



Quarterly Construction Status Report

Period Ending: Septemer 30, 2025

Storrs and Regional Campuses

UConn Health

Quarterly Construction Status Report

Period Ending: September 30, 2025

Section 1 - Storrs and Regional Campuses

Index of Reports

This quarterly report is only for UPDC projects over \$500,000. Other departments, such as Facility Operations, ITS, etc. may also have capital projects greater than \$500,000, but these are not included in this report and are not reported on by UPDC.

The reports listed below are compiled in this Quarterly Report and provide a summary overview of each project together with progress photographs and the project manager's estimate of the cost to complete the project. Because the reports contain projected costs and also account for budget risks identified by the project manager individual reports may not necessarily exactly correlate with the actual committed or expended costs contained in the financial records of the University.

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UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

Stamford Abutting Property Remediation
Project Number: 300149

Project Parameters

Project Architect/Engineer:	Tighe & Bond Inc	Notice to Proceed:	04/30/2019
General Contractor/CM:	Standard Demolition Services Inc	Contract Substantial Completion:	06/13/2025
UConn Project Manager:	Thomas Haskell	Projected Substantial Completion:	11/28/2025
Project Phase:	Construction	Current Phase Budget:	\$2,850,000.00
Percent Complete:	96 %	Estimated Total Project Cost:	\$2,753,663.45

Project Description:

The former Stamford Parking Garage was a three level steel and concrete structure located on approximately 4 acres at the Stamford Campus. The site is at the intersection of Washington Boulevard and Broad Street, with the Mill River at the west border and 11 occupied residential lots to the north. A report issued in February of 2017 determined that the garage was beyond its useful life and recommended it be demolished at the earliest opportunity. The garage and the site soil tested positive for environmental conditions, and subsequent testing showed that the contaminants had migrated onto a portion of the 11 abutting properties to the north of the Stamford Parking Garage site.

This project is for the remediation, disposal and restoration of those portions of the 11 abutting properties that are effected by the soil contamination.

Current Project Status:

UConn has received access agreements for all properties. Remediation of ten properties is complete. Work on the property located at 1310 Washington Boulevard started in October 2024 with a duration of 12 weeks. Start of work was delayed due to retesting required by delayed project schedule.

Most of the work was conducted on a time and material basis, so final costs are being reconciled. Soil remediation and removal, site repaving and the restoration of site features has been completed at the Washington Boulevard property and the adjacent 14 Vernon Place. Replacement landscape materials was planned for installation in Spring 2025. This work was delayed until additional funding was approved in April 2025. The Contractor has been able to secure appropriate subcontractors to complete the work. This work is currently underway with a target completion date of November 2025. Landscaping for 40 and 46 Vernon Place will commence in the Spring of 2026 and be completed around July 2026.

The remediation engineer is preparing final cleanup reports for review by the University followed by submittal to CT DEEP and EPA. Report distribution to each property owner will occur at project completion.

Project Issues/Risks:

None



Washington Boulevard property - aerial view



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Stamford Abutting Property Remediation
Project Num.: 300149
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$2,115,000.00	\$2,344,200.00	\$1,843,311.50	\$676,194.45	\$2,519,505.95	\$0.00	\$2,519,505.95	-\$175,305.95	\$2,287,877.05
02000	Design Services	\$285,000.00	\$15,800.00	\$10,040.00	-\$755.00	\$9,285.00	\$0.00	\$9,285.00	\$6,515.00	\$9,285.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$100,000.00	\$120,000.00	\$76,650.00	\$62,550.00	\$139,200.00	\$0.00	\$139,200.00	-\$19,200.00	\$53,700.00
06000	Other A/E Services	\$0.00	\$0.00	\$5,800.00	\$3,000.00	\$8,800.00	\$0.00	\$8,800.00	-\$8,800.00	\$8,800.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$60,000.00	\$59,828.50	\$0.00	\$59,828.50	\$0.00	\$59,828.50	\$171.50	\$40,488.50
10000	Insurance & Legal	\$100,000.00	\$20,000.00	\$7,500.00	\$5,000.00	\$12,500.00	\$0.00	\$12,500.00	\$7,500.00	\$7,801.50
11000	Miscellaneous	\$0.00	\$0.00	\$4,544.00	\$0.00	\$4,544.00	\$0.00	\$4,544.00	-\$4,544.00	\$3,654.25
	DIRECT COST SUBTOTAL	\$2,600,000.00	\$2,560,000.00	\$2,007,674.00	\$745,989.45	\$2,753,663.45	\$0.00	\$2,753,663.45	-\$193,663.45	\$2,411,606.30
12000	Contingency	\$250,000.00	\$290,000.00						\$290,000.00	
	TOTAL	\$2,850,000.00	\$2,850,000.00	\$2,007,674.00	\$745,989.45	\$2,753,663.45	\$0.00		\$96,336.55	\$2,411,606.30

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 2,753,663.45
TOTAL APPROVED BUDGET	\$ 2,850,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 96,336.55

Total Current Funding	\$ 2,850,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 484,194.45	26.27%
TOTAL PENDING CHANGE ORDERS	\$ 192,000.00	10.42%
TOTAL CONSTRUCTION CHANGES	\$ 676,194.45	36.68%

Comments - Construction Changes over 5%:
A change order was issued as a result of added scope of work due to unforeseen field conditions.

Quarterly Construction Status Report

Boiler Plant Equipment Replacement and Utility Tunnel Connection

Period Ending: September 30,2025

Project Number: 300151

Project Parameters

Project Architect/Engineer:	BVH Integrated Services Inc	Notice to Proceed:	07/02/2020
General Contractor/CM:	Bond Brothers Inc	Contract Substantial Completion:	06/30/2023
UConn Project Manager:	Webb Grouten, Jr.	Projected Substantial Completion:	07/01/2026
Project Phase:	Construction	Current Phase Budget:	\$46,500,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$45,074,987.55

Project Description:

This project is the combination of 300036 (Boiler Replacement) and 300103 (Tunnel Phase 3) into one project. Existing CUP Boilers B-1, B-2, B-3 are beyond their useful life and will be removed and replaced with three (3) new 100,000 lb./hr. 125 psi steam boilers. The project will include modification of existing structural and architectural building systems as well as modification/replacement of ancillary mechanical and electrical systems required to replace boilers while maintaining service to the campus.

Project Design, Procurement and Construction have been divided into four distinct packages:

Package 0 includes pre-purchase of (3) factory-fabricated, dual fuel O-Type water-tube boilers for generating 125 psi saturated steam.

Package 1 includes installation of new 125 lb. steam, express condensate and associated ancillary support systems within the existing North Campus Utility Tunnel, Cogen Facility and Heating Plant (Boiler Building); Incidental removal and replacement of existing tunnel utilities to allow installation of new steam/condensate piping; Construction of new exterior pipe chase at the Cogen Facility; Demolition of existing boilers, and replacement of firing floor structure/slab to support Package #2 boiler replacement project.

Package 2 includes installation of two (2) new 100,000 lb/hr water tube boilers within the existing Central Utility Plant and one (1) new 100,000 lb/hr water tube boiler within the new Supplemental Utility Plant; Installation of new condensate storage tank, piping, fans, ductwork, feedwater system, deaerator, economizers, breeching and stacks to support the new boiler equipment; Construction of new exterior overhead door and egress door(s) and selective site work; Temporary utilities to maintain services to existing campus buildings.

Package 3 includes a steam blow for the piping from the CUP to the SUP.

Current Project Status:

Current total project budget has been increased to \$46.5M. GMP for Package 0 has been fully executed. DEEP boiler air permits were received in March 2021.

Package 0, 1 & 3 are essentially complete. Close out activities continue.

Package 2 work in the boiler plant is 99% complete. Punch list, final commissioning and miscellaneous change order work remains. Based on third party peer review results remedial work to the mechanical systems at the CUP has started now that the heating season is over. Reports are complete and direction to the design team and the CM have been issued. Bulletins continue to be priced and reviewed. Critical work activities for the May steam outage were successfully performed. Additional corrective work continues to be coordinated and performed when the boilers can be shut down. Replacement makeup air steam pre-heat coils to replace the incorrectly manufactured ones were delivered and are installed. Pipe stress analysis submission, pricing and performance of bulletin work is the critical path. Pipe stress analysis is delinquent for the CUP

Package 2 work at the SUP; boiler assembly is complete. Startup of equipment and commissioning functional performance testing (FPT) remains suspended pending pipe stress analysis submission, and pricing and performance of bulletin work which is the critical path to achieve SUP boiler startup and commissioning.

Miscellaneous change order work is pending. Several bulletins for pipe and equipment modifications await contractor price submission, resubmission and execution.

Project Issues/Risks:

UConn has procured third party engineering services to review the engineering, design and installation of various critical mechanical systems at the SUP and CUP for code compliance and Standard of Care. The outcome of this peer review has pushed the SUP boiler start up and commissioning beyond the original contract substantial completion date. A new contract substantial completion date will need to be formally established based on remedial work to be performed, however for planning purposes a projected substantial completion date of summer 2026 has been established.



CUP boiler #2 opacity exhaust sleeve replacement



SUP faulty steam coil replacement



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: Boiler Plant Equipment Replacement and Utility Tunnel Connection
Project Num.: 300151
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$32,200,000.00	\$35,700,000.00	\$30,611,927.61	\$6,133,504.92	\$36,745,432.53	\$2,211,837.24	\$38,957,269.77	-\$3,257,269.77	\$32,663,933.50
02000	Design Services	\$2,000,000.00	\$2,000,000.00	\$1,175,809.00	\$1,980,143.09	\$3,155,952.09	\$240,000.00	\$3,395,952.09	-\$1,395,952.09	\$2,898,225.01
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$2,600,000.00	\$2,600,000.00	\$156,403.46	\$2,407,624.66	\$2,564,028.12	\$0.00	\$2,564,028.12	\$35,971.88	\$1,169,028.12
06000	Other A/E Services	\$600,000.00	\$600,000.00	\$155,843.00	\$0.00	\$155,843.00	\$0.00	\$155,843.00	\$444,157.00	\$146,721.75
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$550,000.00	\$550,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550,000.00	\$0.00
10000	Insurance & Legal	\$50,000.00	\$50,000.00	\$500.00	\$1,372.00	\$1,872.00	\$0.00	\$1,872.00	\$48,128.00	\$1,872.00
11000	Miscellaneous	\$0.00	\$0.00	\$22.57	\$0.00	\$22.57	\$0.00	\$22.57	-\$22.57	\$22.57
	DIRECT COST SUBTOTAL	\$38,000,000.00	\$41,500,000.00	\$32,100,505.64	\$10,522,644.67	\$42,623,150.31	\$2,451,837.24	\$45,074,987.55	-\$3,574,987.55	\$36,879,802.95
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$43,000,000.00	\$46,500,000.00	\$32,100,505.64	\$10,522,644.67	\$42,623,150.31	\$2,451,837.24		\$1,425,012.45	\$36,879,802.95

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 45,074,987.55
TOTAL APPROVED BUDGET	\$ 46,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 1,425,012.45

Total Current Funding	\$ 46,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 5,231,095.27	17.09%
TOTAL PENDING CHANGE ORDERS	\$ 897,206.38	2.93%
TOTAL CONSTRUCTION CHANGES	\$ 6,128,301.65	20.02%

Comments - Construction Changes over 5%:
Construction change orders over 5% includes the SUP boiler for \$1.5 million which was an alternate in the GMP for Package 0 and has been incorporated into the project via amendment. A portion of the \$16.7 million Package 2 GMP is carried in construction changes.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

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Mirror Lake Improvements
Project Number: 300174

Project Parameters

Project Architect/Engineer:	BVH Integrated Services Inc	Notice to Proceed:	08/07/2024
General Contractor/CM:	Turner Construction Co	Contract Substantial Completion:	01/07/2026
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	01/07/2026
Project Phase:	Construction	Current Phase Budget:	\$11,500,000.00
Percent Complete:	70 %	Estimated Total Project Cost:	\$10,780,531.84

Project Description:

Mirror Lake has been a beloved and historic campus landmark since 1922. After multiple decades of deferred maintenance; accumulating silt, sediment and pollutants; significant campus development within its watershed over the same period of time resulting in an undersized stormwater facility; and, a damaged spillway and a dam that recently received an elevated hazard classification, various improvements to Mirror Lake are now essential. Numerous studies recently completed for Mirror Lake – an unimplemented dredging plan in 2012, a campus master plan and water quality assessment in 2015, a campus drainage master plan in 2018, a dam inspection report in 2020, and a feasibility study in 2021 – each concluded with recommendations for the University to take action.

This project will design and construct improvements that achieve the University's short-term permitting obligations as agreed upon with the Department of Energy and Environmental Protection (DEEP).

Current Project Status:

The spillway concrete work is completed and is awaiting the fall protection railings. The upstream face of dam work is completed and has allowed the portable dam to be relocated so the second phase of the work can commence. Site restoration will begin on the east side of the spillway as the finish grades are established.

Project Issues/Risks:

None at this time



Completed Spillway looking north



Second Phase of the temporary dam being installed



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Mirror Lake Improvements
Project Num.: 300174
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$7,035,000.00	\$7,035,000.00	\$6,596,278.25	\$256,424.09	\$6,852,702.34	\$30,000.00	\$6,882,702.34	\$152,297.66	\$2,352,421.89
02000	Design Services	\$3,045,000.00	\$3,045,000.00	\$48,935.00	\$3,258,895.68	\$3,307,830.68	\$320,000.00	\$3,627,830.68	-\$582,830.68	\$2,737,917.50
03000	Telecom	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$30,000.00	\$30,000.00	\$4,740.00	\$0.00	\$4,740.00	\$0.00	\$4,740.00	\$25,260.00	\$4,740.00
05000	Internal Costs	\$350,000.00	\$350,000.00	\$1,800.00	-\$1,800.00	\$0.00	\$0.00	\$0.00	\$350,000.00	\$0.00
06000	Other A/E Services	\$50,000.00	\$50,000.00	\$60,465.00	\$0.00	\$60,465.00	\$185,000.00	\$245,465.00	-\$195,465.00	\$548.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$80,000.00	\$80,000.00	\$11,798.53	\$4,995.29	\$16,793.82	\$0.00	\$16,793.82	\$63,206.18	\$13,738.82
10000	Insurance & Legal	\$10,000.00	\$10,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$7,000.00	\$1,125.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$10,700,000.00	\$10,700,000.00	\$6,727,016.78	\$3,518,515.06	\$10,245,531.84	\$535,000.00	\$10,780,531.84	-\$80,531.84	\$5,110,491.21
12000	Contingency	\$800,000.00	\$800,000.00						\$800,000.00	
	TOTAL	\$11,500,000.00	\$11,500,000.0	\$6,727,016.78	\$3,518,515.06	\$10,245,531.84	\$535,000.00		\$719,468.16	\$5,110,491.21

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 10,780,531.84
TOTAL APPROVED BUDGET	\$ 11,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 719,468.16

Total Current Funding	\$ 11,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 256,424.09	3.89%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 256,424.09	3.89%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

Field House - Old Rec Center Renovation
Project Number: 300209

Project Parameters

Project Architect/Engineer:	Newman Architects PC	Notice to Proceed:	09/03/2024
General Contractor/CM:	Daniel OConnells Sons Inc	Contract Substantial Completion:	12/31/2026
UConn Project Manager:	Scott Gallo	Projected Substantial Completion:	12/31/2026
Project Phase:	Construction	Current Phase Budget:	\$90,000,000.00
Percent Complete:	20 %	Estimated Total Project Cost:	\$85,965,706.28

Project Description:

This project will bring athletics, research, sports medicine, hydrotherapy, training, rehabilitation, nutrition, clinical operations as well as academic support together in one building that can build upon each other. The proposed program for the facility will include a consolidated Academic Center to support the Student Academic Success Program (SASP) for all student athletes, and 1,000 sf for Kinesiology.

This project will also renovate existing offices, support spaces, team rooms, coaches and official's locker rooms, and team locker rooms for the following sports: men's and women's track and field, women's field hockey, women's rowing, women's tennis, and women's swimming & diving. These renovated spaces within the Field House and Wolff-Zackin facility will be constructed to a standard established in the new locker rooms within the Rizza Performance Center. Exterior accessed toilet rooms for use by the public at sporting events at Sherman Field will be provided.

Current Project Status:

Field House Phase 1 Update: (Wolff-Zackin and Natatorium Facility for Women's Swimming Team)

Certificate of substantial completion was achieved on schedule on 8/25/25 against the contract required 08/29/2025. Some base scope and change order items linger and are anticipated to be installed in November and December 2025 as occupancy schedules allow.

Athletics assumed beneficial use & occupancy of the phase 1 area on September 2, 2025. Estimated cost of work to complete: \$282,360.00

Phase 2B Field House began on June 6, 2025 and continues with an anticipated project ending date of December 31, 2026.

Field House Phase 2B Update: (Old Rec Center including Greer and Guyer Gyms)

A conformed set of plans & specifications have been received. Abatement & Demolition phases are nearing completion. Long lead mechanical and electrical equipment submittals have been processed and anticipated delivery schedules are known and acceptable. The Submittal & RFI processes are robust. MEP coordination is nearly complete. FF&E, Exercise & Athletic Equipment and Branding packages are being developed between Architects & Athletics. Work progresses.

Phase 2A Update: - Early Release Electrical Package.

Submittals processed and delivery dates are known.

Some title IX objectives are in process and expected to be achieved within the Natatorium Swimming Pool space within 2025 for Athletics in tandem with Phase 1 & 2 activity.

Project Issues/Risks:

Unforeseen conditions consistent with large scale renovations such as existing and unforeseen conditions are apparent given the age of the building. These will have over all schedule and cost impacts to mitigate, though we have vehicles and Team cooperation to manage both factors built into established allowances within the phase 2B GMP.

Phase 1 GMP will in the end, incur overall changes of approximately 15% due to a combination of Unforeseen and Existing conditions mitigation, Owner requested changes, Design errors & omissions, overtime premiums as a result and added scope such as bringing Fire Sprinkler systems into the phase 1 resultant in part of pending upgrades to Gampel. This sum will mostly be absorbed within the confines of the DOC phase 1 GMP, utilizing established Allowances and CM contingency within to cover the costs.

Phase 2 - TBD, given the amount of scope both needed and desired to be added to the project.



Phase II - Main Entry Footing Form Work



Phase II - Demo & UG Utility Piping Re-Distribution



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Field House - Old Rec Center Renovation
Project Num.: 300209
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$71,694,695.00	\$71,694,695.00	\$70,556,731.23	\$695,541.79	\$71,252,273.02	\$1,250,000.00	\$72,502,273.02	-\$807,578.02	\$5,219,414.98
02000	Design Services	\$8,184,505.00	\$8,184,505.00	\$326,736.32	\$7,750,183.23	\$8,076,919.55	\$50,000.00	\$8,126,919.55	\$57,585.45	\$6,266,751.00
03000	Telecom	\$720,000.00	\$720,000.00	\$15,753.39	\$0.00	\$15,753.39	\$550,000.00	\$565,753.39	\$154,246.61	\$15,753.39
04000	Furniture, Fixtures & Equipment	\$3,398,800.00	\$3,398,800.00	\$0.00	\$0.00	\$0.00	\$3,257,804.00	\$3,257,804.00	\$140,996.00	\$0.00
05000	Internal Costs	\$500,000.00	\$500,000.00	\$361,896.00	-\$12,645.50	\$349,250.50	\$171,992.00	\$521,242.50	-\$21,242.50	\$307,765.50
06000	Other A/E Services	\$420,000.00	\$420,000.00	\$143,467.00	\$68,226.00	\$211,693.00	\$191,327.00	\$403,020.00	\$16,980.00	\$38,364.98
07000	Art	\$0.00	\$0.00	\$6,693.82	\$0.00	\$6,693.82	\$0.00	\$6,693.82	-\$6,693.82	\$0.00
08000	Relocation	\$205,000.00	\$205,000.00	\$136,060.56	\$19,982.35	\$156,042.91	\$48,957.09	\$205,000.00	\$0.00	\$138,719.16
09000	Environmental	\$310,000.00	\$310,000.00	\$64,303.68	\$0.00	\$64,303.68	\$245,696.32	\$310,000.00	\$0.00	\$61,877.93
10000	Insurance & Legal	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00
11000	Miscellaneous	\$47,000.00	\$47,000.00	\$1,326.56	\$0.00	\$1,326.56	\$45,673.44	\$47,000.00	\$0.00	\$380.40
	DIRECT COST SUBTOTAL	\$85,500,000.00	\$85,500,000.00	\$71,612,968.56	\$8,521,287.87	\$80,134,256.43	\$5,831,449.85	\$85,965,706.28	-\$465,706.28	\$12,049,027.34
12000	Contingency	\$4,500,000.00	\$4,500,000.00						\$4,500,000.00	
	TOTAL	\$90,000,000.00	\$90,000,000.00	\$71,612,968.56	\$8,521,287.87	\$80,134,256.43	\$5,831,449.85		\$4,034,293.72	\$12,049,027.34

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 85,965,706.28
TOTAL APPROVED BUDGET	\$ 90,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 4,034,293.72

Total Current Funding	\$ 63,410,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 165,968.02	0.24%
TOTAL PENDING CHANGE ORDERS	\$ 529,213.77	0.75%
TOTAL CONSTRUCTION CHANGES	\$ 695,181.79	0.99%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report Period Ending: September 30, 2025

Gilbert Road Site Preparation
Project Number: 300235

Project Parameters

Project Architect/Engineer:	Fennick McCredie Architecture Ltd	Notice to Proceed:	10/20/2022
General Contractor/CM:	Sarazin General Contractors Inc	Contract Substantial Completion:	04/15/2025
UConn Project Manager:	Cristina Fedeles	Projected Substantial Completion:	11/03/2025
Project Phase:	Construction	Current Phase Budget:	\$6,000,000.00
Percent Complete:	95.5 %	Estimated Total Project Cost:	\$5,072,496.87

Project Description:

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.

This project consist of the relocation, renovation and site restoration for this house at 4 Gilbert Road.

Current Project Status:

Phase 1 House Relocation:

The Construction Notice to Proceed was provided on October 20, 2022. Relocation of the house to the temporary site was completed between November 22nd and December 9th, 2022.

Relocation to the new foundation was completed September 19th, 2023.

Phase 2 Partial Renovations:

Construction started February 5th, 2024, and is scheduled for completion by the end of April 2025.

New foundation footing drains have been connected to drainage infrastructure in Gilbert Road to ensure proper protection of the basement. Yard and roof drains have also been connected to stormwater drainage to control runoff. The scope of work includes the restoration of windows and replacement of porches and deteriorated porch columns. The envelope work is almost complete. touch up painting and one storm window are still to be installed. The architect has provided punch list items that are being rectified by the contractor. Site work is in process. The site will be restored and opened to the community at the beginning of November.

Completed work during this period includes

- Window and door installation is complete. Storm windows delivered mid July and installed.
- Facade work singles installation.
- Roof work and gutter installation.
- Chimney cap installation
- Wood column installation
- Concrete bases for porch and landing stairs
- Accoya exterior stairs and landings repairs and installation of the Accoya Lattice and trim
- Back porches construction

- Painting 80% complete

The upcoming work includes:

- Painting touchup
- Sidewalk paving in mid October
- Remaining tree work and root zone aeration completed
- Finish grading and spreading of the top soil expected in end of October
- Hydroseed

Project Issues/Risks:

The university did not approve a budget increase to complete the full scope of interior and exterior renovations originally proposed. Phase 1 relocation and Phase 2 partial renovations remain the only phases with approval to date. The final scope of work is still pending, with recommendations to complete exterior renovations while interior work is postponed until a permanent use is confirmed for the building. Exterior work identified as part of Phase II and started in February 2024 remains ongoing.



Porches progress - Columns, decking and lattice installation



Stair detail



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Gilbert Road Site Preparation
Project Num.: 300235
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$5,151,000.00	\$1,711,000.00	\$2,368,589.62	\$1,616,601.83	\$3,985,191.45	\$0.00	\$3,985,191.45	-\$2,274,191.45	\$3,495,262.97
02000	Design Services	\$900,000.00	\$900,000.00	\$251,347.00	\$626,026.00	\$877,373.00	\$0.00	\$877,373.00	\$22,627.00	\$860,210.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$198,000.00	\$198,000.00	\$14,000.00	\$166,000.00	\$180,000.00	\$0.00	\$180,000.00	\$18,000.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$29,000.00	\$30,000.00	\$28,542.20	\$0.00	\$28,542.20	\$0.00	\$28,542.20	\$1,457.80	\$27,966.20
10000	Insurance & Legal	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$1,390.22	\$0.00	\$1,390.22	\$0.00	\$1,390.22	-\$1,390.22	\$1,390.22
	DIRECT COST SUBTOTAL	\$6,279,000.00	\$2,840,000.00	\$2,663,869.04	\$2,408,627.83	\$5,072,496.87	\$0.00	\$5,072,496.87	-\$2,232,496.87	\$4,384,829.39
12000	Contingency	\$321,000.00	\$3,160,000.00						\$3,160,000.00	
	TOTAL	\$6,600,000.00	\$6,000,000.00	\$2,663,869.04	\$2,408,627.83	\$5,072,496.87	\$0.00		\$927,503.13	\$4,384,829.39

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 5,072,496.87
TOTAL APPROVED BUDGET	\$ 6,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 927,503.13

Total Current Funding	\$ 6,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,569,400.52	66.26%
TOTAL PENDING CHANGE ORDERS	\$ 122,627.81	5.18%
TOTAL CONSTRUCTION CHANGES	\$ 1,692,028.33	71.44%

Comments - Construction Changes over 5%:
Project approvals were phased. Phase II, which is \$1,486,750.00, was processed as a change order.

Quarterly Construction Status Report
Period Ending: September 30, 2025

South Campus Infrastructure
Project Number: 300241

Project Parameters

Project Architect/Engineer:	BVH Integrated Services Inc	Notice to Proceed:	07/06/2023
General Contractor/CM:	O & G Industries Inc	Contract Substantial Completion:	02/06/2026
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	02/06/2026
Project Phase:	Construction	Current Phase Budget:	\$89,500,000.00
Percent Complete:	88 %	Estimated Total Project Cost:	\$86,157,124.77

Project Description:

Connecticut Public Act No 13-233, known as Next Generation Connecticut, authorized the University to undertake a special capital improvement program for the express purposes of constructing infrastructure, renovating existing facilities and developing new buildings. In 2015 the University completed the Next Gen CT Campus Masterplan and in 2016 the University performed a Framework Utility Analysis to create a systematic approach for infrastructure projects that support development of the Next Gen CT program. The intent of this project is to provide infrastructure improvements in the South Campus district to support the construction and sustainable operation of the South Campus Residence Hall and future projects including the School of Nursing.

The overall scope of this project will provide renewable infrastructure to the new South Campus Residence Hall and includes: new utilities including steam, electric, hot and chilled water, communications, sanitary, stormwater, and domestic water for the South Campus Residence Hall (Package 1), and expansion of the South Campus Chiller Plant to accommodate a new geothermal heating and cooling system and to meet the needs of the Residence Hall (Package 2).

Current Project Status:

Package 1:

Package 1 work met its substantial completion date of August 15, 2024.

Package 2:

Package 2 work consists of interior MEP work in both the addition and existing building. Interior piping and MEP equipment is continuing as expected and making steady progress. Most exterior underground piping is complete with site finishes scheduled for completion by end of October. Major electrical equipment is scheduled to be delivered in the 4th quarter of 2025 with Commissioning and start up taking place shortly after.

Project Issues/Risks:

Long lead time of materials continues to be a concern for the construction team to ensure that major utility milestones are met and to minimize temporary utility requirements. Concern remains over chilled water connection point to the existing infrastructure.

The subsurface conditions in Lot S encountered were variable and unexpected due to the presence of fill. This required additional soil removal and stabilization. In addition the general unpredictability of soil disposal has compounded the issue of soil management. Excavation is now largely completed.

Additions to the design were required to accommodate the addition of the School of Nursing Building. The contractor is still working through the additional work required with the changes.



Utility yard is in progress with site finishes installed



Exterior of building is completed with SON in the foreground



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: South Campus Infrastructure
Project Num.: 300241
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$75,200,000.00	\$75,200,000.00	\$73,409,955.59	\$3,755,831.94	\$77,165,787.53	\$520,000.00	\$77,685,787.53	-\$2,485,787.53	\$59,557,551.92
02000	Design Services	\$6,200,000.00	\$6,200,000.00	\$393,379.90	\$5,887,371.61	\$6,280,751.51	\$200,000.00	\$6,480,751.51	-\$280,751.51	\$5,829,368.88
03000	Telecom	\$200,000.00	\$200,000.00	\$64,044.98	\$0.00	\$64,044.98	\$200,000.00	\$264,044.98	-\$64,044.98	\$17,263.22
04000	Furniture, Fixtures & Equipment	\$40,000.00	\$40,000.00	\$55,795.74	\$0.00	\$55,795.74	\$0.00	\$55,795.74	-\$15,795.74	\$52,825.74
05000	Internal Costs	\$2,500,000.00	\$1,655,000.00	\$182,799.09	\$224,006.17	\$406,805.26	\$200,000.00	\$606,805.26	\$1,048,194.74	\$331,424.27
06000	Other A/E Services	\$850,000.00	\$1,700,000.00	\$569,715.50	\$188,224.25	\$757,939.75	\$100,000.00	\$857,939.75	\$842,060.25	\$541,457.85
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$6,000.00	\$0.00	\$6,000.00	-\$1,000.00	\$3,000.00
10000	Insurance & Legal	\$5,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$200,000.00	-\$200,000.00	\$72,095.18
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$85,000,000.00	\$85,000,000.00	\$74,878,690.80	\$10,058,433.97	\$84,937,124.77	\$1,220,000.00	\$86,157,124.77	-\$1,157,124.77	\$66,404,987.06
12000	Contingency	\$4,500,000.00	\$4,500,000.00						\$4,500,000.00	
	TOTAL	\$89,500,000.00	\$89,500,000.00	\$74,878,690.80	\$10,058,433.97	\$84,937,124.77	\$1,220,000.00		\$3,342,875.23	\$66,404,987.06

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 86,157,124.77
TOTAL APPROVED BUDGET	\$ 89,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,342,875.23

Total Current Funding	\$ 89,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 3,115,831.94	4.24%
TOTAL PENDING CHANGE ORDERS	\$ 640,000.00	0.87%
TOTAL CONSTRUCTION CHANGES	\$ 3,755,831.94	5.12%

Comments - Construction Changes over 5%:
The project has encountered unanticipated subsurface soil conditions including boulders that needed to be addressed to install new work. Cost to provide for future connections for school of nursing have also been added to this project.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

Werth Residence Hall High Humidity Mitigation
Project Number: 300251

Project Parameters

Project Architect/Engineer:	Kohler Ronan LLC	Notice to Proceed:	08/05/2024
General Contractor/CM:	The Whiting-Turner Contracting Company	Contract Substantial Completion:	08/08/2025
UConn Project Manager:	Scott Gallo	Projected Substantial Completion:	08/08/2025
Project Phase:	Close Out	Current Phase Budget:	\$11,100,000.00
Percent Complete:	99 %	Estimated Total Project Cost:	\$10,948,862.91

Project Description:

Werth Residence Tower is an approximately 350 room, 8-story residence hall, which opened in 2016, and was constructed using the design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the in-room HVAC system. Approximately 30% of the rooms have issues with excessive humidity and condensation, with no apparent pattern identified from semester-to-semester. To provide a better student success journey for our students in Werth Tower, we propose to mitigate the humidity conditions in the building.

A forensic MEP engineering firm was hired to investigate the HVAC system and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms in the summer 2023 and data from sensors was collected bi-weekly through the summer, fall and winter. All indications are that increasing dry air flow directly to the rooms is the only solution that reduces the humidity significantly.

An engineering firm was hired to design a long-term solution that introduces dry air directly into the student rooms. Due to long lead times for procurement of equipment, the final modifications to the HVAC system could not be completed until the summer of 2025. As an interim measure, to help lower the humidity during the 2024-2025 academic year, temporary dehumidifiers were installed in the corridors of the seven floors housing students.

The original building designers and contractors have been put on legal notice regarding the repairs and replacements being undertaken to correct the high humidity conditions.

Current Project Status:

The project is substantially completed. There are some issues with the Energy Recovery Units (ERUs) that are being addressed by the contractor and manufacturer.

This is the last report and the project will not be reported on in the future.

Project Issues/Risks:

None at this time



New Rooftop Air Handler



New duct with metal soffit



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Werth Residence Hall High Humidity Mitigation
Project Num.: 300251
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$10,300,000.00	\$10,300,000.00	\$10,266,560.85	-\$8,032.33	\$10,258,528.52	\$0.00	\$10,258,528.52	\$41,471.48	\$7,707,192.63
02000	Design Services	\$570,000.00	\$570,000.00	\$428,655.00	\$137,271.00	\$565,926.00	\$0.00	\$565,926.00	\$4,074.00	\$532,464.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$1,000.00	\$1,000.00	\$106,653.39	-\$11,700.00	\$94,953.39	\$0.00	\$94,953.39	-\$93,953.39	\$295.97
06000	Other A/E Services	\$30,000.00	\$30,000.00	\$29,455.00	\$0.00	\$29,455.00	\$0.00	\$29,455.00	\$545.00	\$14,706.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$10,000.00	\$10,000.00	\$11,733.05	-\$11,733.05	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$10,911,000.00	\$10,911,000.00	\$10,843,057.29	\$105,805.62	\$10,948,862.91	\$0.00	\$10,948,862.91	-\$37,862.91	\$8,254,658.60
12000	Contingency	\$189,000.00	\$189,000.00						\$189,000.00	
	TOTAL	\$11,100,000.00	\$11,100,000.00	\$10,843,057.29	\$105,805.62	\$10,948,862.91	\$0.00		\$151,137.09	\$8,254,658.60

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 10,948,862.91
TOTAL APPROVED BUDGET	\$ 11,100,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 151,137.09

Total Current Funding	\$ 11,100,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ -8,032.33	-0.08%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ -8,032.33	-0.08%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

UConn Tennis Facility
Project Number: 300257

Project Parameters

Project Architect/Engineer:	BL Companies Connecticut Inc	Notice to Proceed:	09/26/2024
General Contractor/CM:	Mattern Construction Inc	Contract Substantial Completion:	08/15/2025
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	02/16/2026
Project Phase:	Construction	Current Phase Budget:	\$3,450,000.00
Percent Complete:	45 %	Estimated Total Project Cost:	\$3,458,976.61

Project Description:

Create year round facility for UConn Tennis program including courts, locker rooms for training and competition.

Current Project Status:

Electrical service and foundation for the relocated storage facility is complete. Underground and below slab utilities are in progress, and the precast building was placed in queue for production after coordination of MEP systems. Work has not been progressing at the pace anticipated due to programmatic and design changes, submittal delays, and personnel issues, and is several months behind schedule. Coordination with Facilities resolved electrical equipment lead time, including provision for a transformer to be replaced by the Project.

Project Issues/Risks:

Building shell is underway at the factory and is scheduled to be delivered in early October. This will allow all final underground utilities to take place as well as building finishes. Site restoration will follow building delivery.



Building underground completed



Building underground completed



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: UConn Tennis Facility
Project Num.: 300257
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$2,900,000.00	\$2,900,000.00	\$2,881,803.00	\$179,333.90	\$3,061,136.90	\$20,000.00	\$3,081,136.90	-\$181,136.90	\$932,497.24
02000	Design Services	\$135,000.00	\$135,000.00	\$31,145.00	\$186,450.00	\$217,595.00	\$10,000.00	\$227,595.00	-\$92,595.00	\$205,606.60
03000	Telecom	\$60,000.00	\$60,000.00	\$41,216.39	\$0.00	\$41,216.39	\$0.00	\$41,216.39	\$18,783.61	\$17,316.39
04000	Furniture, Fixtures & Equipment	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	\$0.00	\$0.00
05000	Internal Costs	\$0.00	\$0.00	\$42,730.32	\$0.00	\$42,730.32	\$0.00	\$42,730.32	-\$42,730.32	\$1,350.00
06000	Other A/E Services	\$75,000.00	\$75,000.00	\$41,298.00	\$0.00	\$41,298.00	\$0.00	\$41,298.00	\$33,702.00	\$1,818.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
	DIRECT COST SUBTOTAL	\$3,200,000.00	\$3,200,000.00	\$3,038,192.71	\$365,783.90	\$3,403,976.61	\$55,000.00	\$3,458,976.61	-\$258,976.61	\$1,158,588.23
12000	Contingency	\$250,000.00	\$250,000.00						\$250,000.00	
	TOTAL	\$3,450,000.00	\$3,450,000.00	\$3,038,192.71	\$365,783.90	\$3,403,976.61	\$55,000.00		-\$8,976.61	\$1,158,588.23

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 3,458,976.61
TOTAL APPROVED BUDGET	\$ 3,450,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ -8,976.61

Total Current Funding	\$ 3,450,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 33,142.11	1.15%
TOTAL PENDING CHANGE ORDERS	\$ 146,191.79	5.07%
TOTAL CONSTRUCTION CHANGES	\$ 179,333.90	6.22%

Comments - Construction Changes over 5%:
Changes to this project have included interior changes and temporary utility requirements to keep the relocated shed active.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

New School of Nursing
Project Number: 300260

Project Parameters

Project Architect/Engineer:	Amenta Emma Architects PC	Notice to Proceed:	04/09/2025
General Contractor/CM:	Lee Kennedy Company	Contract Substantial Completion:	01/25/2027
UConn Project Manager:	Katherine Viveiros	Projected Substantial Completion:	12/28/2026
Project Phase:	Construction	Current Phase Budget:	\$100,000,000.00
Percent Complete:	30 %	Estimated Total Project Cost:	\$95,105,004.74

Project Description:

The new School of Nursing building will accommodate the much needed increase in enrollment and address the shortage of nurses in the healthcare industry, while changing the nature of health care, and the increasing disparity in health outcomes. The new building will be strategically located near the existing Brain Imaging Research Center, aligning with the vision outlined in the 2015-2035 Campus Master Plan.

The new building will be five stories high, approximately 90,200 square feet and will be located on the South side of campus in existing parking Lot S. In addition, specific features of the new Nursing facility will include classrooms, offices, simulation labs, a medicinal garden, a maker space area, state of the art technology and equipment and shell space for future growth of the program.

Current Project Status:

Construction mobilization of the site began in late March 2025 and significant progress with site preparation and underground utilities has been made and is nearly complete. Remaining utilities for telecom ductbank and communications lines and permanent power will continue through October/November. Concrete foundations are 100% completed. The concrete slab on grade (first level) has been poured this month. Masonry stair towers have also started to take shape, with the masons starting on Stair #2, while Stair#1 will begin closely after. Structural steel delivery and steel erection started in early October (ahead of schedule) and will continue into winter 2026.

On the purchasing end, we continue to work with the multiple product vendors and review furniture layouts to finalize the details of the inside furnishings - furniture, specialized equipment, audio visual and interior and exterior signage.

The Project Budget is a fixed budget and will be managed very closely, and tracked tightly on every change encountered throughout construction. Any/all requests for changes will be filtered through the Owner for review/approval prior to execution.

The current Owner Occupancy Date is anticipated for Spring 2027 Semester.

Project Issues/Risks:

The Project Schedule is being expedited from day one of construction and will continue to be closely targeted through every step of construction through closeout. Long lead times for equipment are being closely monitored to mitigate any delays to the project schedule.



Steel Erection up to Level 2



Steel Erection and Masonry Stair Tower (along Bolton Rd)



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: New School of Nursing
Project Num.: 300260
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$79,000,000.00	\$78,150,000.00	\$75,360,532.74	\$1,754,472.00	\$77,115,004.74	\$1,140,000.00	\$78,255,004.74	-\$105,004.74	\$4,409,667.32
02000	Design Services	\$4,500,000.00	\$4,850,000.00	\$292,527.50	\$4,515,613.65	\$4,808,141.15	\$41,858.85	\$4,850,000.00	\$0.00	\$3,884,060.48
03000	Telecom	\$850,000.00	\$700,000.00	\$654,990.61	\$0.00	\$654,990.61	\$45,009.39	\$700,000.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$8,570,000.00	\$6,520,000.00	\$307,253.18	\$0.00	\$307,253.18	\$6,212,746.82	\$6,520,000.00	\$0.00	\$0.00
05000	Internal Costs	\$0.00	\$425,000.00	\$848,154.15	-\$654,990.61	\$193,163.54	\$231,836.46	\$425,000.00	\$0.00	\$109,826.00
06000	Other A/E Services	\$1,160,000.00	\$3,760,000.00	\$3,208,957.94	\$280,520.50	\$3,489,478.44	\$270,521.56	\$3,760,000.00	\$0.00	\$320,384.85
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$300,000.00	\$300,000.00	\$0.00	\$0.00
09000	Environmental	\$400,000.00	\$100,000.00	\$20,520.76	\$8,912.72	\$29,433.48	\$70,566.52	\$100,000.00	\$0.00	\$29,433.48
10000	Insurance & Legal	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00
11000	Miscellaneous	\$200,000.00	\$175,000.00	\$19,500.00	\$0.00	\$19,500.00	\$155,500.00	\$175,000.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$95,000,000.00	\$95,000,000.00	\$80,712,436.88	\$5,904,528.26	\$86,616,965.14	\$8,488,039.60	\$95,105,004.74	-\$105,004.74	\$8,753,372.13
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$100,000,000.00	\$100,000,000.00	\$80,712,436.88	\$5,904,528.26	\$86,616,965.14	\$8,488,039.60		\$4,894,995.26	\$8,753,372.13

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 95,105,004.74
TOTAL APPROVED BUDGET	\$ 100,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 4,894,995.26

Total Current Funding	\$ 85,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 1,521,828.98	2.02%
TOTAL PENDING CHANGE ORDERS	\$ 232,643.02	0.31%
TOTAL CONSTRUCTION CHANGES	\$ 1,754,472.00	2.33%

Comments - Construction Changes over 5%:
N/A



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

UConn Hartford Cafe
Project Number: 300262

Project Parameters

Project Architect/Engineer:	EDM Studio Inc	Notice to Proceed:	10/04/2024
General Contractor/CM:	Sarazin General Contractors Inc	Contract Substantial Completion:	08/28/2025
UConn Project Manager:	Thomas Haskell	Projected Substantial Completion:	09/10/2025
Project Phase:	Close Out	Current Phase Budget:	\$1,100,000.00
Percent Complete:	99 %	Estimated Total Project Cost:	\$861,444.56

Project Description:

Hartford Campus Café :

The UConn Hartford campus is one of four regional campuses in the University of Connecticut system. Limited dining is provided at the other regional campuses, but at UConn Hartford, no dining facilities are currently provided since it was anticipated that food outlets would develop around the campus buildings (but this has not materialized). This project aims to develop a café within the Hartford Times Building, offering students an affordable dining option on-site, address food insecurity, and foster a stronger and more inclusive university community.

The first-floor café will be designed to feature a hot and cold food display, a point-of-sale station, a beverage station, and a selection of pre-made soups, salads, and sandwiches. It will also include built-in seating, flexible loose seating, tables, chairs, and necessary equipment for the service area. Upgrades to mechanical, electrical, plumbing, fire protection, IT, and security systems will be implemented as required by code.

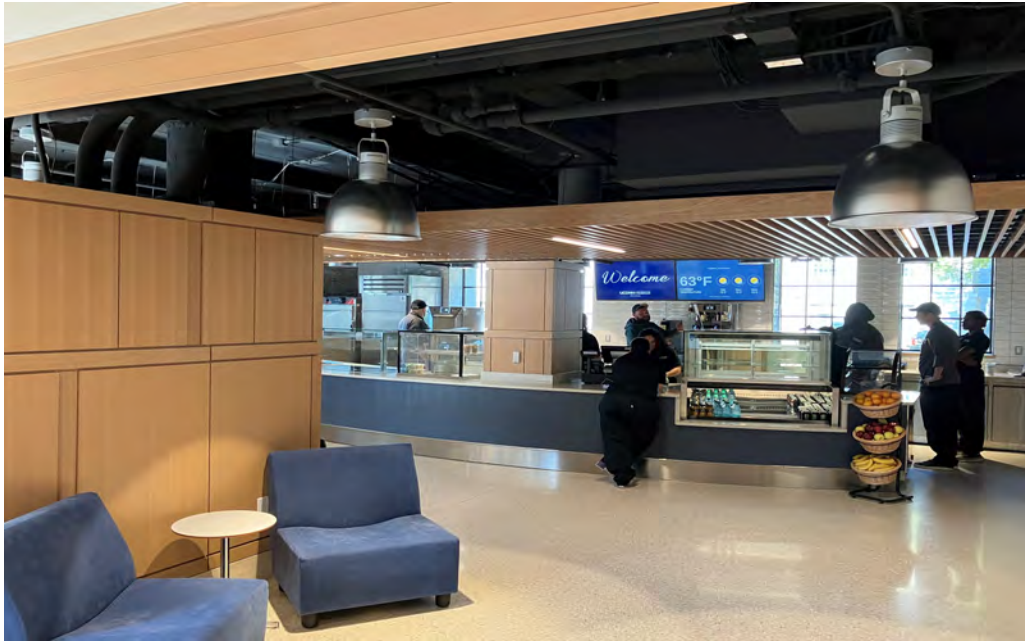
Current Project Status:

General contractor on-site mobilization began in April 2025. Delivery of food service equipment was delayed by one week. Substantial Completion was reached on 10 September 2025. The Cafe is open for business.

This is the last report and the project will not be reported on in the future.

Project Issues/Risks:

None



New Cafe Servery



Cafe Seating Area



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: UConn Hartford Cafe
Project Num.: 300262
Project Phase: Close Out

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$700,000.00	\$700,000.00	\$691,268.00	\$24,328.91	\$715,596.91	\$0.00	\$715,596.91	-\$15,596.91	\$140,682.56
02000	Design Services	\$150,000.00	\$150,000.00	\$214,973.00	-\$69,795.00	\$145,178.00	\$0.00	\$145,178.00	\$4,822.00	\$130,930.50
03000	Telecom	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00
05000	Internal Costs	\$27,500.00	\$27,500.00	\$669.65	\$0.00	\$669.65	\$0.00	\$669.65	\$26,830.35	\$0.00
06000	Other A/E Services	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00
10000	Insurance & Legal	\$6,500.00	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00
11000	Miscellaneous	\$17,500.00	\$17,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,500.00	\$0.00
	DIRECT COST SUBTOTAL	\$984,000.00	\$984,000.00	\$906,910.65	-\$45,466.09	\$861,444.56	\$0.00	\$861,444.56	\$122,555.44	\$271,613.06
12000	Contingency	\$116,000.00	\$116,000.00						\$116,000.00	
	TOTAL	\$1,100,000.00	\$1,100,000.0	\$906,910.65	-\$45,466.09	\$861,444.56	\$0.00		\$238,555.44	\$271,613.06

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 861,444.56
TOTAL APPROVED BUDGET	\$ 1,100,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 238,555.44

Total Current Funding	\$ 1,100,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 23,999.71	3.47%
TOTAL PENDING CHANGE ORDERS	\$ 329.20	0.05%
TOTAL CONSTRUCTION CHANGES	\$ 24,328.91	3.52%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

Peace Garden
Project Number: 300267

Project Parameters

Project Architect/Engineer:	Alfred Benesch & Company	Notice to Proceed:	05/28/2025
General Contractor/CM:	All Seasons Landscaping Inc	Contract Substantial Completion:	10/31/2025
UConn Project Manager:	Eileen McHugh	Projected Substantial Completion:	12/16/2025
Project Phase:	Construction	Current Phase Budget:	\$1,240,000.00
Percent Complete:	75 %	Estimated Total Project Cost:	\$1,210,502.62

Project Description:

Initiated in 2022 by two friends, active donors, and alumni who envisioned an outdoor space that fosters wellness, inclusivity, tolerance, and peace, and in coordination and collaboration with campus leaders and stakeholders, this project will transform this underutilized space into a garden that symbolizes unity, providing a balance within a world full of diversity and change while fostering harmony, understanding, and peace. Program elements include hardscape, concrete pavement, specialty pavers, and porous pavement. Plantings include flowering trees, deciduous shade trees, evergreen hedges, flowering shrubs and lawn areas. Site amenities include granite block seat walls with inspirational quotes and a donated sculpture named "Contemplation" – an interactive installation that invites people to view themselves, their environment, and others as they experience tranquil surroundings. Site utilities include drainage, lighting and electrical relocations required to complete the project.

Current Project Status:

Since the last Quarterly Report, several unforeseen site issues were identified and addressed for the final weeks of construction. The sculptures arrived safely in CT, however delivery of the granite, bench tops, and electrical equipment remain the critical lead items. Installation will begin immediately upon receipt of those items, meanwhile the Contractor is completing planting soils and plants.

Project Issues/Risks:

We have been unable to improve the schedule on long lead items however we expect the project to be substantially complete in December, albeit several weeks beyond the original substantial completion date.



Pavers and Bench Foundation are Complete, Planting has begun



Aerial view of Peace Garden



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Peace Garden
Project Num.: 300267
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$980,000.00	\$980,000.00	\$784,138.86	\$292,368.23	\$1,076,507.09	\$5,000.15	\$1,081,507.24	-\$101,507.24	\$328,370.06
02000	Design Services	\$85,000.00	\$85,000.00	\$55,830.00	\$51,967.00	\$107,797.00	\$8,000.00	\$115,797.00	-\$30,797.00	\$93,711.50
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00
05000	Internal Costs	\$20,000.00	\$20,000.00	\$9,200.40	-\$150.00	\$9,050.40	\$0.00	\$9,050.40	\$10,949.60	\$9,050.40
06000	Other A/E Services	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$0.00
10000	Insurance & Legal	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
11000	Miscellaneous	\$13,830.00	\$13,830.00	\$147.98	\$0.00	\$147.98	\$4,000.00	\$4,147.98	\$9,682.02	\$0.00
	DIRECT COST SUBTOTAL	\$1,136,330.00	\$1,136,330.00	\$849,317.24	\$344,185.23	\$1,193,502.47	\$17,000.15	\$1,210,502.62	-\$74,172.62	\$431,131.96
12000	Contingency	\$103,670.00	\$103,670.00						\$103,670.00	
	TOTAL	\$1,240,000.00	\$1,240,000.0	\$849,317.24	\$344,185.23	\$1,193,502.47	\$17,000.15		\$29,497.38	\$431,131.96

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,210,502.62
TOTAL APPROVED BUDGET	\$ 1,240,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 29,497.38

Total Current Funding	\$ 1,125,411.14
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 9,699.17	1.24%
TOTAL PENDING CHANGE ORDERS	\$ 278,008.02	35.45%
TOTAL CONSTRUCTION CHANGES	\$ 287,707.19	36.69%

Comments - Construction Changes over 5%:
In September we processed an Electrical Change Order that is 7% of the original construction price. A significant feature of the design, strip LED lighting along the benches, was not detailed thoroughly in the construction documents. The electrical engineer, the electrical contractor and the lighting manufacturer worked closely with the team to resolve all issues and ensure the lighting would meet the expectations set for the project.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Northwest Residential Area-Thermal Comfort
Improvements
Project Number: 300280

Period Ending: September 30, 2025

Project Parameters

Project Architect/Engineer:	NV5 Planning & Design Inc	Notice to Proceed:	04/28/2025
General Contractor/CM:	All State Construction Inc	Contract Substantial Completion:	05/13/2026
UConn Project Manager:	Dan Norval	Projected Substantial Completion:	05/13/2026
Project Phase:	Construction	Current Phase Budget:	\$22,750,000.00
Percent Complete:	Phase 1: 75% / Phase 2: Design	Estimated Total Project Cost: (Phase 1)	\$5,728,036.14

Project Description:

The Northwest Residential Area is located on the north side of campus adjacent to North Eagleville Road. The Northwest Area houses over 1,200 students and is considered a traditional style residence community. The intent of this project is to add cooling systems to all residential floors in the buildings to improve the thermal comfort in student rooms to promote the student success journey. Currently, fewer than 40% of the residence halls on the Storrs campus are air conditioned. This project aims to aid in the student success journey by allowing the buildings to be better utilized during the summer months.

The project will convert the buildings to dual temperature with automatic heating/cooling switchover. The ground floor of each building has some cooling capacity and there are existing underground chilled water lines to each building already. The project includes full design and construction of the air conditioning systems for the six (6) buildings.

Current Project Status:

Phase 1 (Terry and Rogers)

Contractor mobilized following commencement. Demolition of existing HVAC systems has been completed. Installation of new piping in 130 dorm rooms is complete. Power conduit to new fan coil units is complete. Building automation system wiring is 95% complete. New make up air shaft is complete. Dorm room work is 95% complete. Other activities including mechanical room work is in progress.

Buildings heating systems is on track to be operational by October. Make up air units on track to be operational by end of year. The cooling systems start up is weather dependent and is anticipated to be complete spring of 2026.

Phase 2 (Hanks and Goodyear)

Design is 95% complete. Construction planned for 2026.

Phase 3 (Russell)

Design is 95% complete. Construction planned for 2026.

Phase 4 (Batterson)

Design is 95% complete. Construction planned for 2026.

Project Issues/Risks:

Long lead HVAC equipment lead times not related to dorm room work.



Rogers Hall Dual Temp Pumps



Terry Hall Glycol Chilled Water Heat Exchanger



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Northwest Residential Area-Thermal Comfort Improvements
Project Num.: 300280
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$19,250,000.00	\$21,210,000.00	\$4,365,710.11	\$200,877.95	\$4,566,588.06	\$0.00	\$4,566,588.06	\$16,643,411.94	\$3,139,948.21
02000	Design Services	\$912,500.00	\$800,000.00	\$224,765.00	\$559,149.00	\$783,914.00	\$0.00	\$783,914.00	\$16,086.00	\$564,237.05
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$700,000.00	\$370,000.00	\$354,723.00	\$5,167.80	\$359,890.80	\$0.00	\$359,890.80	\$10,109.20	\$125,784.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$20,000.00	\$17,643.28	\$0.00	\$17,643.28	\$0.00	\$17,643.28	\$2,356.72	\$17,643.28
10000	Insurance & Legal	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$20,902,500.00	\$22,400,000.00	\$4,962,841.39	\$765,194.75	\$5,728,036.14	\$0.00	\$5,728,036.14	\$16,671,963.86	\$3,847,612.54
12000	Contingency	\$1,847,500.00	\$350,000.00						\$350,000.00	
	TOTAL	\$22,750,000.00	\$22,750,000.0	\$4,962,841.39	\$765,194.75	\$5,728,036.14	\$0.00		\$17,021,963.86	\$3,847,612.54

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 5,728,036.14
TOTAL APPROVED BUDGET	\$ 22,750,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 17,021,963.86

Total Current Funding	\$ 12,073,232.80
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 3,500.00	0.08%
TOTAL PENDING CHANGE ORDERS	\$ 197,377.95	4.52%
TOTAL CONSTRUCTION CHANGES	\$ 200,877.95	4.60%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: September 30, 2025

Whitney Road Steam Improvements- E-8 to Q-8
Project Number: 300281

Project Parameters

Project Architect/Engineer:	BVH Integrated Services Inc	Notice to Proceed:	02/10/2025
General Contractor/CM:	Loureiro Contractors Inc	Contract Substantial Completion:	10/15/2025
UConn Project Manager:	Ian Dann	Projected Substantial Completion:	12/01/2025
Project Phase:	Construction	Current Phase Budget:	\$8,500,000.00
Percent Complete:	65 %	Estimated Total Project Cost:	\$8,016,983.78

Project Description:

In the fall of 2023 a leak was found in the existing 400'+/- steam piping in Mansfield Road in the section from vault E-8 to Q-8. It was determined due to the documented condition of this piping and vault Q-8 the best course of action is to remove and replace with a new vault and associated piping. This work was originally explored as a change order to the South Campus Infrastructure Project but was bid as a separate project.

Current Project Status:

Steam piping is actively being installed with all bypasses being completed by the heating season. Delays related to equipment failures of the support of excavation put the connection between E-8 and Q8 behind schedule but should not impact steam delivery for the heating season. The contractor is making efforts to make up time and have all work completed prior to the winter season.

Project Issues/Risks:

At this time all required infrastructure will be completed for the winter heating season. Restoration may follow after.



Vault Q8 progress with final steam connections to existing



Vault E8 with steam pipe to the north



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Whitney Road Steam Improvements- E-8 to Q-8
Project Num.: 300281
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$7,000,000.00	\$7,000,000.00	\$7,217,650.00	\$127,478.75	\$7,345,128.75	\$10,000.00	\$7,355,128.75	-\$355,128.75	\$1,992,840.32
02000	Design Services	\$545,000.00	\$545,000.00	\$89,741.40	\$509,243.63	\$598,985.03	\$0.00	\$598,985.03	-\$53,985.03	\$385,565.67
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00
05000	Internal Costs	\$50,000.00	\$50,000.00	\$5,115.00	\$90.00	\$5,205.00	\$0.00	\$5,205.00	\$44,795.00	\$165.00
06000	Other A/E Services	\$80,000.00	\$80,000.00	\$57,665.00	\$0.00	\$57,665.00	\$0.00	\$57,665.00	\$22,335.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DIRECT COST SUBTOTAL	\$7,700,000.00	\$7,700,000.00	\$7,370,171.40	\$636,812.38	\$8,006,983.78	\$10,000.00	\$8,016,983.78	-\$316,983.78	\$2,378,570.99
12000	Contingency	\$800,000.00	\$800,000.00						\$800,000.00	
	TOTAL	\$8,500,000.00	\$8,500,000.0	\$7,370,171.40	\$636,812.38	\$8,006,983.78	\$10,000.00		\$483,016.22	\$2,378,570.99

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 8,016,983.78
TOTAL APPROVED BUDGET	\$ 8,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 483,016.22

Total Current Funding	\$ 8,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 4,478.75	0.06%
TOTAL PENDING CHANGE ORDERS	\$ 123,000.00	1.70%
TOTAL CONSTRUCTION CHANGES	\$ 127,478.75	1.77%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report
Period Ending: September 30, 2025

Gampel Pavilion Renovation
Project Number: 300284

Project Parameters

Project Architect/Engineer:	Simpson Gumpertz & Heger Associates Inc	Notice to Proceed:	05/01/2025
General Contractor/CM:	Mattern Construction Inc	Ph 1 Contract Substantial Completion:	09/01/2025
UConn Project Manager:	Scott Gallo	Ph 1 Projected Substantial Completion:	10/03/2025
Project Phase:	Ph 1: Construction / Ph 2: Design	Current Phase Budget:	\$36,000,000.00
Ph 1 Percent Complete:	90 %	Ph 1 Estimated Total Project Cost:	\$10,797,604.48

Project Description:

The University is set to advance its efforts to upgrade Athletic Facilities by undertaking major renovation of the Harry A. Gampel Pavilion on the Storrs Campus, to modernize the facility and create more revenue-generating facilities. As a prominent University landmark, Gampel Pavilion is the home of the men's and women's basketball teams and the men's golf team. The facility opened in January 1990 and totals more than 171,000 square feet in the domed arena.

The goal is to upgrade Harry A. Gampel Pavilion to enhance the daily experience for student athletes and visitors by instilling a sense of Husky pride by offering first-class facilities that support player development and recruitment, as well as to introduce new premium clubs and concession options for fans. The planning of the Gampel Pavilion renovation and the market survey to identify potential revenue sources and strategies for maximizing income within the arena are ongoing.

This funding covers Phase I of Construction fixed seating structure, additional interior expansion space, IT upgrades at the new seating structure/lower bowl, and allows the university to retain the services of a Construction Manager for the remaining phases. A subsequent revised budget will be submitted for approval for the remaining construction phases of the project.

By transforming Gampel Pavilion into a modern, fan-centric, and revenue-focused facility, this project will create sustainable income opportunities that support UConn Athletics and enhance the University's national profile.

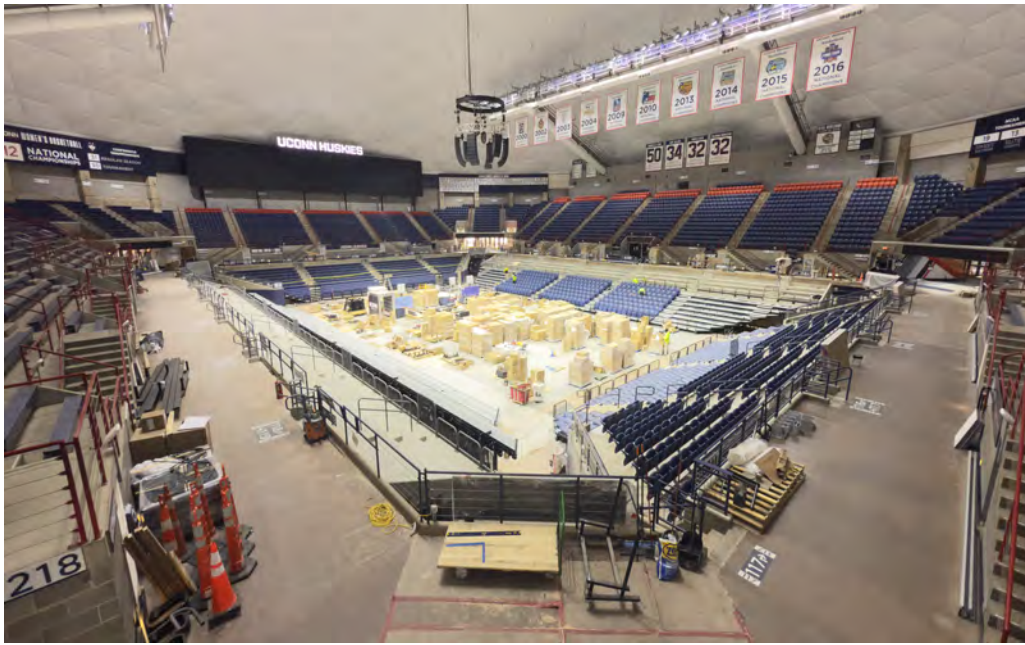
Current Project Status:

This phase of the Gampel project is nearing completion. The contractor is finishing the concourse stair tread work which will be completed by Oct 3, 2025. The bleacher contractor will be continuing installing the bleachers for another few weeks. Coordination between the bleacher install and providing access to the court for the coaches and players is being managed by Athletics. Anticipated completion date for the bleachers is Oct 25, 2025.

The estimated cost to complete Phase 1 budget is part of the larger Gampel renovation project with Phase 2 design in progress.

Project Issues/Risks:

None at this time.



Seat Installation



New South Side Seats



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Gampel Pavilion Renovation
Project Num.: 300284
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$72,485,000.00	\$24,998,000.00	\$2,291,109.00	\$534,884.84	\$2,825,993.84	\$0.00	\$2,825,993.84	\$22,172,006.16	\$1,046,866.66
02000	Design Services	\$4,500,000.00	\$6,100,000.00	\$4,146,853.00	\$418,294.00	\$4,565,147.00	\$0.00	\$4,565,147.00	\$1,534,853.00	\$924,058.00
03000	Telecom	\$5,000,000.00	\$2,250,000.00	\$1,204,350.20	\$678,008.00	\$1,882,358.20	\$0.00	\$1,882,358.20	\$367,641.80	\$1,048,950.04
04000	Furniture, Fixtures & Equipment	\$8,390,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Internal Costs	\$2,250,000.00	\$375,000.00	\$13,266.56	\$0.00	\$13,266.56	\$0.00	\$13,266.56	\$361,733.44	\$0.00
06000	Other A/E Services	\$850,000.00	\$1,550,000.00	\$1,134,945.24	\$369,135.80	\$1,504,081.04	\$0.00	\$1,504,081.04	\$45,918.96	\$595,657.32
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$250,000.00	\$7,000.00	\$6,757.84	\$0.00	\$6,757.84	\$0.00	\$6,757.84	\$242.16	\$6,757.84
	DIRECT COST SUBTOTAL	\$94,500,000.00	\$35,280,000.00	\$8,797,281.84	\$2,000,322.64	\$10,797,604.48	\$0.00	\$10,797,604.48	\$24,482,395.52	\$3,622,289.86
12000	Contingency	\$5,500,000.00	\$720,000.00						\$720,000.00	
	TOTAL	\$100,000,000.00	\$36,000,000.00	\$8,797,281.84	\$2,000,322.64	\$10,797,604.48	\$0.00		\$25,202,395.52	\$3,622,289.86

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 10,797,604.48
TOTAL APPROVED BUDGET	\$ 36,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 25,202,395.52

Total Current Funding	\$ 13,590,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 534,884.84	23.35%
TOTAL CONSTRUCTION CHANGES	\$ 534,884.84	23.35%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report Period Ending: September 30, 2025

Gant Building Renovation - STEM
Project Number: 901803

Project Parameters

Project Architect/Engineer:	Goody Clancy & Associates Inc	Ph 3 Notice to Proceed:	06/09/2025
General Contractor/CM:	The Whiting-Turner Contracting Company	Contract Substantial Completion:	12/06/2027
UConn Project Manager:	Ian Crouse	Ph 3 Projected Substantial Completion:	11/09/2027
Project Phase:	Construction	Current Phase Budget:	\$278,500,000.00
Percent Complete:	70 %	Estimated Total Project Cost:	\$269,058,468.20

Project Description:

The University has developed a STEM focused district known as the North West Science District of the Storrs Campus adjacent to the new Next Generation Connecticut Residence Hall and the Lodewick Visitor Center bounded by King Hill Road, Alumni Drive, Hillside Road, and Hunting Lodge Road.

Part of the North West Science District, the Edward V. Gant Science complex is a three-phased renovation project that includes its South, West, and North wings and the central plaza building.

The Gant project is phased as follows:

Phase 1 - South Wing, Central Plaza, & Central Light Court

Phase 2 - West Wing & SW Connector

Phase 3 - North Wing & NW Connector

Current Project Status:

Phase 1 - South Wing, Central Plaza, & Central Light Court:

The South Wing is comprised of five levels: Ground, 1, 2, 3 & 4. The ground floor area is comprised primarily of Physics research labs, while the upper floors serve as office and Physics teaching lab spaces. The Ground floor of the light court services primarily as a central public gathering space for students and faculty while the 1st floor houses a number of custom Physics scale-up teaching lab spaces. Gant South was completed and occupied in Fall of 2019. The central Light Court area was completed and occupied in January of 2020.

Phase 2 - West Wing & SW Connector:

The West Wing is comprised of five levels: Ground, 1, 2, 3 & 4. The Ground and 1st floor levels of the West Wing are comprised primarily of teaching lab spaces, as well as two large teaching lecture halls. The 2nd, 3rd, & 4th floors are comprised primarily of environmental biology offices and research lab spaces. Phase 2 was occupied in Summer of 2021.

The Data Center is located along the ground floor diagonal corridor separating the Gant South and Gant West wings. Scope of work for these data center upgrades occurs in all three project phases.

Phase 3 - North Wing & NW Connector:

Phase 3A - Early Bid Package

This package includes abatement/demolition, sitework (excluding hardscape and landscape) and long lead time electrical gear. Contracts & subcontracts have been fully issued and scope of work is well underway. Demolition & abatement is currently ongoing, with exterior sitework and excavations proceeding ahead of schedule. Long lead material procurement items are in progress, and Phase 3 will have a unified (3A and 3B) substantial completion date in December 2027.

Phase 3B - North Wing & NW Connector

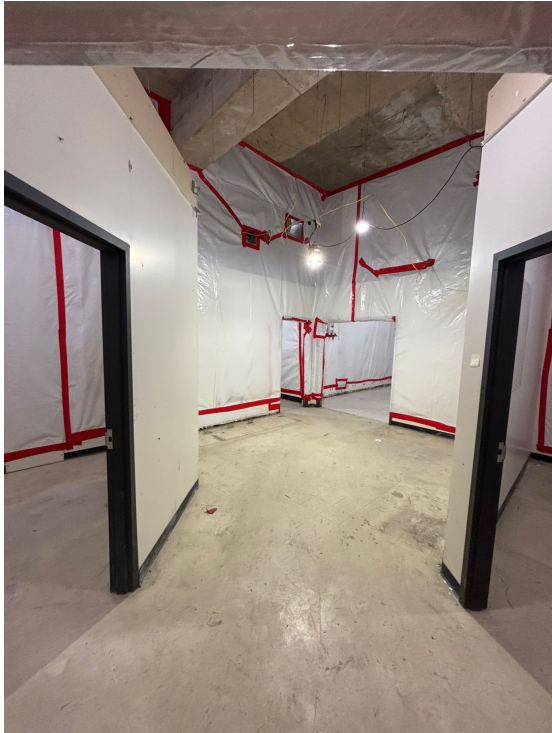
Phase 3B completes the renovation of four existing floors (Ground, 1, 2, & 3) and addition of a new fourth floor. Construction documents were completed and issued on June 10, 2025 with the invitation to bid issued on June 16th. Bids were received in July of 2025 and the notice to proceed was issued on 10/3/2025. Construction is anticipated to be complete in December 2027 in concurrence with Phase 3A. Final BOT funding for Phase 3B was approved on September 17, 2025.

Project Issues/Risks:

Phase 3 has been re-purposed to focus on teaching activities on Floors G, 1, & 2, with Floors 3 & 4 being completed as shell space for future research (pending funding and the identification of occupying departments). Funding for the fit-out of Floors 3 & 4 has not yet been identified. Volatile tariffs & construction market demand/activity may impact the budget and project schedule. The project is also working in an occupied building that is located in a busy area of campus with high student & pedestrian foot traffic and adjacent active research spaces.



Phase 3 Rendering



Phase 3 Demo & Abatement Containment



Phase 3 Exterior Sitework



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: Gant Building Renovation - STEM
Project Num.: 901803
Project Phase: Construction

Project Financial Summary										
Code	Description	Planned Total Project Budget	Current Phase Budget	Base Commitments	CO/CCD/PCO	Total Committed to Date	Issues/Risks	Estimated Total Project Cost	Variance (CPB-ETPC)	Invoice (Approved/Paid)
01000	Construction	\$228,600,000.00	\$228,600,000.00	\$213,819,105.36	\$13,277,666.81	\$227,096,772.17	\$1,413,154.75	\$228,509,926.92	\$90,073.08	\$126,860,319.57
02000	Design Services	\$18,300,000.00	\$18,300,000.00	\$6,691,103.75	\$11,144,732.64	\$17,835,836.39	\$250,000.00	\$18,085,836.39	\$214,163.61	\$15,964,474.31
03000	Telecom	\$1,675,000.00	\$1,675,000.00	\$1,433,747.85	-\$267,469.72	\$1,166,278.13	\$500,000.00	\$1,666,278.13	\$8,721.87	\$1,120,787.27
04000	Furniture, Fixtures & Equipment	\$5,650,000.00	\$5,650,000.00	\$3,801,384.24	\$152,333.70	\$3,953,717.94	\$1,650,000.00	\$5,603,717.94	\$46,282.06	\$3,953,717.94
05000	Internal Costs	\$10,250,000.00	\$10,250,000.00	\$4,643,731.30	\$4,742,500.07	\$9,386,231.37	\$1,335,974.00	\$10,722,205.37	-\$472,205.37	\$8,636,467.19
06000	Other A/E Services	\$1,750,000.00	\$1,750,000.00	\$910,616.54	\$612,784.05	\$1,523,400.59	\$0.00	\$1,523,400.59	\$226,599.41	\$931,937.24
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$1,100,000.00	\$1,100,000.00	\$563,006.64	\$170,938.34	\$733,944.98	\$300,000.00	\$1,033,944.98	\$66,055.02	\$716,594.07
09000	Environmental	\$1,900,000.00	\$1,900,000.00	\$607,327.00	\$790,599.40	\$1,397,926.40	\$281,148.09	\$1,679,074.49	\$220,925.51	\$1,397,814.68
10000	Insurance & Legal	\$200,000.00	\$200,000.00	\$63,006.00	\$87,779.00	\$150,785.00	\$30,000.00	\$180,785.00	\$19,215.00	\$106,936.00
11000	Miscellaneous	\$75,000.00	\$75,000.00	\$41,191.64	-\$393.25	\$40,798.39	\$12,500.00	\$53,298.39	\$21,701.61	\$40,798.39
	DIRECT COST SUBTOTAL	\$269,500,000.00	\$269,500,000.00	\$232,574,220.32	\$30,711,471.04	\$263,285,691.36	\$5,772,776.84	\$269,058,468.20	\$441,531.80	\$159,729,846.66
12000	Contingency	\$9,000,000.00	\$9,000,000.00						\$9,000,000.00	
	TOTAL	\$278,500,000.00	\$278,500,000.00	\$232,574,220.32	\$30,711,471.04	\$263,285,691.36	\$5,772,776.84		\$9,441,531.80	\$159,729,846.66

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 269,058,468.20
TOTAL APPROVED BUDGET	\$ 278,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 9,441,531.80

Total Current Funding	\$ 258,499,999.61
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 13,280,905.55	6.21%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 13,280,905.55	6.21%

Comments - Construction Changes over 5%:
Primary change orders to-date have been in relation to added owner requests and unforeseen building structural conditions. Added owner requests have included extensive science lab updates to accommodate programmatic changes and new hires to the various departments. UITS requests also included major MEP infrastructure updates to the Data Center to accommodate High Performance Computing (HPC) needs. Unforeseen building structural conditions included revisions relative to the size of existing beams and columns as well as alterations to underground scope of work to account for the underground grade beam conditions in Gant South.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report to the University Board of Trustees and the UCH Board of Directors

Period Ending: September 30, 2025

Index of Reports – UConn Health Campus

The reports listed below are compiled in this Quarterly Report and provide a summary overview of each project together with progress photographs and the project manager's estimate of the cost to complete the project. Because the reports contain projected costs and also account for budget risks identified by the project manager individual reports may not necessarily exactly correlate with the actual committed or expended costs contained in the financial records of the University.

<u>Project</u>	<u>Project Number</u>
UCH Interventional Radiology Equipment Replacement & Renovation	20-001
UCH LINAC Unit Replacement	20-058
UCH Central Sterile Washer & Sterilizer Replacement	21-034
UCH Garages 1, 2 & 3 Electric Vehicle Charger Installation	21-066
UCH Outpatient Pavilion 3 rd Floor Backfill	22-060
UCH Building E & Building K Roof Replacement	22-601.01
UCH Building F & Building M Roof Replacement	22-601.05
UCH Parking Lots L1 & A5 Repaving	22-601.08
UCH Emergency Department Low Acuity Expansion	23-025
UCH Hybrid OR#2 Fit-Out	23-035
UCH Southington Clinic Expansion	23-045
UCH ASB Data Center Generator and Power Improvements	23-601.04
UCH IT Critical Equipment Redundancy Room	23-601.06
UCH KB034-036 Research Lab Renovation	24-011
UCH Torrington Clinical Practice Relocation	24-028
UCH Underground Fuel Tank C1 Removal & Replacement	24-601.03
UCH Main Liquid Oxygen Tank Replacement	24-601.07



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Interventional Radiology Equipment Replacement & Renovation

Period Ending: September 30, 2025

Project Number: 20-001

Project Parameters

Project Architect:	Phase Zero	Notice to Proceed:	August 12, 2025
General Contractor:	O&G Industries, Inc.	Contract Substantial Completion:	August 12, 2026
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	August 12, 2026
Percent Complete:	5%	Final BOT Budget Amount:	\$8,700,000
		Estimated Cost to Complete:	\$8,700,000

Project Description: A Master Plan for the renovation of the Radiology Department located on the Main Level of the Connecticut Tower has been developed to ensure outdated diagnostic radiology imaging equipment can be replaced in a manner that is compliant with current Connecticut Department of Health design/construction guidelines, and to improve staff workflow and the patient experience. This project will replace outdated Interventional Radiology (IR) imaging equipment and renovate portions of the Radiology Department in accordance with Phase 1, 2 & 3 of the Master Plan. The Radiology check-in and waiting area will be relocated and expanded, as will the diagnostic reading room, patient monitoring bays and staff workspace.

Current Project Status: Submittals are in progress. Pre-construction air balancing revealed the need for a change in the HVAC design for the master plan to relocate the new blower out onto an adjacent rooftop. The design team is preparing a bulletin to address the change.

Project Schedule: The schedule is being revised to address the impact of the HVAC change on project phasing.

Project Budget: Project is currently on budget.

Project Issues/Risks: None currently.



Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$4,635,000.00	\$4,510,581.00	\$0.00	\$4,510,581.00	\$15,000.00	\$4,525,581.00	\$109,419.00
02000	Design Services	\$330,000.00	\$235,750.00	\$0.00	\$235,750.00	\$94,250.00	\$330,000.00	\$0.00
03000	Telecomm	\$320,000.00	\$101,813.00	\$0.00	\$101,813.00	\$218,190.00	\$320,003.00	(\$3.00)
04000	Furniture, Fixtures & Equipment	\$2,490,000.00	\$1,745,866.00	\$0.00	\$1,745,866.00	\$477,357.00	\$2,223,223.00	\$266,777.00
05000	Construction Administration		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
07000	Art	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
08000	Relocation	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
09000	Environmental	\$11,000.00	\$3,580.00	\$0.00	\$3,580.00	\$7,420.00	\$11,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$16,000.00	\$760.00	\$0.00	\$760.00	\$10,420.00	\$11,180.00	\$4,820.00
Direct Cost Subtotal		\$7,837,000.00	\$6,598,350.00	\$0.00	\$6,598,350.00	\$857,637.00	\$7,455,987.00	\$381,013.00
12000	Project Contingency	\$863,000.00	\$0.00	\$0.00	\$0.00	\$1,244,013.00	\$1,244,013.00	(\$381,013.00)
Current Totals		\$8,700,000.00	\$6,598,350.00	\$0.00	\$6,598,350.00	\$2,101,650.00	\$8,700,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$863,000.00
Project Contingency Expenditure / Surplus	\$381,013.00
Project Contingency Balance	\$1,244,013.00

Budget Monitor

Total Estimated Cost to Complete	\$8,700,000.00
Total Original Budget	\$8,700,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$15,000.00 0.33%
Total Construction Changes	\$15,000.00 0.33%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH LINAC Unit Replacement

Period Ending: September 30, 2025

Project Number: 20-058

Project Parameters

Project Architect:	Lothrop	Notice to Proceed:	May 13, 2025
General Contractor:	PAC Group	Contract Substantial Completion:	October 11, 2025
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	November 21, 2025
Percent Complete:	70%	Final BOT Budget Amount:	\$ 5,580,000
		Estimated Cost to Complete:	\$ 5,580,000

Project Description: The UConn Health Neag Comprehensive Cancer Center offers many innovative programs, such as radiation therapy using a linear accelerator (LINAC) unit. The LINAC treatment is tailored to the specific type and location of the cancer and provides precise delivery of the radiation while sparing healthy surrounding tissue. The LINAC unit acquires 3D images of tumors before every treatment and uses rotating narrow “pencil” beams of radiation with variable intensity to deliver precise treatments customized to the exact size and shape of the tumor. It targets large, small and multiple lesions and minimizes radiation to healthy tissue.

The current LINAC unit was installed in 2007 and has reached the end of service life and needs to be replaced. This project will fit out a shelled vault within the Neag Comprehensive Cancer Center to accommodate the new LINAC unit.

Current Project Status: Drywall is mostly complete. Soffits and above ceiling work are in progress including HVAC, electrical and fire protection. Floor plate for the new LINAC unit was installed and grouted in.

Project Schedule: During demo, it was found that a thin temporary floor slab had been installed in lieu of the full 4” slab noted on the original building documents. Project was extended to allow the old slab to be completely removed and a new slab poured. Delivery date for the LINAC equipment was pushed out three weeks as a result.

Project Budget: Project is tracking on budget.

Project Issues/Risks: Work will cause noise and vibration which will impact nearby laser equipment. Timing is being coordinated with clinical staff to allow for daily recalibration of lasers prior to patient care. While most work is being done during regular hours, highly disruptive activities are scheduled for nights and weekends in order to minimize the impact to patient experience.



S1868 Vault with LINAC Floor Plate Being Installed

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,340,000.00	\$1,221,967.00	\$0.00	\$1,221,967.00	\$72,224.00	\$1,294,191.00	\$45,809.00
02000	Design Services	\$210,000.00	\$189,300.00	\$0.00	\$189,300.00	\$20,700.00	\$210,000.00	\$0.00
03000	Telecomm	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$3,770,000.00	\$854,130.00	\$0.00	\$854,130.00	\$3,079,835.00	\$3,933,965.00	(\$163,965.00)
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$10,000.00	\$1,081.00	\$0.00	\$1,081.00	\$0.00	\$1,081.00	\$8,919.00
07000	Art	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$1,078.00	\$0.00	\$1,078.00	\$0.00	\$1,078.00	(\$1,078.00)
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
Direct Cost Subtotal		\$5,343,000.00	\$2,267,556.00	\$0.00	\$2,267,556.00	\$3,185,759.00	\$5,453,315.00	(\$110,315.00)
12000	Project Contingency	\$237,000.00	\$0.00	\$0.00	\$0.00	\$126,685.00	\$126,685.00	\$110,315.00
Current Totals		\$5,580,000.00	\$2,267,556.00	\$0.00	\$2,267,556.00	\$3,312,444.00	\$5,580,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$237,000.00
Project Contingency Expenditure / Surplus	(\$110,315.00)
Project Contingency Balance	\$126,685.00

Budget Monitor

Total Estimated Cost to Complete	\$5,580,000.00
Total Original Budget	\$5,580,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$72,224.00 5.91%
Total Construction Changes	\$72,224.00 5.91%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost
Potential Change Orders due to unforeseen field conditions exposed during construction, resulting in the replacement of the existing slab on grade and upgrades to HVAC system.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Central Sterile Washer & Sterilizer Replacement

Period Ending: September 30, 2025

Project Number: 21-034

Project Parameters

Project Architect:	AI Engineers	Notice to Proceed:	March 13, 2024
General Contractor:	O&G	Contract Substantial Completion:	April 24, 2025
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	November 14, 2025
Percent Complete:	85%	Final BOT Budget Amount:	\$ 7,605,000
		Estimated Cost to Complete:	\$ 7,855,000

Project Description: Central Sterile Services located in the basement level of the Connecticut Tower provides instrument sterilization services for the medical and dental clinics and outpatient surgical services. The main washer and sterilizer equipment is outdated and prone to downtime which significantly impacts clinical operations. This project will replace outdated equipment and supporting infrastructure.

Current Project Status: The epoxy floor installation has been completed, and Steris has started their equipment installation while the contractor continues work in the C-Basement Mechanical Room.

Project Schedule: The revised substantial completion date for Phase 2 Central Sterile, as noted in Change Order 3, is September 24, 2025, due to delays originating from Phase 1. Phase 2 commenced on May 5, 2025, with a new projected completion date of November 14, 2025.

Project Budget: The project is currently tracking over budget due to potential costs to address unforeseen existing conditions related to the aging mechanical, plumbing and electrical infrastructure, asbestos abatement and the correction of code deficiencies.

Project Issues/Risks: The project's schedule and budget have been impacted by the additional work required to address unforeseen conditions, additional asbestos abatement and the correction of code deficiencies.



CSS Decon/Clean Newly Installed Epoxy Floor and Ceiling grid



New Steris Washers Set Inplace

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$5,340,000.00	\$4,214,381.00	\$868,250.00	\$5,082,631.00	\$658,388.00	\$5,741,019.00	(\$401,019.00)
02000	Design Services	\$213,000.00	\$254,386.00	\$0.00	\$254,386.00	\$10,000.00	\$264,386.00	(\$51,386.00)
03000	Telecomm	\$100,000.00	\$115,803.00	\$0.00	\$115,803.00	\$1,464.00	\$117,267.00	(\$17,267.00)
04000	Furniture, Fixtures & Equipment	\$1,490,000.00	\$1,389,805.00	\$0.00	\$1,389,805.00	\$84,500.00	\$1,474,305.00	\$15,695.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$41,850.00	\$0.00	\$41,850.00	\$0.00	\$41,850.00	(\$41,850.00)
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$75,000.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$75,000.00	\$0.00
09000	Environmental	\$25,000.00	\$18,169.00	\$0.00	\$18,169.00	\$0.00	\$18,169.00	\$6,831.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$2,000.00	\$6,480.00	\$0.00	\$6,480.00	\$0.00	\$6,480.00	(\$4,480.00)
Direct Cost Subtotal		\$7,245,000.00	\$6,040,874.00	\$868,250.00	\$6,909,124.00	\$829,352.00	\$7,738,476.00	(\$493,476.00)
12000	Project Contingency	\$360,000.00	\$0.00	\$0.00	\$0.00	\$115,579.00	\$115,579.00	\$244,421.00
Current Totals		\$7,605,000.00	\$6,040,874.00	\$868,250.00	\$6,909,124.00	\$944,931.00	\$7,854,055.00	(\$249,055.00)

Contingency Monitor

Original Budget Contingency	\$360,000.00
Project Contingency Expenditure / Surplus	(\$493,476.00)
Project Contingency Balance	(\$133,476.00)

Budget Monitor

Total Estimated Cost to Complete	\$7,854,055.00
Total Original Budget	\$7,605,000.00
Project (Over-Run) / Under Run	\$249,055.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$868,250.00 20.60%
Total Pending Change Orders	\$658,388.00 15.62%
Total Construction Changes	\$1,526,638.00 36.22%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost
The additional change order work is to address unforeseen existing. Significant pending chan Significant conditions conflicts, code compliance requirements and additional asbestos abatement. Significant pending change orders associated with MEP modifications due to aging infrastructure.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Garages 1, 2 & 3 Electric Vehicle Charger Installations

Period Ending: September 30, 2025

Project Number: 21-066

Project Parameters

Project Architect:	Landmark Facilities Group	Notice to Proceed G1:	11/26/2024
General Contractor G1:	T & T Electrical	G2 & G3:	08/26/2024
General Contractor G2 & G3:	Prime Electric	Contract Substantial Completion G1:	04/25/2025
		G2 & G3:	12/20/2024
UCHC Project Manager:	Andrew Lescoe	Actual Completion Date G1:	8/22/2025
Percent Complete:	100%	G2 & G3:	4/30/2025
		Final BOT Budget Amount:	\$ 620,000
		Estimated Cost to Complete:	\$ 620,000

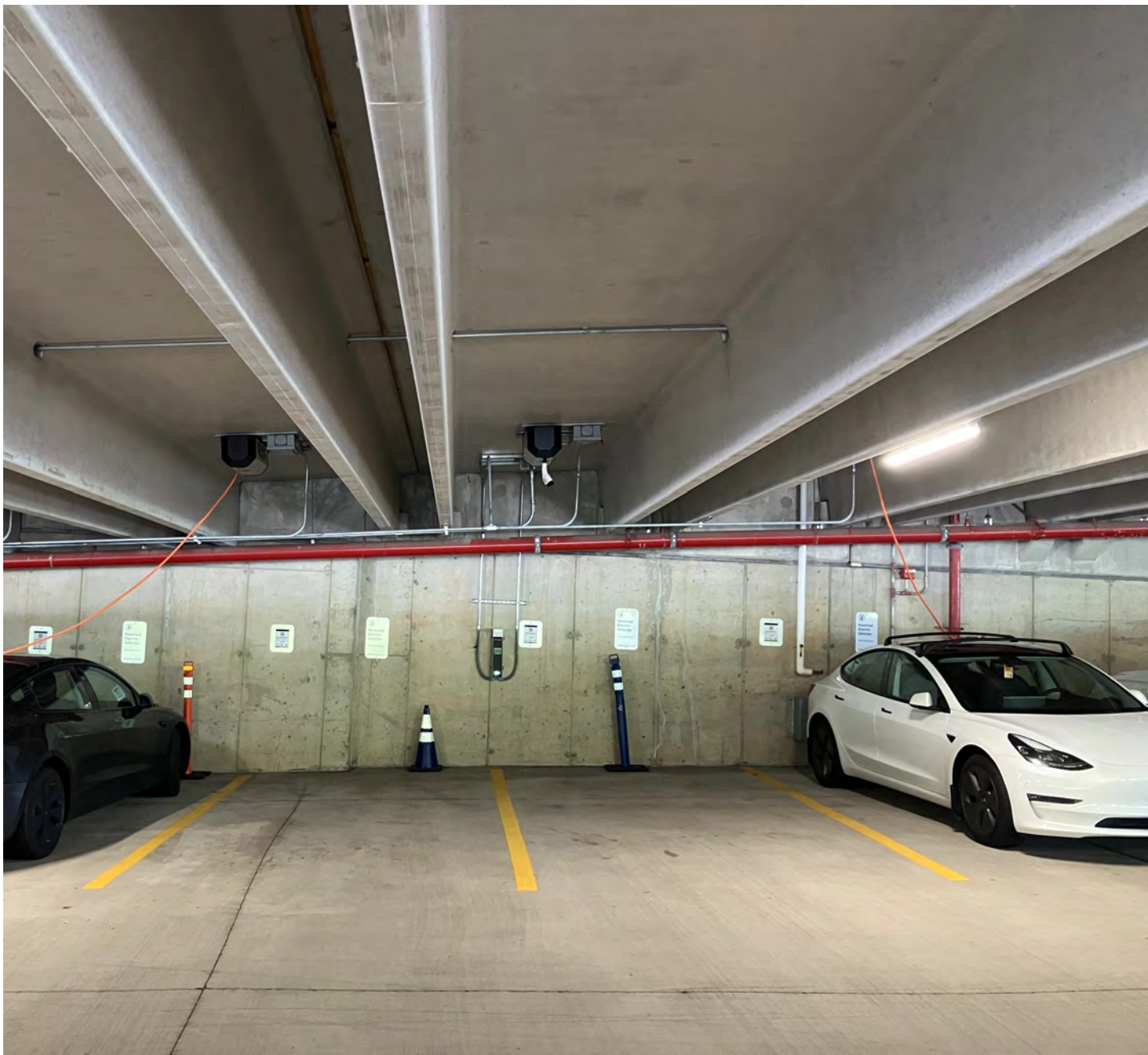
Project Description: UConn Health has received reimbursement grants from CT DEEP and Eversource to install Level 2 electric vehicle charger stations (EVC) in Parking Garages #1, #2 and #3 located on the Farmington Campus. This project will install 16 new EVCs in Garage 1 and 4 new EVCs each in Garage 2 & 3 as well as replacing 4 outdated Level 1 EVCs in Garage 1. The grants cover the costs for labor and materials for the new EV charger stations including any required electrical upgrades. The construction is broken out into 2 packages: Garage 1 work and Garage 2 & 3.

Current Project Status: All chargers are online and available for use. Grant / Rebate submissions are being prepared to submit and project closeout is underway.

Project Schedule: Project work is complete.

Project Budget: The project is tracking on budget.

Project Issues/Risks: Grant paperwork to be followed up on for reimbursements.



EV Charger Spots

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$363,000.00	\$357,551.00	\$37,308.00	\$394,859.00	\$0.00	\$394,859.00	(\$31,859.00)
02000	Design Services	\$30,000.00	\$29,240.00	\$0.00	\$29,240.00	\$0.00	\$29,240.00	\$760.00
03000	Telecomm	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
04000	Furniture, Fixtures & Equipment	\$159,000.00	\$161,852.00	\$0.00	\$161,852.00	\$0.00	\$161,852.00	(\$2,852.00)
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Cost Subtotal		\$562,000.00	\$548,643.00	\$37,308.00	\$585,951.00	\$0.00	\$585,951.00	(\$23,951.00)
12000	Project Contingency	\$58,000.00	\$0.00	\$0.00	\$0.00	\$34,049.00	\$34,049.00	\$23,951.00
Current Totals		\$620,000.00	\$548,643.00	\$37,308.00	\$585,951.00	\$34,049.00	\$620,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$58,000.00
Project Contingency Expenditure / Surplus	(\$23,951.00)
Project Contingency Balance	\$34,049.00

Budget Monitor

Total Estimated Cost to Complete	\$620,000.00
Total Original Budget	\$620,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor		% of Const Cost
Executed Change Orders	\$37,308.00	10.43%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$37,308.00	10.43%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost
Change Orders for code required additional grounding associated with existing transformers.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH S3 Outpatient Pavilion 3rd Floor Backfill

Period Ending: September 30, 2025

Project Number: 22-060

Project Parameters

Project Architect:	CHK	Notice to Proceed:	1/27/2025
General Contractor:	Sarazin	Contract Substantial Completion:	6/26/2025
UCHC Project Manager:	Andrew Lescoe	Actual Completion Date:	9/19/2025
Percent Complete:	100%	Final BOT Budget Amount:	\$4,250,000
		Estimated Cost to Complete:	\$4,250,000

Project Description: Renovation of the third floor of the Outpatient Pavilion to create additional exam, lab, bathroom and touchdown rooms for Women’s Health clinics to move from existing space on the eighth floor to the entire third floor.

Current Project Status: Project work is complete. Space is occupied. Minor punch list items and follow up items are being completed.

Project Schedule: Project is complete.

Project Budget: Project is currently tracking on budget.

Project Issues/Risks: No issues or risks at this time.



New exam room



New lab and toilet room

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$2,500,000.00	\$1,553,467.00	\$90,816.00	\$1,644,283.00	\$49,840.00	\$1,694,123.00	\$805,877.00
02000	Design Services	\$245,000.00	\$275,000.00	\$0.00	\$275,000.00	\$0.00	\$275,000.00	(\$30,000.00)
03000	Telecomm	\$120,000.00	\$89,664.00	\$0.00	\$89,664.00	\$0.00	\$89,664.00	\$30,336.00
04000	Furniture, Fixtures & Equipment	\$790,000.00	\$1,120,559.00	\$0.00	\$1,120,559.00	\$40,000.00	\$1,160,559.00	(\$370,559.00)
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
08000	Relocation	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Direct Cost Subtotal		\$3,695,000.00	\$3,038,690.00	\$90,816.00	\$3,129,506.00	\$119,840.00	\$3,249,346.00	\$445,654.00
12000	Project Contingency	\$555,000.00	\$0.00	\$0.00	\$0.00	\$1,000,654.00	\$1,000,654.00	(\$445,654.00)
Current Totals		\$4,250,000.00	\$3,038,690.00	\$90,816.00	\$3,129,506.00	\$1,120,494.00	\$4,250,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$555,000.00
Project Contingency Expenditure / Surplus	\$445,654.00
Project Contingency Balance	\$1,000,654.00

Budget Monitor

Total Estimated Cost to Complete	\$4,250,000.00
Total Original Budget	\$4,250,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$90,816.00	5.85%
Total Pending Change Orders	\$49,840.00	3.21%
Total Construction Changes	\$140,656.00	9.05%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost

Change Orders issued for construction modifications to improve accoustical privacy

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Building E & Building K Roof Replacement

Period Ending: September 30, 2025

Project Number: 22-601.01

Project Parameters

Project Architect:	Simpson Gumpertz & Heger	Notice to Proceed (Bldg E):	09/29/2023
		Notice to Proceed (Bldg K):	08/14/2025
General Contractors (Bldg E):	Silktown Roofing Inc.	Contract Substantial Completion (Bldg E):	12/28/2023
General Contractors (Bldg K):	Greenwood Industries	Contract Substantial Completion (Bldg K):	02/09/2026
		Actual Completion Date (Bldg E):	12/28/2023
UCHC Project Manager:	Janice Hill	Estimated Completion Date (Bldg K):	08/03/2026
Percent Complete:	55%	Rev. Final BOT Budget Amount:	\$ 4,560,000
		Estimated Cost to Complete:	\$ 4,560,000

Project Description: Existing roofs on Building E and Building K are in poor condition and beyond their useful life. Building E roof is approximately 15,000 SF and is an existing EPDM roof which will be replaced with a white EPDM roof with some detail modifications. Building K roof is approximately 15,500 SF and is an existing ballasted EPDM roof which will be replaced with a white EPDM roof. The entrance walkway for Building E which runs on top of the Building K roof will be replaced with an inverted roof membrane assembly with precast concrete pavers on pedestals.

Current Project Status: Building E roof is complete. The Building K roof replacement logistics plan is approved and contractor is mobilizing.

Project Schedule: The Building E roof is complete. The Building K roof replacement will be complete in November 2025. The materials for the Building E entrance walkway that runs over the Building K roof have a long lead time. The walkway construction will be postponed to the Summer of 2026 to minimize the disruption to building occupants.

Project Budget: Project is currently on budget.

Project Issues/Risks: None currently.



Existing Building K Roof



Existing Building E Entrance Walkway over Building K Roof

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$3,920,000.00	\$3,017,500.00	\$0.00	\$3,017,500.00	\$0.00	\$3,017,500.00	\$902,500.00
02000	Design Services	\$265,000.00	\$212,657.00	\$0.00	\$212,657.00	\$52,343.00	\$265,000.00	\$0.00
03000	Telecomm	\$1,000.00	\$1,062.00	\$0.00	\$1,062.00	\$0.00	\$1,062.00	(\$62.00)
04000	Furniture, Fixtures & Equipment	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00
Direct Cost Subtotal		\$4,210,000.00	\$3,231,219.00	\$0.00	\$3,231,219.00	\$76,343.00	\$3,307,562.00	\$902,438.00
12000	Project Contingency	\$350,000.00	\$0.00	\$0.00	\$350,000.00	\$1,252,438.00	\$1,252,438.00	(\$902,438.00)
Current Totals		\$4,560,000.00	\$3,231,219.00	\$0.00	\$3,581,219.00	\$1,328,781.00	\$4,560,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$350,000.00
Project Contingency Expenditure / Surplus	\$902,438.00
Project Contingency Balance	\$1,252,438.00

Budget Monitor

Total Estimated Cost to Complete	\$4,560,000.00
Total Original Budget	\$4,560,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$0.00 0.00%
Total Construction Changes	\$0.00 0.00%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Building F & Building M Roof Replacement

Period Ending: September 30, 2025

Project Number: 22-601.05

Project Parameters

Project Architect:	Friar Associates	Notice to Proceed (Bldg F):	October 2, 2024
General Contractor (Bldg F):	Silktown Roofing Inc.	Notice to Proceed (Bldg M):	August 28, 2025
General Contractor (Bldg M):	A-1 Home Improvement	Contract Substantial Completion (Bldg F):	November 17, 2024
		Contract Substantial Completion (Bldg M):	October 17, 2025
UCH Project Manager:	Janice Hill	Actual Completion Date (Bldg F):	December 18, 2024
Percent Complete:	55%	Projected Completion Date (Bldg M):	November 30, 2025
		Final BOT Budget Amount:	\$1,615,000
		Estimated Cost to Complete:	\$1,615,000

Project Description: The existing roofs on the Canzonetti Building (Building F) and the Daycare Center (Building M) have reached the end of their service life and are being replaced with a sustainable, high solar reflectance EPDM membrane system.

Current Project Status: Building M roof replacement logistics plan is approved and contractor is mobilizing.

Project Schedule: Building M roof will be complete in November 2025.

Project Budget: Project is currently on budget.

Project Issues/Risks: None currently.



Completed Building F Roof



Existing Building M Roof

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,302,000.00	\$1,148,035.00	\$11,528.00	\$1,159,563.00	\$19,797.00	\$1,179,360.00	\$122,640.00
02000	Design Services	\$53,000.00	\$42,136.00	\$0.00	\$42,136.00	\$12,000.00	\$54,136.00	(\$1,136.00)
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$19,433.00	\$0.00	\$19,433.00	\$0.00	\$19,433.00	(\$19,433.00)
Direct Cost Subtotal		\$1,355,000.00	\$1,209,604.00	\$11,528.00	\$1,221,132.00	\$31,797.00	\$1,252,929.00	\$102,071.00
12000	Project Contingency	\$260,000.00	\$0.00	\$0.00	\$350,000.00	\$362,071.00	\$362,071.00	(\$102,071.00)
Current Totals		\$1,615,000.00	\$1,209,604.00	\$11,528.00	\$1,571,132.00	\$393,868.00	\$1,615,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$260,000.00
Project Contingency Expenditure / Surplus	\$102,071.00
Project Contingency Balance	\$362,071.00

Budget Monitor

Total Estimated Cost to Complete	\$1,615,000.00
Total Original Budget	\$1,615,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor		% of Const Cost
Executed Change Orders	\$11,528.00	1.00%
Total Pending Change Orders	\$19,797.00	1.72%
Total Construction Changes	\$31,325.00	2.73%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH L1 & A5 Parking Lot Repaving

Period Ending: September 30, 2025

Project Number: 22-601.08

Project Parameters

Project Architect:	AECOM	Notice to Proceed:	5/27/2025
General Contractor:	Asphalt Repair Solutions	Contract Substantial Completion:	8/8/2025
UCHC Project Manager:	Andrew Lescoe	Actual Completion Date:	9/9/2025
Percent Complete:	100%	Final BOT Budget Amount:	\$1,390,000.00
		Estimated Cost to Complete:	\$1,390,000.00

Project Description: Install drainage, mill, pave and apply new pavement markings in parking lot A5. Install drainage, remove asphalt and 6” of base material and replace with new base, pave and apply new pavement marking in lot L1.

Current Project Status: Project is complete and lots returned to use.

Project Schedule: Project is complete.

Project Budget: The project is tracking on budget.

Project Issues/Risks: No issues or risks at this time.



Lot L1 paving binder course.



Lot L1 paved and curbing installed. Topsoil and lawn restoration.

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,120,000.00	\$569,565.00	\$0.00	\$569,565.00	\$505,100.00	\$1,074,665.00	\$45,335.00
02000	Design Services	\$118,000.00	\$117,455.00	\$0.00	\$117,455.00	\$5,000.00	\$122,455.00	(\$4,455.00)
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$8,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	(\$2,000.00)
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$50,000.00	\$49,237.00	\$0.00	\$49,237.00	\$27,681.00	\$76,918.00	(\$26,918.00)
Direct Cost Subtotal		\$1,296,000.00	\$746,257.00	\$0.00	\$746,257.00	\$537,781.00	\$1,284,038.00	\$11,962.00
12000	Project Contingency	\$94,000.00	\$0.00	\$0.00	\$0.00	\$105,962.00	\$105,962.00	(\$11,962.00)
Current Totals		\$1,390,000.00	\$746,257.00	\$0.00	\$746,257.00	\$643,743.00	\$1,390,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$94,000.00
Project Contingency Expenditure / Surplus	\$11,962.00
Project Contingency Balance	\$105,962.00

Budget Monitor

Total Estimated Cost to Complete	\$1,390,000.00
Total Original Budget	\$1,390,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$505,100.00 88.68%
Total Construction Changes	\$505,100.00 88.68%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost
Potential Change Orders associated with the removal and replacement of unsuitable soils encountered during the pavement replacement



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Emergency Department Low Acuity Expansion

Period Ending: September 30, 2025

Project Number: 23-025

Project Parameters

Project Architect:	Amenta Emma Architects	Notice to Proceed:	August 18, 2025
General Contractor:	KBE Building Corp.	Contract Substantial Completion:	December 16, 2025
UCHC Project Manager:	David Riggles	Estimated Completion Date:	November 17, 2025
Percent Complete:	20%	Final BOT Budget Amount:	\$1,350,000.00
		Estimated Cost to Complete:	\$1,350,000.00

Project Description: This project will renovate a portion of the existing Emergency Department Waiting and Administrative area to create a low acuity patient treatment area to help address overcrowding, a major patient safety concern in emergency departments nationwide, by adding seven (7) low acuity patient treatment bays that would be used exclusively for “vertical” or chair/recliner-centric patients and thus reduce overcrowding within existing treatment areas designated for “horizontal” higher acuity patients.

Current Project Status: Wall framing has been complete, MEP overhead and in-wall roughing is underway.

Project Schedule: Project is scheduled for completion on 11/17/2025 and is tracking on schedule.

Project Budget: Project is tracking on budget.

Project Issues/Risks: No risks have been identified at this time.



New Steel Stud Framing with Negative Air Exhaust Shown



New Steel Stud Framing Showing Bracing & Borrowed Lights

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$600,000.00	\$689,928.00	\$0.00	\$689,928.00	\$41,000.00	\$730,928.00	(\$130,928.00)
02000	Design Services	\$99,000.00	\$98,500.00	\$0.00	\$98,500.00	\$0.00	\$98,500.00	\$500.00
03000	Telecomm	\$30,000.00	\$48,484.00	\$0.00	\$48,484.00	\$13,000.00	\$61,484.00	(\$31,484.00)
04000	Furniture, Fixtures & Equipment	\$450,000.00	\$74,828.00	\$0.00	\$74,828.00	\$125,000.00	\$199,828.00	\$250,172.00
05000	Construction Administration		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$1,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	(\$3,000.00)
Direct Cost Subtotal		\$1,180,000.00	\$911,740.00	\$0.00	\$911,740.00	\$183,000.00	\$1,094,740.00	\$85,260.00
12000	Project Contingency	\$170,000.00	\$0.00	\$0.00	\$0.00	\$255,260.00	\$255,260.00	(\$85,260.00)
Current Totals		\$1,350,000.00	\$911,740.00	\$0.00	\$911,740.00	\$438,260.00	\$1,350,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$170,000.00
Project Contingency Expenditure / Surplus	\$85,260.00
Project Contingency Balance	\$255,260.00

Budget Monitor

Total Estimated Cost to Complete	\$1,350,000.00
Total Original Budget	\$1,350,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$41,000.00 5.94%
Total Construction Changes	\$41,000.00 5.94%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost
Pending Changer Orders for overtime to expedite construction schedule and revisions to nurse station.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Hybrid OR# 2 Fitout

Period Ending: September 30, 2025

Project Number: 23-035

Project Parameters

Project Architect:	Amenta Emma Architects	Notice to Proceed:	February 24, 2025
General Contractor:	Sarazin General Contractors	Contract Substantial Completion:	July 24, 2025
UCHC Project Manager:	David Riggles	Estimated Completion Date:	October 30, 2025
Percent Complete:	75%	Final BOT Budget Amount:	\$6,750,000
		Estimated Cost to Complete:	\$6,750,000

Project Description: The Hybrid OR #2 project consists of fit-out of approximately 1,250 SF of existing shell space located in the existing Tower Building ground floor operating suite, adjacent to existing Hybrid OR #1. The scope of work includes the installation of a new Philips C- Arm Biplane imaging unit, related operating room booms and lights, video system integration, architectural finishes, and electrical, mechanical, fire protection and fire alarm systems.

Current Project Status: The GC is installing GWB wall panels and GWB ceiling systems. Boom support steel is complete. Floor support plates for the C-Arm Biplane Imaging unit have been delivered and installed as well as all required above-ceiling and below-floor conduit for use by the equipment vendors. Laminar flow HVAC registers are being roughed in.

Project Schedule: Substantial Completion anticipated for October 30th. The OR equipment vendors (Philips, Steris, Stryker) are scheduled for delivery and installation following Substantial Completion.

Project Budget: The project is tracking on budget.

Project Issues/Risks: No risks have been identified at this time.



Photo 1 – work in progress showing dedicated electrical panel tubs



Photo 2 – New laminar flow HVAC system rough-in

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,360,000.00	\$1,340,000.00	\$0.00	\$1,340,000.00	\$41,300.00	\$1,381,300.00	(\$21,300.00)
02000	Design Services	\$202,000.00	\$198,000.00	\$0.00	\$198,000.00	\$17,000.00	\$215,000.00	(\$13,000.00)
03000	Telecomm	\$30,000.00	\$58,762.00	\$0.00	\$58,762.00	\$0.00	\$58,762.00	(\$28,762.00)
04000	Furniture, Fixtures & Equipment	\$4,440,000.00	\$3,701,655.00	\$0.00	\$3,701,655.00	\$411,605.00	\$4,113,260.00	\$326,740.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$52,000.00	\$391.00	\$0.00	\$391.00	\$51,609.00	\$52,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$13,000.00	\$760.00	\$0.00	\$760.00	\$12,240.00	\$13,000.00	\$0.00
Direct Cost Subtotal		\$6,097,000.00	\$5,299,568.00	\$0.00	\$5,299,568.00	\$533,754.00	\$5,833,322.00	\$263,678.00
12000	Project Contingency	\$653,000.00	\$0.00	\$0.00	\$0.00	\$916,678.00	\$916,678.00	(\$263,678.00)
Current Totals		\$6,750,000.00	\$5,299,568.00	\$0.00	\$5,299,568.00	\$1,450,432.00	\$6,750,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$653,000.00
Project Contingency Expenditure / Surplus	\$263,678.00
Project Contingency Balance	\$916,678.00

Budget Monitor

Total Estimated Cost to Complete	\$6,750,000.00
Total Original Budget	\$6,750,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$41,300.00 3.08%
Total Construction Changes	\$41,300.00 3.08%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Southington Clinic Expansion

Period Ending: September 30, 2025

Project Number: 23-045

Project Parameters

Project Architect:	QA+M Architects	Notice to Proceed:	February 28, 2025
General Contractor:	The PAC Group	Contract Substantial Completion:	July 30, 2025
UCHC Project Manager:	Jayshree Pugh	Actual Completion Date:	Aug 15, 2025
Percent Complete:	100 %	Final BOT Budget Amount:	\$ 1,900,000
		Estimated Cost to Complete:	\$ 1,900,000

Project Description: This project will expand the Internal Medicine and Multispecialty clinical practices at the 1115 West St Southington site. This will be accomplished by moving the Dermatology, Women's Health & Endocrinology practices from the 2nd floor into newly renovated space on the ground floor (LL) and expanding Internal Medicine into the vacated space. The Multispecialty clinics will grow from 8 to 12 examination rooms and the Internal Medicine practice will double in size, increasing to 16 examination rooms.

Current Project Status: Project is complete. Clinic was occupied and opened on 8/18/25.

Project Schedule: This project is complete.

Project Budget: The project is tracking on budget

Project Issues/Risks: None



Southington Clinic 1st Floor-Reception



Southington Clinic 1st Floor- Corridor



Project : UCH Southington Clinic Expansion
Department : Clinical
Project Number : 23-045
Phase : 6 - Construction
Date : 09/30/25

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,130,000.00	\$1,173,026.00	\$46,434.00	\$1,219,460.00	\$48,196.00	\$1,267,656.00	(\$137,656.00)
02000	Design Services	\$61,000.00	\$70,700.00	\$0.00	\$70,700.00	\$0.00	\$70,700.00	(\$9,700.00)
03000	Telecomm	\$110,000.00	\$108,138.00	\$0.00	\$108,138.00	\$0.00	\$108,138.00	\$1,862.00
04000	Furniture, Fixtures & Equipment	\$360,000.00	\$369,329.00	\$0.00	\$369,329.00	\$0.00	\$369,329.00	(\$9,329.00)
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$8,000.00	\$2,050.00	\$0.00	\$2,050.00	\$7,950.00	\$10,000.00	(\$2,000.00)
08000	Relocation	\$2,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	(\$18,000.00)
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$2,077.00	\$0.00	\$2,077.00	\$0.00	\$2,077.00	(\$2,077.00)
Direct Cost Subtotal		\$1,671,000.00	\$1,725,320.00	\$46,434.00	\$1,771,754.00	\$76,146.00	\$1,847,900.00	(\$176,900.00)
12000	Project Contingency	\$229,000.00	\$0.00	\$0.00	\$0.00	\$52,100.00	\$52,100.00	\$176,900.00
Current Totals		\$1,900,000.00	\$1,725,320.00	\$46,434.00	\$1,771,754.00	\$128,246.00	\$1,900,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$229,000.00
Project Contingency Expenditure / Surplus	(\$176,900.00)
Project Contingency Balance	\$52,100.00

Budget Monitor

Total Estimated Cost to Complete	\$1,900,000.00
Total Original Budget	\$1,900,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$46,434.00	3.96%
Total Pending Change Orders	\$48,196.00	4.11%
Total Construction Changes	\$94,630.00	8.07%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost

Change Order work to address modifications for accoutical privacy, installation of owner furnished items and signage.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH ASB Data Center Generator and Power Improv.

Period Ending: September 30, 2025

Project Number: 23-601.04

Project Parameters

Project Architect: WSP		Notice to Proceed:	June 18, 2025
General Contractor:	PAC Group	Contract Substantial Completion:	September 24, 2026
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	September 24, 2026
Percent Complete:	2%	Final BOT Budget Amount:	\$3,180,000.00
		Estimated Cost to Complete:	\$3,180,000.00

Project Description: The project includes the installation of a new exterior emergency generator to replace the existing unit, along with the addition of a new UPS distribution panel and a new Emergency Distribution Panel (EDP). The project will also provide a new tie breaker for the existing Automatic Transfer Switch (ATS) to enhance system flexibility and reliability. In support of data center cooling requirements, new HVAC units and associated mechanical equipment will be installed both on the roof and within the data center to ensure proper environmental control for critical IT infrastructure.

Current Project Status: Contractor is currently resubmitting the generator submittal. Once approved the generator lead time can be confirmed an updated schedule will be submitted.

Project Schedule: Updated project schedule to be submitted with install dates for the long lead items (generator and transfer switches).

Project Budget: No issues.

Project Issues/Risks: No issues



Existing ASB Generator Docking Station



Existing Data Center CRAC Unit

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$2,600,000.00	\$1,902,719.00	\$0.00	\$1,902,719.00	\$0.00	\$1,902,719.00	\$697,281.00
02000	Design Services	\$150,000.00	\$137,250.00	\$0.00	\$137,250.00	\$0.00	\$137,250.00	\$12,750.00
03000	Telecomm	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$20,000.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
Direct Cost Subtotal		\$2,850,000.00	\$2,039,969.00	\$0.00	\$2,039,969.00	\$100,000.00	\$2,139,969.00	\$710,031.00
12000	Project Contingency	\$330,000.00	\$0.00	\$0.00	\$0.00	\$1,040,031.00	\$1,040,031.00	(\$710,031.00)
Current Totals		\$3,180,000.00	\$2,039,969.00	\$0.00	\$2,039,969.00	\$1,140,031.00	\$3,180,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$330,000.00
Project Contingency Expenditure / Surplus	\$710,031.00
Project Contingency Balance	\$1,040,031.00

Budget Monitor

Total Estimated Cost to Complete	\$3,180,000.00
Total Original Budget	\$3,180,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH – IT Critical Equipment Redundancy Room

Period Ending: September 30, 2025

Project Number: 23-601.06

Project Parameters

Project Architect:	Consulting Engineering Services	Notice to Proceed:	5/20/2025
General Contractor:	JLY Enterprises, Inc.	Contract Substantial Completion:	12/2/2025
UCHC Project Manager:	David Riggles	Estimated Completion Date:	12/2/2025
Percent Complete:	25%	Final BOT Budget Amount:	\$1,600,000
		Estimated Cost to Complete:	\$1,600,000

Project Description: This project will update the data systems and infrastructure within an existing data room located in the John Dempsey Hospital to support UConn Health's Information Technology system recovery efforts to allow for business continuity in response to a major disruptive event.

Current Project Status: Contractor has ordered all equipment and materials. The Computer Room Air Conditioning (CRAC) units are on site. Cast-in-place concrete housekeeping pad has been placed for the CRAC units.

Project Schedule: Project is tracking on schedule.

Project Budget: Project is tracking on budget.

Project Issues/Risks: No risks noted at this time.



Photo 1 – View of formwork for new CRAC housekeeping pad



Photo 2 – View of formwork for new CRAC housekeeping pad

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,150,000.00	\$1,097,400.00	\$0.00	\$1,097,400.00	\$0.00	\$1,097,400.00	\$52,600.00
02000	Design Services	\$60,000.00	\$54,500.00	\$0.00	\$54,500.00	\$5,500.00	\$60,000.00	\$0.00
03000	Telecomm	\$145,000.00	\$0.00	\$0.00	\$0.00	\$145,000.00	\$145,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Cost Subtotal		\$1,355,000.00	\$1,151,900.00	\$0.00	\$1,151,900.00	\$150,500.00	\$1,302,400.00	\$52,600.00
12000	Project Contingency	\$245,000.00	\$0.00	\$0.00	\$0.00	\$297,600.00	\$297,600.00	(\$52,600.00)
Current Totals		\$1,600,000.00	\$1,151,900.00	\$0.00	\$1,151,900.00	\$448,100.00	\$1,600,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$245,000.00
Project Contingency Expenditure / Surplus	\$52,600.00
Project Contingency Balance	\$297,600.00

Budget Monitor

Total Estimated Cost to Complete	\$1,600,000.00
Total Original Budget	\$1,600,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$0.00	0.00%
Total Construction Changes	\$0.00	0.00%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH KB034-036 Research Lab Renovation

Period Ending: September 30, 2025

Project Number: 24-011

Project Parameters

Project Architect:	Friar	Notice to Proceed:	2/10/2025
General Contractor:	Sarazin	Contract Substantial Completion:	5/10/2025
UCHC Project Manager:	Andrew Lescoe	Estimated Completion Date:	12/05/2025
Percent Complete:	70%	Final BOT Budget Amount:	\$2,100,000
		Estimated Cost to Complete:	\$2,100,000

Project Description: Renoavtion of approximately 3,500sf of space in Building K Basement. Space was being used as animal housing and research and will be converted into a new wet lab space along with support spaces. Project was revised to also maintain space for animal housing and research within K Basement.

Current Project Status: Lab space is nearly complete. Other rooms are following.

Project Schedule: Project has incurred several issues and delays and is currently tracking towards completion at the end of calendar year 2025.

Project Budget: The project is tracking on revised budget. An increase was submitted and approved by BOT in 09/2025.

Project Issues/Risks: A major bulletin was issued revising project after contract was issued that delayed project work from starting. Animals had to be relocated to other housing areas to free up space. Difficulty has been encountered with design documents not reflecting existing conditions accurately. The space was fully occupied and a clean animal housing space that hindered access during the design. Most of the ceilings in the rooms were planned to be left but had to be removed and replaced and require new fixtures that take time to get. Revisions to the fire alarm delayed the order and the devices are not yet delivered.



New Lab Room KB034



Tissue Culture Room KB043

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$1,542,000.00	\$1,199,500.00	\$148,798.00	\$1,348,298.00	\$280,120.00	\$1,628,418.00	(\$86,418.00)
02000	Design Services	\$98,000.00	\$97,750.00	\$0.00	\$97,750.00	\$0.00	\$97,750.00	\$250.00
03000	Telecomm	\$160,000.00	\$84,167.00	\$0.00	\$84,167.00	\$75,833.00	\$160,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$87,000.00	\$67,776.00	\$0.00	\$67,776.00	\$17,224.00	\$85,000.00	\$2,000.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00
09000	Environmental	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Cost Subtotal		\$1,905,000.00	\$1,449,193.00	\$148,798.00	\$1,597,991.00	\$391,177.00	\$1,989,168.00	(\$84,168.00)
12000	Project Contingency	\$195,000.00	\$0.00	\$0.00		\$110,832.00	\$110,832.00	\$84,168.00
Current Totals		\$2,100,000.00	\$1,449,193.00	\$148,798.00	\$1,597,991.00	\$502,009.00	\$2,100,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$195,000.00
Project Contingency Expenditure / Surplus	(\$84,168.00)
Project Contingency Balance	\$110,832.00

Budget Monitor

Total Estimated Cost to Complete	\$2,100,000.00
Total Original Budget	\$2,100,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

		% of Const Cost
Executed Change Orders	\$148,798.00	12.41%
Total Pending Change Orders	\$280,120.00	23.35%
Total Construction Changes	\$428,918.00	35.76%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost

Potential/Change Orders are due to redesign to accommodate additional animal holding and lab revisions.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Torrington Clinical Practice Relocation

Period Ending: September 30, 2025

Project Number: 24-028

Project Parameters

Project Architect:	edm Studio, LLC	Notice to Proceed:	August 8, 2025
General Contractor:	PAC Group	Contract Substantial Completion:	January 5, 2026
UCHC Project Manager:	David Riggles	Projected Completion Date:	February 21, 2026
Percent Complete:	10%	Final BOT Budget Amount:	\$4,800,000
		Estimated Cost to Complete:	\$4,800,000

Project Description: UConn Health will be renovating approximately 11,500 square feet over two floors of existing commercial space at 507 East Main Street, Torrington, CT to relocate UCH's existing Torrington Medical Clinic. The renovation will create Internal Medicine and Multispecialty clinical practices consisting of Orthopedics, Women's Health, and X-Ray Imaging clinics, entailing patient exam rooms, x-ray room, offices, reception and check in/out areas, staff break room, clean/soiled rooms and other related support spaces.

Current Project Status: Landlord's exterior façade work is under way and will run concurrently with the interior UConn fit-out scope. The GC is trenching the first floor space for the sanitary sewer work and is laying out wall partitions on the second floor.

Project Schedule: The Landlord has experienced material delays which will impact the completion of the Core and Shell work and thus prevent UConn Health from completing their fit-out work.

Project Budget: The project is on-budget.

Project Issues/Risks: The Landlord is working with UConn Health to mitigate the material delays and improve the completion schedule.



Interior first floor space – view of future radiology area.



Exterior façade work at front of building



Project : UCH Torrington Clinical Practice Relocation
 Department : Facilities
 Project Number : 24-028
 Phase : 6 - Construction
 Date : 09/30/25

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$2,940,000.00	\$2,909,378.00	\$0.00	\$2,909,378.00	\$0.00	\$2,909,378.00	\$30,622.00
02000	Design Services	\$240,000.00	\$236,500.00	\$0.00	\$236,500.00	\$0.00	\$236,500.00	\$3,500.00
03000	Telecomm	\$480,000.00	\$175,477.00	\$0.00	\$175,477.00	\$242,295.00	\$417,772.00	\$62,228.00
04000	Furniture, Fixtures & Equipment	\$750,000.00	\$0.00	\$0.00	\$0.00	\$745,350.00	\$745,350.00	\$4,650.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07000	Art	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	\$0.00
08000	Relocation	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$380.00	\$0.00	\$380.00	\$4,620.00	\$5,000.00	\$0.00
Direct Cost Subtotal		\$4,450,000.00	\$3,321,735.00	\$0.00	\$3,321,735.00	\$1,027,265.00	\$4,349,000.00	\$101,000.00
12000	Project Contingency	\$350,000.00	\$0.00	\$0.00	\$0.00	\$451,000.00	\$451,000.00	(\$101,000.00)
Current Totals		\$4,800,000.00	\$3,321,735.00	\$0.00	\$3,321,735.00	\$1,478,265.00	\$4,800,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$350,000.00
Project Contingency Expenditure / Surplus	\$101,000.00
Project Contingency Balance	\$451,000.00

Budget Monitor

Total Estimated Cost to Complete	\$4,800,000.00
Total Original Budget	\$4,800,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$0.00 0.00%
Total Construction Changes	\$0.00 0.00%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Underground Fuel Tank C-1 Removal & Replacement

Period Ending: September 30, 2025

Project Number: 24-601.03

Project Parameters

Project Architect:	Tighe & Bond	Notice to Proceed:	March 24, 2025
General Contractor:	Old Colony Construction	Contract Substantial Completion:	June 21, 2025
UCHC Project Manager:	Janice Hill	Actual Completion Date:	September 24, 2025
Percent Complete:	100%	Final BOT Budget Amount:	\$925,000
		Estimated Cost to Complete:	\$925,000

Project Description: Underground fuel storage tank (UST) C-1 is beyond its useful life and will be replaced with a new UST in Parking Lot A3. The parking lot will remain partially in use during construction. UST C-1 serves three emergency generators which must be provided with a temporary Above Ground Fuel Storage Tank (AST) during the UST replacement so that generators remain available to serve clinical space during an emergency. Critical schedule dates must be met to satisfy DEEP deadlines.

Current Project Status: New UST has been installed and is in use. Punchlist is nearly complete. DEEP notification of new tank installation is also in progress and will be submitted within the 30-day deadline.

Project Schedule: Project is substantially complete.

Project Budget: Project is currently on budget.

Project Issues/Risks: None currently.



Parking Lot A3 – New UST Installation



New Concrete Pad and Parking Lot Restoration Above New UST

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$720,000.00	\$686,477.00	\$0.00	\$686,477.00	\$29,750.00	\$716,227.00	\$3,773.00
02000	Design Services	\$72,000.00	\$60,900.00	\$0.00	\$60,900.00	\$11,100.00	\$72,000.00	\$0.00
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$0.00	\$3,225.00	\$0.00	\$3,225.00	\$0.00	\$3,225.00	(\$3,225.00)
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
Direct Cost Subtotal		\$807,000.00	\$750,602.00	\$0.00	\$750,602.00	\$45,850.00	\$796,452.00	\$10,548.00
12000	Project Contingency	\$118,000.00	\$0.00	\$0.00	\$0.00	\$128,548.00	\$128,548.00	(\$10,548.00)
Current Totals		\$925,000.00	\$750,602.00	\$0.00	\$750,602.00	\$174,398.00	\$925,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$118,000.00
Project Contingency Expenditure / Surplus	\$10,548.00
Project Contingency Balance	\$128,548.00

Budget Monitor

Total Estimated Cost to Complete	\$925,000.00
Total Original Budget	\$925,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$29,750.00 4.33%
Total Construction Changes	\$29,750.00 4.33%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Main Liquid Oxygen Tank Replacement

Period Ending: September 30, 2025

Project Number: 24-601.07

Project Parameters

Project Architect:	Tighe & Bond	Notice to Proceed:	August 25, 2025
General Contractor:	Old Colony Construction	Contract Substantial Completion:	November 7, 2025
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	December 31, 2025
Percent Complete:	15%	Final BOT Budget Amount:	\$925,000
		Estimated Cost to Complete:	\$925,000

Project Description: The existing main liquid oxygen tank system which serves the John Dempsey Hospital and associated clinics will be replaced with a new 6,000 gallon system.

Current Project Status: The old oxygen system has been removed from the existing pad and the hospital is currently being supplied by a temporary liquid oxygen trailer parked at the West Dock. Contractor has set up fencing and completed CBYD and 3rd party GPR verification.

Project Schedule: Extra time was taken to install a second oxygen feed to the Hospital before disconnecting oxygen piping at the old pad. In addition, test pits and further GRP surveys are necessary to provide greater detail on existing underground piping and conduits before safe removal of existing pad and excavation can be assured. These measures have pushed the project completion out to the end of December.

Project Budget: Project is currently on budget.

Project Issues/Risks: Great care must be taken with the underground oxygen lines to protect them and prevent accidental damage. Hand digging is required in some areas. Maintaining an adequate and uninterrupted supply of oxygen to the hospital throughout the project is also a top priority.



Temporary Liquid Oxygen Trailer at West Dock



Parking Lot A4 Fenced Construction Area for Oxygen Pad Replacement

Summary Cost Report

Code	Description	BOT Approved Budget	Committed Cost / Executed Purchase Orders	Executed Change Order / CCD's	Revised Committed Budget	Budget Exposure / Reserve	Estimated Cost To Complete	Variance (BOT Budget - Estimated Cost to Complete)
01000	Construction	\$750,000.00	\$733,269.00	\$0.00	\$733,269.00	\$14,550.00	\$747,819.00	\$2,181.00
02000	Design Services	\$65,000.00	\$64,999.00	\$0.00	\$64,999.00	\$0.00	\$64,999.00	\$1.00
03000	Telecomm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$0.00	\$51.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09000	Environmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$73.00	\$0.00	\$73.00	\$5,000.00	\$5,073.00	(\$73.00)
Direct Cost Subtotal		\$825,000.00	\$798,392.00	\$0.00	\$798,341.00	\$24,550.00	\$822,891.00	\$2,109.00
12000	Project Contingency	\$100,000.00	\$0.00	\$0.00	\$0.00	\$102,109.00	\$102,109.00	(\$2,109.00)
Current Totals		\$925,000.00	\$798,392.00	\$0.00	\$798,341.00	\$126,659.00	\$925,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$100,000.00
Project Contingency Expenditure / Surplus	\$2,109.00
Project Contingency Balance	\$102,109.00

Budget Monitor

Total Estimated Cost to Complete	\$925,000.00
Total Original Budget	\$925,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$14,550.00 1.98%
Total Construction Changes	\$14,550.00 1.98%

Change Order Narrative

Provide description of Change Orders of 5% or more of the Construction Cost