected in early September 2016*
  - Coordinating transition plan and first-year lease-up efforts
University Athletic District Development

- **Scope**: Proposed upgrades to athletic facilities in SW campus include:
  - Soccer, soccer practice field
  - Baseball, Softball, Ice hockey
  - Shared strength/conditioning facility
  - Maintenance/storage space
- **Budget**: TBD during Planning/Schematic Design phases
  - Review of 2015 costs and program (given to BGE in Sept 2015) is in progress
  - Costs will be affected by escalation and phasing of projects
University Athletic District Development

- **Schedule**: TBD during Planning/Schematic Design phases
  - Consultant revising Planning documents; establishing milestones, schedule and costs
  - Schedule to be coordinated with utility projects and funding availability
  - Revised Planning documents due November 2016
  - RFQ responses received from potential Stadia design consultant firms are under review
  - RFP with revised Planning documents will be sent to short-listed firms in November

- **Key Issues**: coordination with Utility construction; establishment of funding/budget; project delivery method
  - Design consultant interviews anticipated in early December
  - Design and construction schedules TBD
On-Going Planning

- Capital Projects Planning Support
- Library Facilities Master Plan and 5-Year Project Plan
- Space Inventory Data Collection and Updates
- Relocation Planning and Coordination in Support of Capital Projects
- Wayfinding Assessment, Recommendations and Implementation Plan
- Northeast Science 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
- Horsebarn Hill Road Pedestrian Safety Improvements
in Design

Project Updates: $400M+ currently in Design

- Fine Arts Phase II Production Addition – DELAYED, CONSTRUCTION START TENTATIVE FOR SPRING ‘17
- Gant Building Renovation – DELAYED start of enabling projects 9+/-- months
- Student Recreation Center
- North Eagleville Road Infrastructure, Phase IIIB
- Gampel Pavilion Renovation – DELAYED 12 months
- Infrastructure Projects
  - Fats, Oils, and Greases Compliance, Phase 2 ($5.1M+/--) – DELAYED indefinitely, schedule TBD
  - Framework for Campus Infrastructure – BVH and CDM Engineers
    - Utility Modeling – in process
    - Student Recreation Center – Analysis and design in process
    - Southwest Campus Infrastructure Upgrades – 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 for FY 2017 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 to Spring 2017
  - Design Drawings Completing in October 2016
  - Bidding: Tentative for December 2016
  - Start construction: Tentative for Spring 2017
  - Complete construction: Tentative Fall 2018
- **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**: $160M – 180M Revised Planning
- **Schedule**:
  - Design in Process
  - Start construction Spring 2017
  - Complete construction Spring 2022
  - **Key Issues**: Swing space enabling projects

Gant Building, looking East
Gant Building Renovations - STEM

### Science Facilities: Project Schedule

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**Science Facilities: Project Schedule**

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- 2024: **MOVE**
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Student Recreation Center

- **Scope:** Student Recreation Center
  - 190,000 GSF building program

- **Budget:** $100M, Design phase
  - JCJ/Moody-Nolan Architects
  - Turner Construction – CM
  - Student fee funded

- **Schedule:**
  - Schematic Design estimate reconciled
  - Design Development in progress
  - Bidding Winter/Spring 2017
  - Complete Construction Summer 2019

- **Key Issues:** Timing of enabling utility projects; budget; rec fields; parking area
Student Recreation Center
Student Recreation Center
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 2017
  - Complete Construction 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:
  o Student Recreation Center – Design of Utility upgrades completed
  o North West Science Quad development – Utility Study in Progress
  o North Utility Tunnel Extension to support North West Science Quad and Gant Renovations – in design
  o Supplemental Utility Plant Study in progress as part of NW Science Quad Utility Study
  o Southwest Campus Infrastructure Upgrades – in design
  o Central Utility Plant capacities and upgrades/new facilities necessary to support campus growth based on Master Plan
  o Development of Depot/Bergin – Feasibility Study completed
  o Wastewater Treatment Facility upgrades – Interim Study Completed
  o Utility Feasibility Study for EEB Greenhouses in progress
Infrastructure Projects – Utility Framework
Learn More

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Completed / in Construction

Project Updates: $690M+ current

- Young Building Renovation/Addition Envelope Repairs
- Monteith Renovation
- Next Generation CT Residence Hall
- Putnam Refectory Renovation
- Main Water Line Replacement, Phase II
- North Eagleville Road Infrastructure, Phase II
- North Eagleville Road Infrastructure, Phase IIIA
- Gurleyville Road Pump Station & Sewer Replacement
- ESPC - Energy Services Performance Contract (ESCO)
- Exigent Steam & Condensate Service- Student Union
- Jorgensen HVAC Renewal
- Gampel Chiller Replacement
- West Bathroom Renovations
- Hartford Campus Relocation
- Innovation Partnership Building
- North Hillside Road (renamed Discovery Drive)
- Engineering and Science Building
- Main Accumulation Area (chemical waste transfer facility)
- Student Union – Curtain Wall & Masonry Repair
- Central Campus Infrastructure
- South Campus Stair Repair
- Hilltop Apartment Roof Replacement & Building Envelope Repairs – Phase II

Anticipated savings from contingency for completed projects ~$8M
OF NEARLY 40 SITES MOBILIZED FOR CONSTRUCTION
AND OVER 600 PERSONNEL IN-THE-FIELD,

OVER 4 MILES OF CONSTRUCTION FENCE WAS INSTALLED.
THAT’S NEARLY 22,000 LINEAR FEET OF FENCING
AND MORE THAN 2,000 FENCE POSTS.

1.35 MILLION SQUARE FEET OF GROUNDS WERE RESTORED,
OR OVER 31 ACRES. THAT IS THE EQUIVALENT OF
23 ½ FOOTBALL FIELDS, ALMOST 10% OF THE CAMPUS CORE.

OVER 116,000 SQUARE FEET OF PARKING AREA WAS
DISPLACED
BUT NEARLY 500 PARKING SPACES WERE returned TO
SERVICE,
OR ALMOST half THE capacity of NORTH GARAGE.

OVER 5 MILES OF UTILITIES WERE REPAIRED OR REPLACED.
THAT’S NEARLY 34,000 LINEAR FEET OF PIPE AND CABLE,
HALF OF IT FOR IMPROVING STEAM AND CONDENSATE.

NEARLY 350,000 SQUARE FEET OF NEW OR RENOVATED
SPACE,
INCLUDING OVER 700 NEW BEDS, 700 SEATS OF DINING,
OVER 20 CLASSROOMS, AND MORE THAN 100 OFFICES,
WERE OPENED.
Building & Site Projects

A Main Accumulation Area
(Spring 2016 – Spring 2017)

B South Campus Commons
(Fall 2016 – Spring 2018)

C 195 Signals @ Whitney & N. Eagleville
(Summer 2016 – Fall 2016)

D Gampel Cooling Towers / Chiller
(Spring 2015 – Fall 2016)

E Innovation Partnership Building
(Summer 2015 – Fall 2017)

F Band Tower
(Fall 2016)

G Engineering Science Building
(Spring 2015 – Spring 2017)

H S Campus Residence Hall Repairs
(Spring 2014 – Fall 2016)

I Motor Pool Wash Bay
(Fall 2016)

J Ratcliffe Hicks Retaining Wall
(Fall 2016)

K Russell Hall Loading Dock
Fall 2016

L CT Commons Demolition
(Summer 2016 – Fall 2016)

M Nathan Hale Façade
(Fall 2016)

N Fine Arts Improvements
(Summer 2016 – Fall 2018)

O South Campus Steps
(Summer 2016 – Fall 2016)

P Student Union Façade
(Summer 2016 – Fall 2016)

Q Husky Village Paving
(Fall 2016)

R N & S Parking Garage Safety Improvements
(Fall 2016)

S Alumni Drive Sidewalk
(Fall 2016)

T Field House Parking Lot Paving
(Fall 2016)

U Northwest Quad Paving
(Fall 2016)

Utility Projects

V SU Steam
(Summer 2016 – Fall 2016)

W Water Line Replacement Phase II
(Spring 2016 – Fall 2016)

X Water Pollution Control Facility Repair
(Summer 2015 – Summer 2020)

Y CUP Upgrades
(Spring 2015 – Spring 2018)

Z Mansfield Sewer
(Fall 2016 – Fall 2017)

AA Jorgenson HVAC
(Summer 2016 – Fall 2016)

BB 5.4M Tank Repairs
(Summer 2016 – Fall 2016)

CC UTEB/EII CHW
(Fall 2016)

2016 Significant Construction Activity during Fall Semester
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

- **Schedule:** Complete

- **Key Issues:** Project Close-out
Monteith Renovation

• **Scope:** 73,000 GSF renovation, 4 floors
  ° New home for Math Dept, starts to vacate Gant
  ° Targeting LEED Silver

• **Budget:** $24M Revised Final
  o Revised Final Budget will be reduced from $25M to $24M at Sept BOT, a savings of $1M

• **Schedule:** Complete

• **Key Issues:** Project Close-out
Monteith Renovation

Monteith Entry Stairs and New Landscaping along Mansfield Rd
Monteith Renovation

Meeting Space

Standard Office

Standard Classroom

Hallway
Next Generation CT Residence Hall

- **Scope**: 212,000 GSF, 8 stories above grade
  - 725 beds & 22,000 GSF Learning Center
- **Budget**: $100.5M Revised Final
  - Revised Final Budget will be reduced from $105M to $100.5M at Sept BOT, a savings of $4.5M
- **Schedule**: Complete
  - Building Opened on August 21, 2016
- **Key Issues**: Project Close-out
Next Generation CT Residence Hall
Putnam Refectory Renovation

- **Scope:** 42,000 GSF renovation, 2 floors
  - Increase seating capacity to 700
  - Added and improved serveries
  - New Grab & Go Market
- **Budget:** $23M, on budget
- **Schedule:** Complete
  - Building Opened August 25, 2016
- **Key Issues:** Project Close-out

*New stair between Upper and Lower Levels*
Putnam Refectory Renovation

Acoustical “clouds” above main stair in Upper Level dining area

Upper Level Servery

Lower Level Servery
Water Line Replacement, Phase II

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

• **Budget:** $3.75M Revised Final
  ° Revised Final Budget will be reduced from $6M to $3.75M at Sept BOT, a savings of $2.25M

• **Schedule:** Complete, except for connection to CT Water line in September

• **Key Issues:** Project Close-out

*North Campus Site Plan*
Water Line Replacement, Phase II

Site Restoration – Husky Village

Site Restoration – Entrance to W Parking Lot
North Eagleville Road (NER), Phase II

- **Scope:**
  - Young Quadrangle Utility Replacement
- **Budget:** $5.25M
- **Schedule:** Complete
- **Key Issues:** Project Close-out

Project Locus

New Steam & Condensate Return Piping under construction

Site Restoration completed
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

- **Schedule:** Complete, except for area around Dairy Bar

- **Key Issues:** Project Close-out

*North Eagleville Road Phase IIIA Site Plan*
North Eagleville Road Phase IIIA Utilities


Sewer Line Replacement / 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:** Complete

• **Key Issues:** Project Close-out

Sewer pipe location on 195 and behind residence halls

Route 195 roadway reconstruction in process (left) and completed (right)
ESPC - Energy Services Performance Contract (ESCO)
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

• **Schedule:** Phase I Complete; Phase II Summer 2017
Steam line construction – Hillside Road Adjacent to Student Union – looking North
Site restoration completed August 26, 2016 (left) and Construction in Progress July 2016 (right)
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:** $1.25M exigent

- **Schedule:** Complete

- **Key Issues:** Project Close-out

Steam and Condensate Line Service Replacement – Student Union
Exigent Steam and Condensate Service Replacement at the Student Union

Student Union Building on right, Laurel Hall on left Construction in progress July 2016 (left) – Site restoration completed August 25, 2016 (right) – Plantings deferred until planting season
Jorgensen HVAC Renewal

- **Scope:**
  - Replace the two main Air Handlers Serving the main auditorium
  - Provide a new staircase for access to the roof

- **Budget:** $2.36M

- **Schedule:** Air Conditioning turned on 8/15/16; project complete 9/15/16

- **Key Issues:** Project Close-out

*New Air Handlers*
Gampel Chiller Replacement

- **Scope:**
  - Replace two 400 ton chillers
  - Replace chilled water pumps

- **Budget:** $1.446M

- **Schedule:** Complete

- **Key Issues:** Project Close-out
West Bathroom Renovations

- **Scope:**
  - Recondition 24 bathrooms
  - Provide 3 new showers at 12 locations by repurposing adjacent dorm room

- **Budget:** $2.36M

- **Schedule:** Complete

- **Key Issues:** Project Close-out
UConn Hartford

- **Scope**: 180,000 GSF, 5 floors
- **Budget**: $140M (All components)
- **Schedule**: 2 Weeks Ahead of Schedule
  - Structural Steel is 90% complete
  - Anticipated exterior enclosure: Mid-October
  - Complete construction July 2017
- **Other Components**:
  - Commenced construction at 38 Prospect at the end of August
  - GMP executed for HPL in early September
  - Tentative move schedule started
  - Wadsworth agreement pending completion

Aerial View of Construction on the Hartford Times Building
UConn Hartford

Precast Exterior Installation on the Hartford Times Building

Atrium Steel Framing on the Hartford Times Building looking west
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**: None at this time
Innovation Partnership Building

East and South Elevations
Innovation Partnership Building

West and North elevations
Innovation Partnership Building

MEP Systems installation
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**: Complete except for:
  - Final Phase – Conversion of 40 acres from woodland to farmland in bid phase
- **Key Issues**: None at this time
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
    - May 2017
- **Key Issues**: Schedule recovery

View looking South – Structural Steel erection completed
Main Accumulation Area

- **Scope:**
  - The facility will handle regulated waste for the campus including:
    - Biological
    - Chemical
    - Radioactive
    - HPBC, anticipate LEED Silver

- **Budget:** $5.5M on budget
  - GC Project Delivery
  - Chemical

- **Schedule:**
  - In Construction
  - Complete construction December 2017

- **Key Issues:** None at this time
Student Union – East Elevation Curtain Wall & Masonry Repair

- **Scope:**
  Repair water infiltration issues at:
  - East curtain wall
  - East and North plazas
  - South entrance curtain wall
  - South and west masonry walls
  - Atrium skylight
  - EPDM roof on south side

- **Budget:** $1.5M

- **Schedule:**
  - Complete: East curtain wall, East plaza, South entrance curtain wall, South masonry wall
  - Remainder of work on North plaza, atrium and roof to start September 6, 2016; complete in October 2016
Central Campus Infrastructure

- **Scope**: This project is the enabling project for the new Student Recreation Center including:
  - Demolition of Connecticut Commons - complete
  - Utility work including relocating telecommunications, electrical, steam and condensate return lines to Whetten
  - Extending existing utilities including electrical, chilled water, fire service and domestic water to serve the new facility
  - Demolition of 4 Brown Houses in order to create a construction lay down-area

- **Budget**: $22M - $25M

- **Schedule**:
  - Spring 2016 – Winter 2019
CT Commons Demolition

Site Logistics Plan

Demolition
CT Commons Demolition

On-Going Demolition Activity

Demolition Complete
Brown Houses

- MOU for demolition and mitigation signed by SHPO
- All buildings vacant
- **Phase 1:** 4 Houses (Blue Dash w/ SRC)
  - Demolition Start – delayed
  - Demolition End/Site Restoration – delayed
- **Phase 2:** 5 Houses (Red Dash)
  - Demolition Start – delayed
  - Demolition End/Site Restoration – delayed
- **Key Issues:** timing of mitigation measures

*Existing Brown House*

*Brown Houses Area of Work*
South Campus Stair Repair

• **Scope:**
  ° Replace stair treads and handrails on 4 sets of exterior stairs
  ° Repair cheek walls at stairs

• **Budget:** $0.755M

• **Schedule:** Stairs 1, 4 & 5 complete; stair 6 to be complete by September 30th

• **Key Issues:** Detrition of concrete underlayment and poor backup for cheek walls caused time delay
Hilltop Apartment Roof Replacement & Building Envelope Repairs – Phase II

• **Scope:**
  ° Replacement of roofs on six buildings
  ° New attic insulation and ventilation
  ° New gutters and downspouts
  ° Repair of metal fascia and brick veneer systems

• **Budget:** $2.551M

• **Schedule:** Complete

• **Key Issues:** Gable louvers will be installed during the winter when the ground is frozen