



Quarterly Construction Status Report

Period Ending: March 31, 2025

Storrs and Regional Campuses

UConn Health

Quarterly Construction Status Report

Period Ending: March 31, 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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<i>Stamford Abutting Property Remediation</i>	<i>300149</i>
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<i>Whitney Road Steam Improvements- E-8 to Q-8</i>	<i>300281</i>
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UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: March 31, 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:	05/15/2025
Project Phase:	Construction	Current Phase Budget:	\$2,500,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$2,491,334.95

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 will be installed in Spring 2025. Added funding to complete outstanding work will be submitted to the UConn Board of Trustees in April 2025.

The remediation engineer will be submitting final cleanup reports for distribution to each property owner 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	\$2,019,200.00	\$1,843,311.50	\$484,194.45	\$2,327,505.95	\$0.00	\$2,327,505.95	-\$308,305.95	\$2,287,877.05
02000	Design Services	\$285,000.00	\$55,800.00	\$10,040.00	-\$755.00	\$9,285.00	\$0.00	\$9,285.00	\$46,515.00	\$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	\$52,050.00	\$128,700.00	\$0.00	\$128,700.00	-\$8,700.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10000	Insurance & Legal	\$100,000.00	\$65,000.00	\$7,500.00	\$5,000.00	\$12,500.00	\$0.00	\$12,500.00	\$52,500.00	\$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	\$2,260,000.00	\$1,947,845.50	\$543,489.45	\$2,491,334.95	\$0.00	\$2,491,334.95	-\$231,334.95	\$2,371,117.80
12000	Contingency	\$250,000.00	\$240,000.00						\$240,000.00	
	TOTAL	\$2,850,000.00	\$2,500,000.00	\$1,947,845.50	\$543,489.45	\$2,491,334.95	\$0.00		\$8,665.05	\$2,371,117.80

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 2,491,334.95
TOTAL APPROVED BUDGET	\$ 2,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 8,665.05

Total Current Funding	\$ 2,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 484,194.45	26.27%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 484,194.45	26.27%

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



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report

Boiler Plant Equipment Replacement and Utility Tunnel Connection

Period Ending: March 31, 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:	06/30/2025
Project Phase:	Construction	Current Phase Budget:	\$43,000,000.00
Percent Complete:	95 %	Estimated Total Project Cost:	\$42,886,469.39

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 \$43M. 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 will need to be performed after the current heating season. Reports are complete and direction to the design team and the CM have been issued. Bulletins are being priced and review and scheduling of critical work activities for the May steam outage are ongoing. Additional corrective work will be performed during the summer when the boilers can be shut down. The only work performed this quarter involved troubleshooting the makeup air steam pre-heat coils. It was determined that the coils were manufactured incorrectly and temporary field modifications were performed to allow continued operate through the heating season. Coils will be replaced prior to the next heating season.

Package 2 work at the SUP; boiler assembly is complete. Startup of equipment and commissioning functional performance testing (FPT) is currently suspended pending completion of the Peer Engineers findings.

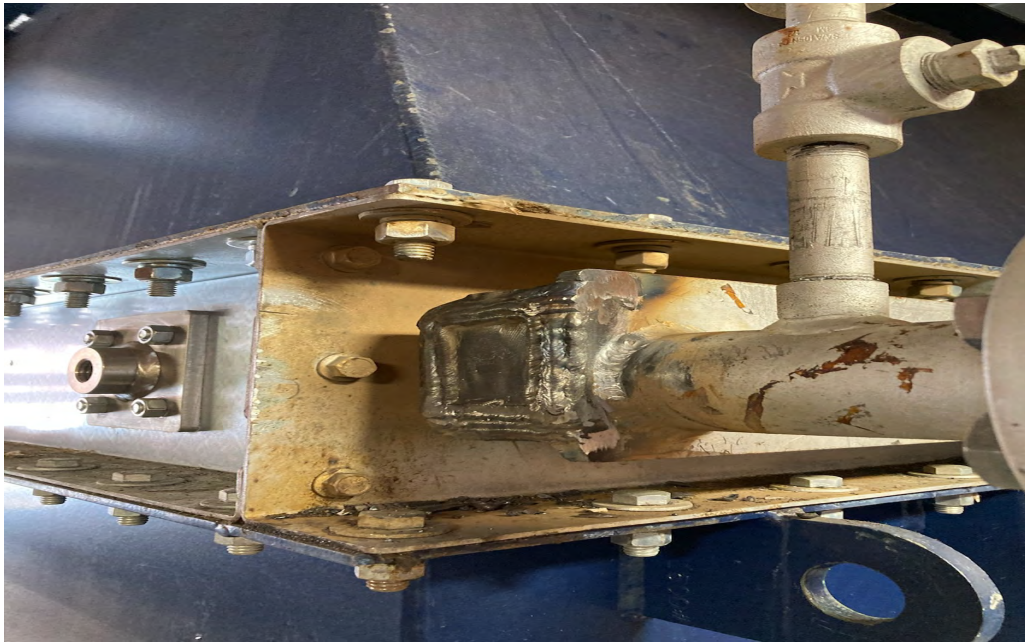
Miscellaneous change order work is pending. Additional mechanical work will be required pending submission of an acceptable delegated design pipe stress analysis by the contractor. The third party peer review has identified the need for piping and support modifications that will need to be coordinated. Several bulletins for these modifications await contractor price submission and execution. There was no physical work performed this quarter.

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 early summer 2025 has been established.



Steel plate to be welded to steam pre-heat coil



Steel end plate welded to steam coil header



**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	\$32,200,000.00	\$30,611,927.61	\$4,470,484.42	\$35,082,412.03	\$1,856,339.58	\$36,938,751.61	-\$4,738,751.61	\$31,267,576.71
02000	Design Services	\$2,000,000.00	\$2,000,000.00	\$1,175,809.00	\$1,980,143.09	\$3,155,952.09	\$175,000.00	\$3,330,952.09	-\$1,330,952.09	\$2,863,108.01
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	\$2,302,624.66	\$2,459,028.12	\$0.00	\$2,459,028.12	\$140,971.88	\$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	\$144,548.75
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	\$38,000,000.00	\$32,100,505.64	\$8,754,624.17	\$40,855,129.81	\$2,031,339.58	\$42,886,469.39	-\$4,886,469.39	\$35,446,156.16
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$43,000,000.00	\$43,000,000.00	\$32,100,505.64	\$8,754,624.17	\$40,855,129.81	\$2,031,339.58		\$113,530.61	\$35,446,156.16

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 42,886,469.39
TOTAL APPROVED BUDGET	\$ 43,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 113,530.61

Total Current Funding	\$ 43,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 4,024,129.88	13.15%
TOTAL PENDING CHANGE ORDERS	\$ 441,151.27	1.44%
TOTAL CONSTRUCTION CHANGES	\$ 4,465,281.15	14.59%

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,
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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:	15 %	Estimated Total Project Cost:	\$10,693,647.86

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:

Physical construction began the week of Spring Recess. Site fencing, erosion control and tree removals has started along with storm drainage located at the eastern end of Gilbert Road. All environmental permits have been issued.

Project Issues/Risks:

None at this time



Tree removal in process - looking north



Site fencing being installed - looking towards SRT 195



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	\$169,722.00	\$6,766,000.25	\$30,000.00	\$6,796,000.25	\$238,999.75	\$379,168.25
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	\$2,702,961.74
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	\$0.00
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	\$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	\$80,000.00	\$80,000.00	\$11,616.64	\$4,995.29	\$16,611.93	\$0.00	\$16,611.93	\$63,388.07	\$13,556.93
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	\$6,726,834.89	\$3,431,812.97	\$10,158,647.86	\$535,000.00	\$10,693,647.86	\$6,352.14	\$3,096,811.92
12000	Contingency	\$800,000.00	\$800,000.00						\$800,000.00	
	TOTAL	\$11,500,000.00	\$11,500,000.00	\$6,726,834.89	\$3,431,812.97	\$10,158,647.86	\$535,000.00		\$806,352.14	\$3,096,811.92

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 10,693,647.86
TOTAL APPROVED BUDGET	\$ 11,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 806,352.14

Total Current Funding	\$ 11,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 169,722.00	2.57%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 169,722.00	2.57%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

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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:	15 %	Estimated Total Project Cost:	\$86,714,434.77

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) - Site logistics are set up and the Contractor is fully mobilized and currently engaged in, and nearing completion of demolition activity. The submittal process is robust making ready for construction renovations. Owner FF&E, furniture procurement is nearing finalization. Swing spaces are built out and on target to supply alternate work spaces for staff displaced by the project. Construction had begun February 24, 2025 and will continue through August of 2025.

Field House Phase 2 Update: (Old Rec Center including Greer and Guyer Gyms) - currently at 100% CD- Permit Set Development. Procurement of long lead mechanical and electrical equipment is ongoing within the Phase 2A GMP - Early Release Electrical Package.

The Phase 2B GMP is currently being reviewed and negotiated. Once contracted, Phase 2B is scheduled start June 1, 2025 - to overlap Phase 1 activity for a short duration. Site logistics plan for PH 2B is published. Pre-construction planning and coordination for Phase 2B will continue into construction which is expected to arrive at substantial completion scheduled for December 31, 2026.

Finalizing the GMP for Phase 2B with D.O.C. and moving to contracting for final reviews and approvals by the end of April, 2025. Some title IX objectives are in process and expected to be achieved within the Natatorium Swimming Pool space within 2025. Unforeseen conditions consistent with large scale renovations and the balance of bid package buy out have the potential to impact the overall budget.

Project Issues/Risks:

None at this time



Swim Locker Areas Demolished and debris removed.



Swim Locker area slab cuts for continued demo.



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	\$72,684,871.00	\$72,684,871.00	\$6,471,051.13	\$151,820.44	\$6,622,871.57	\$66,061,999.43	\$72,684,871.00	\$0.00	\$432,858.67
02000	Design Services	\$8,184,505.00	\$8,184,505.00	\$300,237.00	\$7,742,488.00	\$8,042,725.00	\$141,780.00	\$8,184,505.00	\$0.00	\$5,835,118.00
03000	Telecom	\$800,000.00	\$800,000.00	\$5,598.96	\$0.00	\$5,598.96	\$800,000.00	\$805,598.96	-\$5,598.96	\$0.00
04000	Furniture, Fixtures & Equipment	\$3,398,800.00	\$3,398,800.00	\$65,975.00	\$0.00	\$65,975.00	\$3,398,800.00	\$3,464,775.00	-\$65,975.00	\$0.00
05000	Internal Costs	\$500,000.00	\$500,000.00	\$348,008.00	-\$13,500.00	\$334,508.00	\$171,992.00	\$506,500.00	-\$6,500.00	\$115,972.00
06000	Other A/E Services	\$420,000.00	\$420,000.00	\$132,647.00	\$0.00	\$132,647.00	\$307,485.00	\$440,132.00	-\$20,132.00	\$9,842.58
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$125,000.00	\$125,000.00	\$123,367.69	\$1,991.64	\$125,359.33	\$125,000.00	\$250,359.33	-\$125,359.33	\$7,584.90
09000	Environmental	\$310,000.00	\$310,000.00	\$64,303.68	\$0.00	\$64,303.68	\$246,009.40	\$310,313.08	-\$313.08	\$33,845.25
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	\$380.40	\$0.00	\$380.40	\$47,000.00	\$47,380.40	-\$380.40	\$380.40
	DIRECT COST SUBTOTAL	\$86,490,176.00	\$86,490,176.00	\$7,511,568.86	\$7,882,800.08	\$15,394,368.94	\$71,320,065.83	\$86,714,434.77	-\$224,258.77	\$6,435,601.80
12000	Contingency	\$3,509,824.00	\$3,509,824.00						\$3,509,824.00	
	TOTAL	\$90,000,000.00	\$90,000,000.00	\$7,511,568.86	\$7,882,800.08	\$15,394,368.94	\$71,320,065.83		\$3,285,565.23	\$6,435,601.80

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 86,714,434.77
TOTAL APPROVED BUDGET	\$ 90,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,285,565.23

Total Current Funding	\$ 63,410,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 151,820.44	2.35%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 151,820.44	2.35%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report
Period Ending: March 31, 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:	04/15/2025
Project Phase:	Construction	Current Phase Budget:	\$6,000,000.00
Percent Complete:	83.5 %	Estimated Total Project Cost:	\$5,044,551.95

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:

Construction Notice To Proceed was provided on October 20, 2022.

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.

Ongoing work includes the restoration of windows and replacement of deteriorated porch columns. 70% of Window and door installation is complete.

Building is fully scaffolded.

Stripping existing roof shingles completed

Shingles, sheathing and weather protection , counterflashing at sidewalls installed

Flashing mock-ups installed at roof eaves

Reviewed depth of window casing and what would be required to maintain original relationship between casing and shingles with the new wall assembly. A mock-up was provided to verify thickness of window padding required.

All windows and doors are installed. Facade work is in progress with column enclosures and singles installation. Porches are under construction as well.

Future work includes completing the facade exterior work, installation of gutters and site work and exterior improvement.

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.



Windows and Facade progress



Facade shingles progress



**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	\$1,586,656.91	\$3,955,246.53	\$0.00	\$3,955,246.53	-\$2,244,246.53	\$3,010,241.13
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	\$168,000.00	\$182,000.00	\$0.00	\$182,000.00	\$16,000.00	\$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	\$2,380,682.91	\$5,044,551.95	\$0.00	\$5,044,551.95	-\$2,204,551.95	\$3,899,807.55
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	\$2,380,682.91	\$5,044,551.95	\$0.00		\$955,448.05	\$3,899,807.55

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 5,044,551.95
TOTAL APPROVED BUDGET	\$ 6,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 955,448.05

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	\$ 84,527.39	3.57%
TOTAL CONSTRUCTION CHANGES	\$ 1,653,927.91	69.83%

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: March 31, 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:	75 %	Estimated Total Project Cost:	\$86,110,502.19

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. Building facade is nearly complete with finishing details around door and windows and roof parapet. Electrical and MEP equipment has begun to arrive on site and be installed. New exterior utilities also continue to be installed to facilitate the delivery of electrical equipment.

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 condition of the utility is questionable due to deferred maintenance.

The subsurface conditions in Lot S encountered have been 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.

Additions to the design are required to accommodate the addition of the School of Nursing Building. The contractor is pricing the changes for final review and coordination.



Building Facade approaching completion



Chilled and Hot water pumps installed



**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	\$73,400,275.79	\$3,795,445.92	\$77,195,721.71	\$520,000.00	\$77,715,721.71	-\$2,515,721.71	\$51,376,594.19
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	\$5,733,446.66
03000	Telecom	\$200,000.00	\$200,000.00	\$17,713.22	\$0.00	\$17,713.22	\$200,000.00	\$217,713.22	-\$17,713.22	\$0.00
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	\$16,399.38
05000	Internal Costs	\$2,500,000.00	\$1,655,000.00	\$152,574.09	\$224,006.17	\$376,580.26	\$200,000.00	\$576,580.26	\$1,078,419.74	\$331,219.27
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	\$490,389.96
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	\$50,000.00
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	\$74,792,454.24	\$10,098,047.95	\$84,890,502.19	\$1,220,000.00	\$86,110,502.19	-\$1,110,502.19	\$58,001,049.46
12000	Contingency	\$4,500,000.00	\$4,500,000.00						\$4,500,000.00	
	TOTAL	\$89,500,000.00	\$89,500,000.00	\$74,792,454.24	\$10,098,047.95	\$84,890,502.19	\$1,220,000.00		\$3,389,497.81	\$58,001,049.46

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 86,110,502.19
TOTAL APPROVED BUDGET	\$ 89,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 3,389,497.81

Total Current Funding	\$ 89,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 2,505,445.92	3.41%
TOTAL PENDING CHANGE ORDERS	\$ 1,290,000.00	1.76%
TOTAL CONSTRUCTION CHANGES	\$ 3,795,445.92	5.17%

Comments - Construction Changes over 5%:
The project has encountered unanticipated subsurface spoil 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 included into this project.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: March 31, 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:	12/03/2025
Project Phase:	Construction	Current Phase Budget:	\$3,450,000.00
Percent Complete:	20 %	Estimated Total Project Cost:	\$3,515,755.18

Project Description:

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

Current Project Status:

Construction has started with the demolition of the existing site features and the relocation of the existing shed that will be used during construction by the team. The foundations are scheduled to be completed before the spring with the precast building arriving after that.

Project Issues/Risks:

Upon further review with Athletics, modifications to the building's layout and finishes were requested. These changes, along with provisions for temporary facilities for the tennis program. Costs were deemed reasonable and are being finally priced by the contractor while work proceeds. Building coordination took place over the winter shutdown to allow precast building to enter production. Foundations will start in the month of April. Coordination with UConn Facilities has resolved the electrical equipment lead time. Facilities is providing a transformer for the work with the project procuring a replacement.



Foundation excavation prepared for forms and concrete.



Power run to relocated shed for use by athletics



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	\$174,089.69	\$3,055,892.69	\$90,000.00	\$3,145,892.69	-\$245,892.69	\$528,143.23
02000	Design Services	\$135,000.00	\$135,000.00	\$31,145.00	\$186,450.00	\$217,595.00	\$0.00	\$217,595.00	-\$82,595.00	\$184,755.00
03000	Telecom	\$60,000.00	\$60,000.00	\$41,216.39	\$0.00	\$41,216.39	\$5,000.00	\$46,216.39	\$13,783.61	\$0.00
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	\$39,753.10	\$0.00	\$39,753.10	\$0.00	\$39,753.10	-\$39,753.10	\$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	\$140.00
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	\$3,035,215.49	\$360,539.69	\$3,395,755.18	\$120,000.00	\$3,515,755.18	-\$315,755.18	\$714,388.23
12000	Contingency	\$250,000.00	\$250,000.00						\$250,000.00	
	TOTAL	\$3,450,000.00	\$3,450,000.00	\$3,035,215.49	\$360,539.69	\$3,395,755.18	\$120,000.00		-\$65,755.18	\$714,388.23

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 3,515,755.18
TOTAL APPROVED BUDGET	\$ 3,450,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ -65,755.18

Total Current Funding	\$ 3,450,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 4,089.69	0.14%
TOTAL PENDING CHANGE ORDERS	\$ 170,000.00	5.90%
TOTAL CONSTRUCTION CHANGES	\$ 174,089.69	6.04%

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: March 31, 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:	5 %	Estimated Total Project Cost:	\$95,000,000.00

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 a medicinal garden, a maker space area, state of the art technology and equipment and an open space area for future growth of the program.

Current Project Status:

Mobilization of the site with construction trailers and the installation of construction fencing has begun and sitework demolition, underground utilities and site preparation for foundations will be taking place over the next few months.

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 Mid-Winter 2026-2027.

Project Issues/Risks:

The Project Schedule is being expedited from day one of construction and will continue to be an area of concern throughout every step of construction through closeout.



Nursing Building Exterior - Southwest Elevation



Nursing Building Exterior - Northwest Elevation



**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	\$77,850,000.00	\$27,442,219.17	\$1,255,724.34	\$28,697,943.51	\$49,152,056.49	\$77,850,000.00	\$0.00	\$181,705.40
02000	Design Services	\$4,500,000.00	\$4,850,000.00	\$292,527.50	\$4,481,646.65	\$4,774,174.15	\$75,825.85	\$4,850,000.00	\$0.00	\$3,432,837.50
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	\$9,220,000.00	\$0.00	\$0.00	\$0.00	\$9,220,000.00	\$9,220,000.00	\$0.00	\$0.00
05000	Internal Costs	\$0.00	\$425,000.00	\$842,358.15	-\$654,990.61	\$187,367.54	\$237,632.46	\$425,000.00	\$0.00	\$0.00
06000	Other A/E Services	\$1,160,000.00	\$1,060,000.00	\$589,352.75	\$280,520.50	\$869,873.25	\$190,126.75	\$1,060,000.00	\$0.00	\$262,884.10
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	\$400,000.00	\$20,520.76	\$8,912.72	\$29,433.48	\$370,566.52	\$400,000.00	\$0.00	\$26,433.48
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	\$29,861,468.94	\$5,371,813.60	\$35,233,282.54	\$59,766,717.46	\$95,000,000.00	\$0.00	\$3,903,860.48
12000	Contingency	\$5,000,000.00	\$5,000,000.00						\$5,000,000.00	
	TOTAL	\$100,000,000.00	\$100,000,000.00	\$29,861,468.94	\$5,371,813.60	\$35,233,282.54	\$59,766,717.46		\$5,000,000.00	\$3,903,860.48

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 95,000,000.00
TOTAL APPROVED BUDGET	\$ 100,000,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 5,000,000.00

Total Current Funding	\$ 60,000,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 470,698.54	1.72%
TOTAL PENDING CHANGE ORDERS	\$ 785,025.80	2.86%
TOTAL CONSTRUCTION CHANGES	\$ 1,255,724.34	4.58%

Comments - Construction Changes over 5%:
N/A



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: March 31, 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:	Cristina Fedeles	Projected Substantial Completion:	08/28/2025
Project Phase:	Construction	Current Phase Budget:	\$1,100,000.00
Percent Complete:	1.7 %	Estimated Total Project Cost:	\$836,446.00

Project Description:

Hartford Campus Café To Update/Upgrade Program;
1,300 sf of space will be renovated to include a cafe function for the UConn Hartford campus. 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:

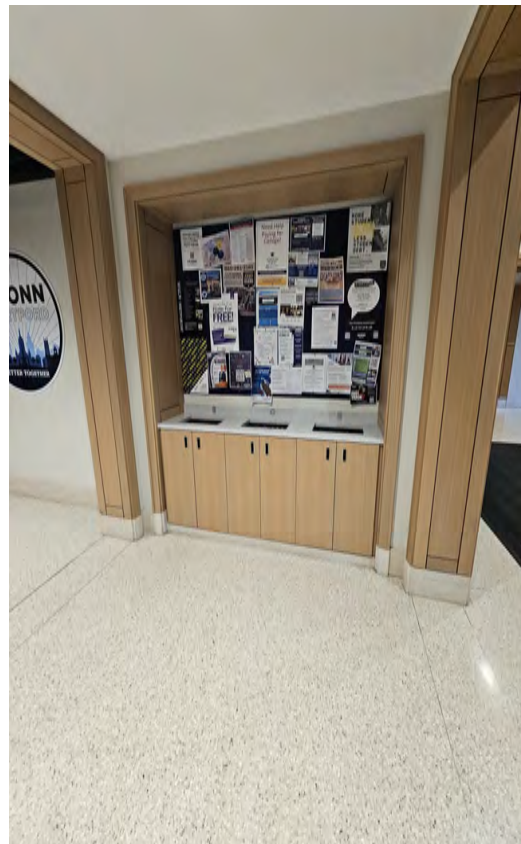
Construction start date - April 28, 2025 - the GC has already submitted Submittals for approval and has done preliminary investigative work.
Completion date as per contract is August 28, 2025.

Project Issues/Risks:

None at this time



Existing Space images - renovations will start in 2 weeks



Existing Space images - renovations will start in 2 weeks



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: UConn Hartford Cafe
Project Num.: 300262
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	\$700,000.00	\$700,000.00	\$691,268.00	\$0.00	\$691,268.00	\$0.00	\$691,268.00	\$8,732.00	\$0.00
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	\$116,838.00
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,500.00	\$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	\$906,241.00	-\$69,795.00	\$836,446.00	\$0.00	\$836,446.00	\$147,554.00	\$116,838.00
12000	Contingency	\$116,000.00	\$116,000.00						\$116,000.00	
	TOTAL	\$1,100,000.00	\$1,100,000.00	\$906,241.00	-\$69,795.00	\$836,446.00	\$0.00		\$263,554.00	\$116,838.00

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 836,446.00
TOTAL APPROVED BUDGET	\$ 1,100,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 263,554.00

Total Current Funding	\$ 1,100,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 0.00	0.00%

Comments - Construction Changes over 5%:



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: March 31, 2025

XL Center- Academic Space Renovation
Project Number: 300270

Project Parameters

Project Architect/Engineer:	BVH Integrated Services Inc	Notice to Proceed:	06/17/2024
General Contractor/CM:	ComNET & JLY Enterprises LLC	Contract Substantial Completion:	11/18/2024
UConn Project Manager:	Stefanie Gannon	Projected Substantial Completion:	01/17/2025
Project Phase:	Close Out	Current Phase Budget:	\$1,039,000.00
Percent Complete:	100 %	Estimated Total Project Cost:	\$947,499.09

Project Description:

The University entered into a 5-year lease of approximately 51,077 square feet of space at 229 Trumbull Street, Hartford, CT. The building, commonly known as the XL Center, will provide additional space for research, innovation, and community engagement to promote collaboration amongst many different departments for a stronger more inclusive University. These project costs, and a portion of the five-year lease, are funded from state GO bonds.

The space consists of approximately 49,359 square feet on the third floor and 1,718 square feet on the first floor. This project will provide services to the space for use as classrooms and research. The work includes the installation of telephone, data, and wireless systems, security systems, audio-visual systems, installation of furniture, and minor refurbishments of the space.

Since the scope of work does not include work on the exterior of the building or the HVAC systems, the project will not be registered with LEED and will not meet Connecticut High Performance Buildings requirements.

Current Project Status:

New soft seating for the 3rd floor was installed in February.

Wall graphics were installed at the Institute of Sports Medicine and third floor seating areas.

The space has been handed over to UConn Harford. Departments have begun moving into their assigned rooms and are actively using the space.

With the exception of select purchases associated with miscellaneous furniture, cleaning, and touch up, the project is complete

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

Project Issues/Risks:

None



3rd FI - new soft seating and wall hangings



3rd FI (ISM) - new paint, wall graphic, relocated equipment



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

Project Name: XL Center- Academic Space Renovation
Project Num.: 300270
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	\$100,000.00	\$132,000.00	\$158,881.62	\$21,220.62	\$180,102.24	\$0.00	\$180,102.24	-\$48,102.24	\$180,102.24
02000	Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03000	Telecom	\$660,000.00	\$645,000.00	\$59,467.00	\$283,600.74	\$343,067.74	\$0.00	\$343,067.74	\$301,932.26	\$340,689.74
04000	Furniture, Fixtures & Equipment	\$139,000.00	\$100,000.00	\$111,140.82	\$1,056.34	\$112,197.16	\$20,000.00	\$132,197.16	-\$32,197.16	\$99,534.70
05000	Internal Costs	\$0.00	\$0.00	\$141,564.19	-\$469.88	\$141,094.31	\$0.00	\$141,094.31	-\$141,094.31	\$139,366.72
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	\$7,000.00	\$4,023.00	\$3,784.75	\$7,807.75	\$2,000.00	\$9,807.75	-\$2,807.75	\$6,801.00
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$75,000.00	\$103,000.00	\$90,185.46	\$13,544.43	\$103,729.89	\$37,500.00	\$141,229.89	-\$38,229.89	\$96,531.09
	DIRECT COST SUBTOTAL	\$979,000.00	\$987,000.00	\$565,262.09	\$322,737.00	\$887,999.09	\$59,500.00	\$947,499.09	\$39,500.91	\$863,025.49
12000	Contingency	\$60,000.00	\$52,000.00						\$52,000.00	
	TOTAL	\$1,039,000.00	\$1,039,000.00	\$565,262.09	\$322,737.00	\$887,999.09	\$59,500.00		\$91,500.91	\$863,025.49

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 947,499.09
TOTAL APPROVED BUDGET	\$ 1,039,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 91,500.91

Total Current Funding	\$ 1,039,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 21,220.62	13.36%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 21,220.62	13.36%

Comments - Construction Changes over 5%:
Change orders are a result of interior painting that was added to the scope of work when some funds that were previously committed to UITS for telecom work were returned to the project. Painting was always intended, but the initial tight project budget eliminated this scope of work until the project neared completion.



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: March 31, 2025

UConn Waterbury at 36 North Main
Project Number: 300275

Project Parameters

Project Architect/Engineer:	The Monroe Partnership	Notice to Proceed:	05/13/2024
General Contractor/CM:	Green Hub Development III, LLC	Contract Substantial Completion:	01/16/2025
UConn Project Manager:	Stefanie Gannon	Projected Substantial Completion:	01/16/2025
Project Phase:	Construction	Current Phase Budget:	\$1,250,000.00
Percent Complete:	99.5 %	Estimated Total Project Cost:	\$1,224,346.96

Project Description:

In 2024 the Board of Trustees approved plans to lease approximately 26,300 square feet of space to expand the UConn Waterbury Campus. Located at 36 North Main Street, the leased building promotes excellence in research, innovation and engagement by providing additional academic, research, and administrative space. Entities using the facility will include the School of Nursing, Allied Health, Psychological Sciences, Urban and Community Studies, Business, Community Partners, and other programs.

This project will provide IT infrastructure connecting the leased building to the existing UConn Waterbury campus, A/C for UConn server equipment, locking/keying systems compatible with UConn Waterbury Facilities Operations, new furniture, classroom technology, lecture room A/V equipment and instructional equipment for School of Nursing Simulation Labs. The furniture, fixtures and equipment procurement will occur while the landlord completes s interior fit out for UConn occupancy in January 2025.

Current Project Status:

Exterior renovations and site work are complete. Construction of UConn lease space is also complete. The certificate of occupancy has been issued and the lease has been in effect since January 2025. Furniture was been installed in February. A/V installation is nearly complete with only a few minor pieces outstanding. In Room 223 minor construction will be taking place in order to accommodate a projector that is needed. Upon completion acoustic wall panels will also be installed.

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

Project Issues/Risks:

None



Room 405 - new furniture



Typical Simulation Lab



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Project Name: UConn Waterbury at 36 North Main
Project Num.: 300275
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	\$240,000.00	\$240,000.00	\$248,266.21	\$0.00	\$248,266.21	\$0.00	\$248,266.21	-\$8,266.21	\$233,282.21
02000	Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03000	Telecom	\$550,000.00	\$550,000.00	\$154,602.61	\$0.00	\$154,602.61	\$14,000.00	\$168,602.61	\$381,397.39	\$6,236.17
04000	Furniture, Fixtures & Equipment	\$440,000.00	\$440,000.00	\$448,336.83	-\$853.11	\$447,483.72	\$0.00	\$447,483.72	-\$7,483.72	\$408,103.67
05000	Internal Costs	\$0.00	\$0.00	\$321,229.29	\$2,086.51	\$323,315.80	\$0.00	\$323,315.80	-\$323,315.80	\$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	\$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	\$0.00	\$0.00	\$25,067.12	\$363.50	\$25,430.62	\$11,248.00	\$36,678.62	-\$36,678.62	\$1,988.15
	DIRECT COST SUBTOTAL	\$1,230,000.00	\$1,230,000.00	\$1,197,502.06	\$1,596.90	\$1,199,098.96	\$25,248.00	\$1,224,346.96	\$5,653.04	\$649,610.20
12000	Contingency	\$20,000.00	\$20,000.00						\$20,000.00	
	TOTAL	\$1,250,000.00	\$1,250,000.00	\$1,197,502.06	\$1,596.90	\$1,199,098.96	\$25,248.00		\$25,653.04	\$649,610.20

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 1,224,346.96
TOTAL APPROVED BUDGET	\$ 1,250,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 25,653.04

Total Current Funding	\$ 1,250,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 0.00	0.00%

Comments - Construction Changes over 5%:
N/A



UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION

Quarterly Construction Status Report
Period Ending: March 31, 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:	10/15/2025
Project Phase:	Construction	Current Phase Budget:	\$8,500,000.00
Percent Complete:	10 %	Estimated Total Project Cost:	\$7,874,300.03

Project Description:

In the fall of 2023 a leak was found in the existing 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 decided to be a separate project.

Current Project Status:

Contractor mobilized onto the site in late February. Work began with test pits to identify soil disposal facilities, rock elevations, and to confirm utility crossings. Site demolition started with removal of trees, pavement and sidewalk. Site layout is also underway along with shop drawings and other project documentation.

Project Issues/Risks:

None at this time



Whitney Road Demo - Looking West



Site Demo - Looking 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	\$0.00	\$7,217,650.00	\$0.00	\$7,217,650.00	-\$217,650.00	\$0.00
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	\$91,563.00
03000	Telecom	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00
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	\$7,365,056.40	\$509,243.63	\$7,874,300.03	\$0.00	\$7,874,300.03	-\$174,300.03	\$91,563.00
12000	Contingency	\$800,000.00	\$800,000.00						\$800,000.00	
	TOTAL	\$8,500,000.00	\$8,500,000.00	\$7,365,056.40	\$509,243.63	\$7,874,300.03	\$0.00		\$625,699.97	\$91,563.00

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 7,874,300.03
TOTAL APPROVED BUDGET	\$ 8,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 625,699.97

Total Current Funding	\$ 8,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 0.00	0.00%
TOTAL PENDING CHANGE ORDERS	\$ 0.00	0.00%
TOTAL CONSTRUCTION CHANGES	\$ 0.00	0.00%

Comments - Construction Changes over 5%:

Quarterly Construction Status Report Period Ending: March 31, 2025

Gant Building Renovation - STEM
Project Number: 901803

Project Parameters

Project Architect/Engineer:	Goody Clancy & Associates Inc	Ph 3A Notice to Proceed:	May 2025
General Contractor/CM:	The Whiting-Turner Contracting Company	Phase 3A Contract Substantial Completion:	November 2025
UConn Project Manager:	Thomas Haskell	Ph 1 & Ph 2 Substantial Completion:	04/27/2021
Ph 3A & 3B Project Phase:	Ph 3A: Bidding / Ph 3B: 70% CDs	Current Phase Budget:	\$191,500,000.00
Percent Complete:	67 %	Estimated Total Project Cost:	TBD

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 occur in all three project phases.

Emergency shower upgrades (per EH&S direction) in Gant West have been successfully bid. Construction is expected in Spring of 2025.

Phase 3 - North Wing & NW Connector:

Shutdown code remediation work in Gant North to satisfy temporary Building Official and Fire Marshal life safety requirements is complete, and will facilitate upcoming Phase 3 work. Phase 3 to renovate and add on to the North Wing and NW Connector is now in preconstruction.

Phase 3A - Early Bid Package

This package includes abatement/demolition, sitework (excluding hardscape and landscape) and long lead time electrical gear. Bids have been received and the GMP is in development. Work will commence in May 2025. Most demolition and abatement work will be completed by the end of 2025. Phase 3 will have a unified (3A and 3B) substantial completion date in Fall 2027.

Phase 3B - North Wing & NW Connector

The North Wing is comprised the renovation of four existing floors and additional of a new fourth floor. Construction documents will be completed in April 2025 with bidding to occur over the summer. An October construction start is anticipated with completion in December 2027. BOT funding for Phase 3B will be requested in September 2025 after bids are received and a GMP developed.

Project Issues/Risks:

Phase 3 has been re-purposed to focus on teaching activities on Floors G-2, with Floors 3-4 being completed as shell space for future research (pending funding and the identification of occupying departments). Volatile tariff activity may impact bid results and project schedule.



Gant Phase 1 & 2 Building Exterior



Gant Phase 3 Exterior Rendering



**UNIVERSITY PLANNING,
DESIGN & CONSTRUCTION**

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

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	\$234,000,000.00	\$142,955,176.60	\$110,524,227.14	\$13,496,021.90	\$124,020,249.04	\$27,655,281.12	\$151,675,530.16	-\$8,720,353.56	\$122,809,225.30
02000	Design Services	\$19,000,000.00	\$15,221,744.00	\$6,691,103.75	\$10,946,960.13	\$17,638,063.88	\$200,000.00	\$17,838,063.88	-\$2,616,319.88	\$14,979,344.28
03000	Telecom	\$1,850,000.00	\$1,163,774.01	\$1,158,442.03	-\$267,469.72	\$890,972.31	\$0.00	\$890,972.31	\$272,801.70	\$890,972.31
04000	Furniture, Fixtures & Equipment	\$4,750,000.00	\$4,662,324.68	\$3,801,384.24	\$152,333.70	\$3,953,717.94	\$0.00	\$3,953,717.94	\$708,606.74	\$3,953,717.94
05000	Internal Costs	\$10,200,000.00	\$7,482,980.16	\$4,643,731.30	\$4,105,911.03	\$8,749,642.33	\$2,000,000.00	\$10,749,642.33	-\$3,266,662.17	\$8,450,179.19
06000	Other A/E Services	\$1,600,000.00	\$313,981.50	\$680,558.70	\$429,259.25	\$1,109,817.95	\$0.00	\$1,109,817.95	-\$795,836.45	\$878,469.20
07000	Art	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08000	Relocation	\$1,350,000.00	\$990,489.20	\$547,033.03	\$170,938.34	\$717,971.37	\$54,500.00	\$772,471.37	\$218,017.83	\$543,227.97
09000	Environmental	\$1,750,000.00	\$1,637,595.44	\$607,327.00	\$790,599.40	\$1,397,926.40	\$0.00	\$1,397,926.40	\$239,669.04	\$1,397,814.68
10000	Insurance & Legal	\$185,000.00	\$105,000.00	\$63,006.00	\$87,779.00	\$150,785.00	\$0.00	\$150,785.00	-\$45,785.00	\$106,936.00
11000	Miscellaneous	\$60,000.00	\$39,280.63	\$41,167.64	-\$393.25	\$40,774.39	\$0.00	\$40,774.39	-\$1,493.76	\$40,774.39
	DIRECT COST SUBTOTAL	\$274,745,000.00	\$174,572,346.22	\$128,757,980.83	\$29,911,939.78	\$158,669,920.61	\$29,909,781.12	\$188,579,701.73	-\$14,007,355.51	\$154,050,661.26
12000	Contingency	\$15,255,000.00	\$16,927,653.78						\$16,927,653.78	
	TOTAL	\$290,000,000.00	\$191,500,000.00	\$128,757,980.83	\$29,911,939.78	\$158,669,920.61	\$29,909,781.12		\$2,920,298.27	\$154,050,661.26

BUDGET MONITOR	
ESTIMATED TOTAL PROJECT COST	\$ 188,579,701.73
TOTAL APPROVED BUDGET	\$ 191,500,000.00
PROJECT (OVER-RUN)/UNDER-RUN	\$ 2,920,298.27

Total Current Funding	\$ 191,500,000.00
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Construction Change Order Monitor		
EXECUTED CHANGE ORDERS	\$ 13,280,905.55	12.02%
TOTAL PENDING CHANGE ORDERS	\$ 218,355.09	0.20%
TOTAL CONSTRUCTION CHANGES	\$ 13,499,260.64	12.21%

Comments - Construction Changes over 5%:
<p>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.</p> <p>Additional emergency shower work in Gant West requested by UConn EH&S has been procured. A construction schedule (anticipated at 60 days) is being developed.</p>



UCH – Campus Planning Design & Construction

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

Period Ending: March 31, 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 Fluoroscopy Equipment Replacement & Renovation	21-009
UCH Central Sterile Washer & Sterilizer Replacement	21-034
UCH Anatomic Pathology & Autopsy Renovation	21-059
UCH New England Sickle Cell Institute Renovation	21-063
UCH Garages 1, 2 & 3 Electric Vehicle Charger Installation	21-066
UCH Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation	22-017
UCH Outpatient Pavilion Blood Draw & MTM Renovation	22-046
UCH Outpatient Pavilion 3 rd Floor Backfill	22-060
UCH Building E & Building K Roof Replacement	22-601.01
UCH Hybrid OR#2 Fit-Out	23-035
UCH Southington Clinic Expansion	23-045
UCH KB034-036 Research Lab Renovation	24-011
UCH Underground Fuel Tank C1 Removal & Replacement	24-601.03



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Fluoroscopy Equipment Replacement & Renovation

Period Ending: March 31, 2025

Project Number: 21-009

Project Parameters

Project Architect:	Phase Zero	Notice to Proceed:	February 20, 2024
General Contractor:	Sarazin	Contract Substantial Completion:	July 09, 2024
UCHC Project Manager:	Janice Hill	Estimated Completion Date:	May 28, 2025
Percent Complete:	75%	Final BOT Budget Amount (Rev):	\$ 1,020,000
		Estimated Cost to Complete:	\$ 1,020,000

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 improves staff workflow and the patient experience.

This is the first project of the Master Plan and involves a renovation to create a space for the installation of a new Fluoroscopy Imaging unit. The purchase of the Fluoroscopy unit was done under a separate contract and is not included in the project budget.

Current Project Status: Walls have been closed. Ceiling mechanical work is in progress. Supports for new patient lift are being installed. Ceiling grid installation will follow. Floor prep is in progress so GE table mounting plate can be installed.

Project Schedule: The revised Substantial Completion date remains May 28, 2025.

Project Budget: Additional funding was approved at the September Board Meeting to address existing conditions conflicts, an added changing room and revised HVAC scope to address existing building deficiencies. The project is currently on budget.

Project Issues/Risks: Several upcoming shutdowns to tie in new equipment will impact adjacent Radiology spaces. These will be carefully planned to minimize or eliminate impact during patient care hours.



Fluoroscopy Entrance, Control Room and Bathroom



Fluoroscopy Floor Prep for Table Plate



Project : UCH Fluoroscopy Equipment Replacement & Renovation
Department : Radiology
Project Number : 21-009
Phase : 6 - Construction
Date : 03/31/2025

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	\$786,000.00	\$593,834.00	\$142,596.00	\$736,430.00	\$31,167.00	\$767,597.00	\$18,403.00
02000	Design Services	\$65,000.00	\$72,250.00	\$0.00	\$72,250.00	\$0.00	\$72,250.00	(\$7,250.00)
03000	Telecomm	\$2,000.00	\$4,704.00	\$0.00	\$4,704.00	\$0.00	\$4,704.00	(\$2,704.00)
04000	Furniture, Fixtures & Equipment	\$23,000.00	\$30,769.00	\$0.00	\$30,769.00	\$0.00	\$30,769.00	(\$7,769.00)
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	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
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	\$4,000.00	\$3,680.00	\$0.00	\$3,680.00	\$2,000.00	\$5,680.00	(\$1,680.00)
Direct Cost Subtotal		\$881,000.00	\$705,237.00	\$142,596.00	\$847,833.00	\$33,167.00	\$881,000.00	\$0.00
12000	Project Contingency	\$139,000.00	\$0.00	\$0.00	\$0.00	\$139,000.00	\$139,000.00	\$0.00
Current Totals		\$1,020,000.00	\$705,237.00	\$142,596.00	\$847,833.00	\$172,167.00	\$1,020,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$139,000.00
Project Contingency Expenditure / Surplus	\$0.00
Project Contingency Balance	\$139,000.00

Budget Monitor

Total Estimated Cost to Complete	\$1,020,000.00
Total Original Budget	\$1,020,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$142,596.00	24.01%
Total Pending Change Orders	\$31,167.00	5.25%
Total Construction Changes	\$173,763.00	29.26%

Change Order Narrative

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

Change Order work is attributed to post-construction required design revisions associated with a new patient restroom, changing area and HVAC system modifications.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Central Sterile Washer & Sterilizer Replacement

Period Ending: March 31, 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:	September 12, 2025
Percent Complete:	50%	Final BOT Budget Amount:	\$ 7,605,000
		Estimated Cost to Complete:	\$ 7,605,000

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: Phase 1 Endoscope Suite, the contractor is finishing incorporating the equipment for ANSI/AAMI ST108 water for processing medical equipment. The planned user move in date for Phase 1 is May 5, 2025. The contractor will start demolition in Phase 2 after May 5, 2025.

Project Schedule: Phase 1 Endoscopy Suite owner occupies is May 5, 2025. Phase 2 Central Sterile will start following the move into space, Substantial Completion September 12, 2025.

Project Budget: The project budget has increased \$1,265,000, to \$7,605,000 due to the addressing of unforeseen conditions exposed during construction and upgrades to existing systems to meet current compliance regulations.

Project Issues/Risks: The project's end date has been extended for added scope to include ANSI/AAMI ST108:2023 (Water for the processing of medical devices) and additional power and data outlets for T-Doc; a tracking system for instrument sterilization.



Phase 1 Endoscopy Decontamination Room



New Booster Pump Serving Endoscopy Scope Sterilizers

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	\$4,227,218.00	\$421,097.00	\$4,648,315.00	\$43,004.00	\$4,691,319.00	\$648,681.00
02000	Design Services	\$213,000.00	\$161,535.00	\$0.00	\$161,535.00	\$50,000.00	\$211,535.00	\$1,465.00
03000	Telecomm	\$100,000.00	\$98,856.00	\$0.00	\$98,856.00	\$0.00	\$98,856.00	\$1,144.00
04000	Furniture, Fixtures & Equipment	\$1,490,000.00	\$1,492,497.00	\$0.00	\$1,492,497.00	\$0.00	\$1,492,497.00	(\$2,497.00)
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	\$100,000.00	\$100,000.00	(\$25,000.00)
09000	Environmental	\$25,000.00	\$14,505.00	\$0.00	\$14,505.00	\$0.00	\$14,505.00	\$10,495.00
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	\$0.00	\$0.00	\$2,000.00
Direct Cost Subtotal		\$7,245,000.00	\$6,036,461.00	\$421,097.00	\$6,457,558.00	\$193,004.00	\$6,650,562.00	\$594,438.00
12000	Project Contingency	\$360,000.00	\$0.00	\$0.00	\$0.00	\$954,438.00	\$954,438.00	(\$594,438.00)
Current Totals		\$7,605,000.00	\$6,036,461.00	\$421,097.00	\$6,457,558.00	\$1,147,442.00	\$7,605,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$360,000.00
Project Contingency Expenditure / Surplus	\$594,438.00
Project Contingency Balance	\$954,438.00

Budget Monitor

Total Estimated Cost to Complete	\$7,605,000.00
Total Original Budget	\$7,605,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor		% of Const Cost
Executed Change Orders	\$421,097.00	9.96%
Total Pending Change Orders	\$43,004.00	1.02%
Total Construction Changes	\$464,101.00	10.98%

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 conditions conflicts, code compliance requirements and additional asbestos abatement.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH CG045-047 Anatomic Pathology & Autopsy Renovation

Period Ending: March 31, 2025

Project Number: 21-059

Project Parameters

Project Architect:	Svigals	Notice to Proceed:	May 23, 2024
General Contractor:	Bismark Construction	Contract Substantial Completion:	February 19, 2025
UCHC Project Manager:	Richard Spash	Estimated Completion Date:	May 16, 2025
Percent Complete:	65%	Final BOT Budget Amount:	\$1,175,000
		Estimated Cost to Complete:	\$1,175,000

Project Description: This project will replace outdated equipment and renovate the Anatomic Pathology Lab and Autopsy area at UConn Health.

Current Project Status: Phase 1 is complete, Phase 2 has started with demolition of the floor tile down to existing floor slab, removal of ceilings & ductwork, and rough in of new electrical and plumbing.

Project Schedule: Phase 1 completed on March 13, 2025, and Phase 2 planned completion is May 16, 2025.

Project Budget: The project is tracking on budget.

Project Issues/Risks: None currently



Phase 2 – Tile Floor Removed in Morque Room CG048



Phase 2 - New Plumbing for Hand Wash Sink in Autopsy CG047

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	\$857,000.00	\$857,000.00	\$7,395.00	\$864,395.00	\$48,069.00	\$912,464.00	(\$55,464.00)
02000	Design Services	\$80,000.00	\$56,875.00	\$0.00	\$56,875.00	\$0.00	\$56,875.00	\$23,125.00
03000	Telecomm	\$15,000.00	\$22,475.00	\$0.00	\$22,475.00	\$0.00	\$22,475.00	(\$7,475.00)
04000	Furniture, Fixtures & Equipment	\$110,000.00	\$28,924.00	\$0.00	\$28,924.00	\$2,000.00	\$30,924.00	\$79,076.00
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	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
09000	Environmental	\$5,000.00	\$2,110.00	\$0.00	\$2,110.00	\$0.00	\$2,110.00	\$2,890.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$2,000.00	\$2,965.00	\$0.00	\$2,965.00	\$0.00	\$2,965.00	(\$965.00)
Direct Cost Subtotal		\$1,070,000.00	\$970,349.00	\$7,395.00	\$977,744.00	\$51,069.00	\$1,028,813.00	\$41,187.00
12000	Project Contingency	\$105,000.00	\$0.00	\$0.00	\$0.00	\$146,187.00	\$146,187.00	(\$41,187.00)
Current Totals		\$1,175,000.00	\$970,349.00	\$7,395.00	\$977,744.00	\$197,256.00	\$1,175,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$105,000.00
Project Contingency Expenditure / Surplus	\$41,187.00
Project Contingency Balance	\$146,187.00

Budget Monitor

Total Estimated Cost to Complete	\$1,175,000.00
Total Original Budget	\$1,175,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor		% of Const Cost
Executed Change Orders	\$7,395.00	0.86%
Total Pending Change Orders	\$48,069.00	5.61%
Total Construction Changes	\$55,464.00	6.47%

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 New England Sickle Cell Institute Renovation

Period Ending: March 31, 2025

Project Number: 21-063

Project Parameters

Project Architect:	Joseph Sepot Architects	Notice to Proceed:	March 04, 2024
General Contractor:	Nosal Builders, Inc.	Contract Substantial Completion:	September 10, 2024
UCHC Project Manager:	David Riggles	Actual Completion Date:	February 13, 2025
Percent Complete:	100%	Final BOT Budget Amount:	\$ 5,800,000
		Estimated Cost to Complete:	\$ 5,941,484

Project Description: The New England Sickle Cell Institute (NESCI) and Connecticut Blood Disorders Center (CBDC) clinics were located on an under-utilized inpatient floor within the recently constructed University Tower. In response to the COVID pandemic, these clinics were downsized and relocated to allow for the expansion of inpatient services. This project will renovate the 4th floor of the Connecticut Tower to accommodate the relocation of the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

Current Project Status: The project is essentially substantially complete; CT DPH and the UConn Fire Marshal's office have issued their final approvals. UConn Building Inspector's Office has issued a conditional approval pending final TAB report; this report was delayed based on an operational issue with the existing portion of the HVAC system. This issue is being addressed; the final TAB report, along with the completion of remaining long-lead materials work, is anticipated to be completed within the next 3 – 4 weeks.

Project Schedule: Departmental move-in is complete and the unit is 100% occupied and in-use as of February 13, 2025.

Project Budget: A contractor claim for extended General Conditions is under negotiation. The claim has pushed the project over budget.

Project Issues/Risks: No further risks or issues are anticipated.



View of Perimeter Patient Room Storefronts & Nurse Station



View at New Nurse Station Area / Entrance to Patient Lounge

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	\$4,610,000.00	\$3,695,280.00	\$318,161.00	\$4,013,441.00	\$814,698.00	\$4,828,139.00	(\$218,139.00)
02000	Design Services	\$355,000.00	\$354,750.00	\$0.00	\$354,750.00	\$0.00	\$354,750.00	\$250.00
03000	Telecomm	\$362,000.00	\$403,764.00	\$0.00	\$403,764.00	\$0.00	\$403,764.00	(\$41,764.00)
04000	Furniture, Fixtures & Equipment	\$305,000.00	\$298,362.00	\$0.00	\$298,362.00	\$0.00	\$298,362.00	\$6,638.00
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	\$45,000.00	\$22,704.00	\$0.00	\$22,704.00	\$0.00	\$22,704.00	\$22,296.00
08000	Relocation	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$10,000.00	(\$5,000.00)
09000	Environmental	\$13,000.00	\$13,015.00	\$0.00	\$13,015.00	\$0.00	\$13,015.00	(\$15.00)
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$10,000.00	\$10,750.00	\$0.00	\$10,750.00	\$0.00	\$10,750.00	(\$750.00)
Direct Cost Subtotal		\$5,705,000.00	\$4,798,625.00	\$318,161.00	\$5,121,786.00	\$819,698.00	\$5,941,484.00	(\$236,484.00)
12000	Project Contingency	\$95,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,000.00
Current Totals		\$5,800,000.00	\$4,798,625.00	\$318,161.00	\$5,121,786.00	\$819,698.00	\$5,941,484.00	(\$141,484.00)

Contingency Monitor

Original Budget Contingency	\$95,000.00
Project Contingency Expenditure / Surplus	(\$236,484.00)
Project Contingency Balance	(\$141,484.00)

Budget Monitor

Total Estimated Cost to Complete	\$5,941,484.00
Total Original Budget	\$5,800,000.00
Project (Over-Run) / Under Run	\$141,484.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$318,161.00 8.61%
Total Pending Change Orders	\$814,698.00 22.05%
Total Construction Changes	\$1,132,859.00 30.66%

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 conditions conflicts and code compliance requirements exposed with the removal of the existing plaster ceiling system. The project is tracking over budget due to a claim for extended General Conditions in the amount of \$153,000.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Garages 1, 2 & 3 Electric Vehicle Charger Installations

Period Ending: March 31, 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	Estimated Completion Date G1:	5/30/2025
Percent Complete:	85%	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: Garage 1: Equipment is mounted. Conduit is nearly all installed. Wire is being pulled. Shutdown to tie in power is being scheduled. Project is about a month away from construction being substantially complete. Garage 2 & 3: Chargers are installed and turned on. Signs procured from UConn Sign shop and are being scheduled to be installed. Working with vendors to get software launched and training completed to initiate use of chargers.

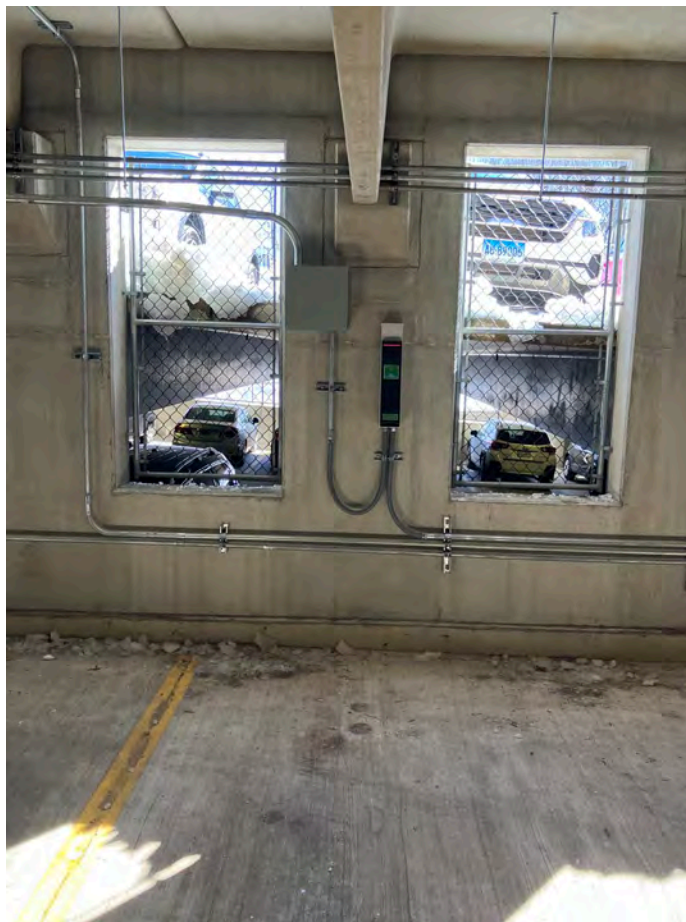
Project Schedule: Garage 1: Contractor expected to mobilize January 2025 and complete work at the end of May 2025. Garage 2 & 3: Work in progress and expected to be completed by the end of April 2025.

Project Budget: The project is tracking on budget.

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



Garage 1 New transformer and panel



Garage 1 Conduit and Gateway 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	\$363,000.00	\$356,239.00	\$18,744.00	\$374,983.00	\$11,500.00	\$386,483.00	(\$23,483.00)
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	\$10,000.00	\$10,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$159,000.00	\$161,165.00	\$0.00	\$161,165.00	\$0.00	\$161,165.00	(\$2,165.00)
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	\$546,644.00	\$18,744.00	\$565,388.00	\$21,500.00	\$586,888.00	(\$24,888.00)
12000	Project Contingency	\$58,000.00	\$0.00	\$0.00		\$33,112.00	\$33,112.00	\$24,888.00
Current Totals		\$620,000.00	\$546,644.00	\$18,744.00	\$565,388.00	\$54,612.00	\$620,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$58,000.00
Project Contingency Expenditure / Surplus	(\$24,888.00)
Project Contingency Balance	\$33,112.00

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

% of Const Cost

Executed Change Orders	\$18,744.00	5.26%
Total Pending Change Orders	\$11,500.00	3.23%
Total Construction Changes	\$30,244.00	8.49%

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 Cardio Catheterization (Cath) & Electro Physiology (EP) Lab
Renovation

Period Ending: March 31, 2025

Project Number: 22-017

Project Parameters

<i>Project Architect:</i>	Phase Zero	<i>Notice to Proceed:</i>	March 29, 2023
<i>General Contractor:</i>	Bismark Construction	<i>Contract Substantial Completion:</i>	August 07, 2024
<i>UCHC Project Manager:</i>	Janice Hill	<i>Actual Completion Date:</i>	February 17, 2025
<i>Percent Complete:</i>	100%	<i>Final BOT Budget Amount:</i>	\$ 6,430,000
		<i>Estimated Cost to Complete:</i>	\$ 6,430,000

Project Description: The UConn Health Cardio Catheterization (Cath) & Electro Physiology (EP) Labs are minimally invasive surgical units that utilizes a fluoroscopic x-ray imaging system specifically designed to visually and quantitatively evaluate the anatomy and function of blood vessels of the heart to perform minimally invasive surgical techniques associated with the treatment of various cardiovascular conditions. The Cath & EP Lab imaging systems were installed in 2007 and have reached the end of service life. This project will replace the outdated imaging equipment and renovate the surgical unit to comply with the current Connecticut Department of Health guidelines.

Current Project Status: Phase 1- EP Lab and Phase 2 – Cath Lab 1 were substantially complete on February 17, 2025.

Project Schedule: Punchlist items are being completed.

Project Budget: Project is tracking on budget.

Project Issues/Risks: None.



EP Lab – Construction Complete



Cath Lab 1 – Construction Complete

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	\$2,300,000.00	\$2,129,469.00	\$95,163.00	\$2,224,632.00	\$109,022.00	\$2,333,654.00	(\$33,654.00)
02000	Design Services	\$133,000.00	\$125,400.00	\$0.00	\$125,400.00	\$0.00	\$125,400.00	\$7,600.00
03000	Telecomm	\$20,000.00	\$57,847.00	\$0.00	\$57,847.00	\$0.00	\$57,847.00	(\$37,847.00)
04000	Furniture, Fixtures & Equipment	\$3,718,000.00	\$3,849,831.00	\$0.00	\$3,849,831.00	\$0.00	\$3,849,831.00	(\$131,831.00)
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	\$0.00	\$0.00	\$10,000.00
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	\$3,000.00	\$3,000.00	(\$3,000.00)
09000	Environmental	\$0.00	\$495.00	\$0.00	\$495.00	\$0.00	\$495.00	(\$495.00)
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$3,000.00	\$4,188.00	\$0.00	\$4,188.00	\$0.00	\$4,188.00	(\$1,188.00)
Direct Cost Subtotal		\$6,184,000.00	\$6,167,230.00	\$95,163.00	\$6,262,393.00	\$112,022.00	\$6,374,415.00	(\$190,415.00)
12000	Project Contingency	\$246,000.00	\$0.00	\$0.00	\$0.00	\$55,585.00	\$55,585.00	\$190,415.00
Current Totals		\$6,430,000.00	\$6,167,230.00	\$95,163.00	\$6,262,393.00	\$167,607.00	\$6,430,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$246,000.00
Project Contingency Expenditure / Surplus	(\$190,415.00)
Project Contingency Balance	\$55,585.00

Budget Monitor

Total Estimated Cost to Complete	\$6,430,000.00
Total Original Budget	\$6,430,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

Change Order Monitor	% of Const Cost
Executed Change Orders	\$95,163.00 4.47%
Total Pending Change Orders	\$109,022.00 5.12%
Total Construction Changes	\$204,185.00 9.59%

Change Order Narrative

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

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH S1300 Clinical Repurpose – Blood Draw & MTM Relocation

Period Ending: March 31, 2025

Project Number: 22-046

Project Parameters

Project Architect:	Amenta Emma	Notice to Proceed:	2/3/2025
General Contractor:	Sarazin	Contract Substantial Completion:	5/4/2025
UCHC Project Manager:	Andrew Lescoe	Estimated Completion Date:	6/1/2025
Percent Complete:	20%	Final BOT Budget Amount:	\$1,925,000
		Estimated Cost to Complete:	\$1,925,000

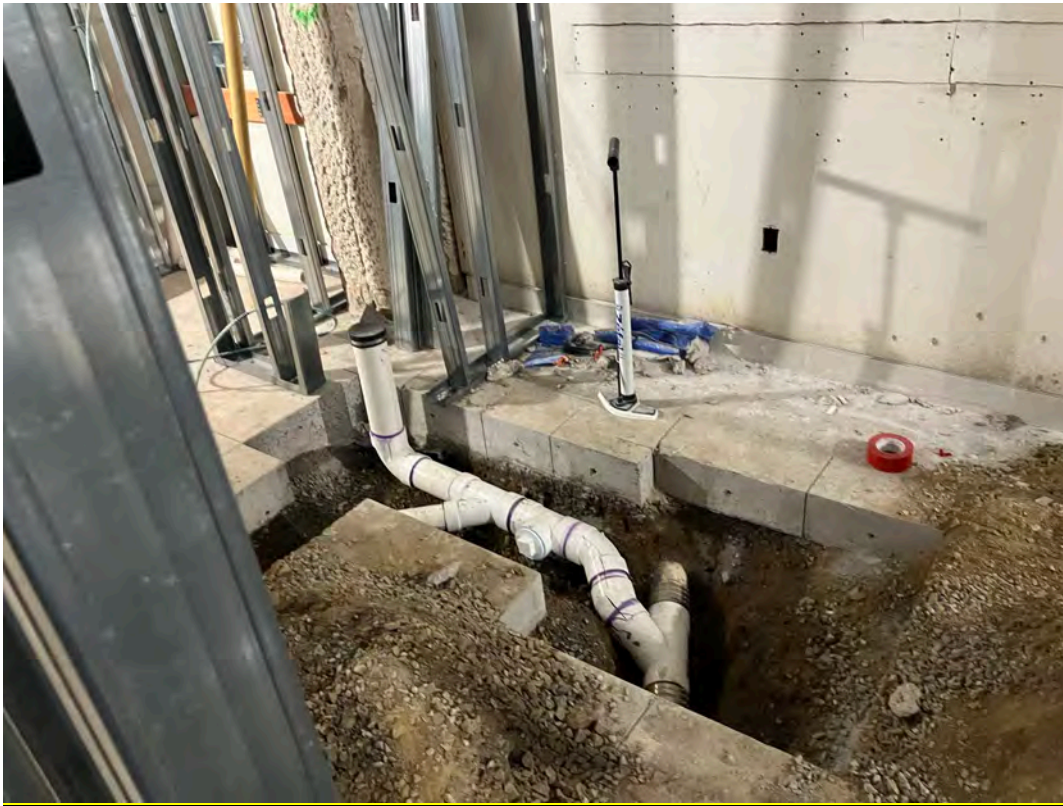
Project Description: Renovate approximately 2,500sf of space on the first floor of the Outpatient Pavilion to create new space for the Blood Draw Clinic, MTM and a reception area for patient check in. The existing space is being demolished and constructed with all new walls, utilities and finishes that will be similar to the other areas of the building.

Current Project Status: Plumbing work under the concrete slab on grade is complete. Walls are framed and rough-in of utilities is nearly complete.

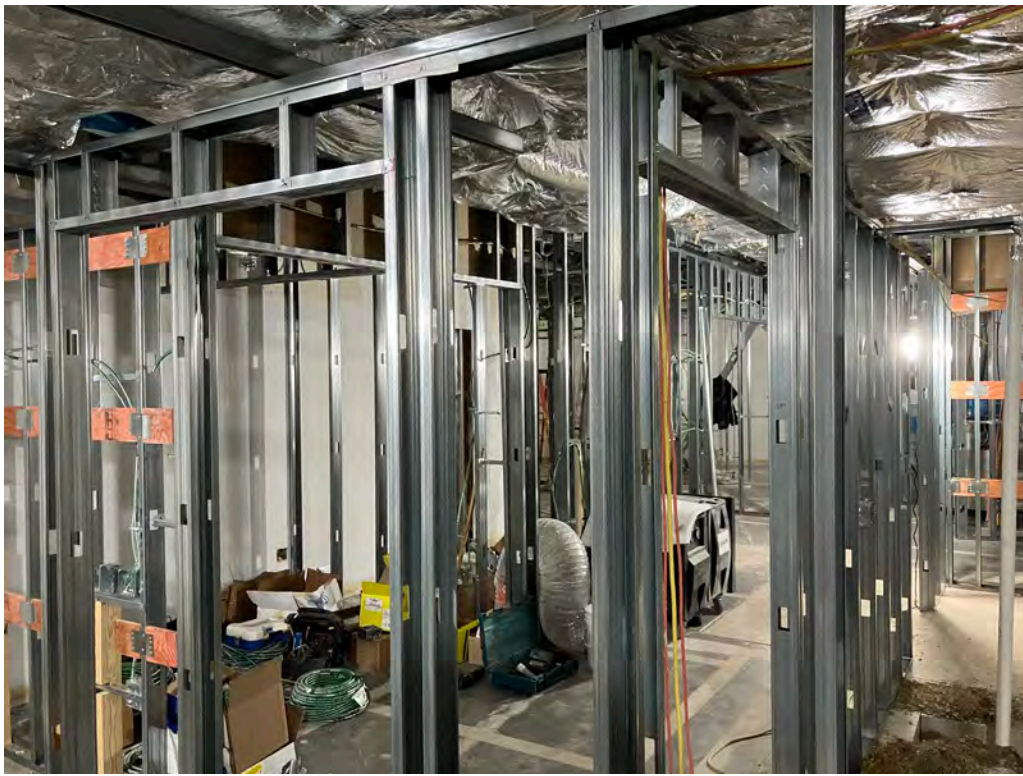
Project Schedule: Project is tracking slightly behind schedule.

Project Budget: Project is tracking on current budget.

Project Issues/Risks: Project needs to be completed to move clinic off of third floor space and free up that area for renovation to allow the 3rd floor project to be completed. Delays on 1st floor will also delay the 3rd floor.



Under slab plumbing for new patient toilet



New walls framed for Blood Draw Clinic

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	\$1,240,000.00	\$1,090,000.00	\$0.00	\$1,090,000.00	\$25,000.00	\$1,115,000.00	\$125,000.00
02000	Design Services	\$115,000.00	\$198,000.00	\$0.00	\$198,000.00	\$2,000.00	\$200,000.00	(\$85,000.00)
03000	Telecomm	\$100,000.00	\$35,088.00	\$0.00	\$35,088.00	\$14,912.00	\$50,000.00	\$50,000.00
04000	Furniture, Fixtures & Equipment	\$200,000.00	\$76,409.00	\$0.00	\$76,409.00	\$43,591.00	\$120,000.00	\$80,000.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
07000	Art	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
08000	Relocation	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$500.00
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	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$1,000.00
Direct Cost Subtotal		\$1,670,000.00	\$1,399,497.00	\$0.00	\$1,399,497.00	\$97,503.00	\$1,497,000.00	\$173,000.00
12000	Project Contingency	\$255,000.00	\$0.00	\$0.00	\$0.00	\$428,000.00	\$428,000.00	(\$173,000.00)
Current Totals		\$1,925,000.00	\$1,399,497.00	\$0.00	\$1,399,497.00	\$525,503.00	\$1,925,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$255,000.00
Project Contingency Expenditure / Surplus	\$173,000.00
Project Contingency Balance	\$428,000.00

Budget Monitor

Total Estimated Cost to Complete	\$1,925,000.00
Total Original Budget	\$1,925,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

% of Const Cost

Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$25,000.00	2.29%
Total Construction Changes	\$25,000.00	2.29%

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 S3 Outpatient Pavilion 3rd Floor Backfill

Period Ending: March 31, 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	Estimated Completion Date:	6/30/2025
Percent Complete:	25%	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 eighth floor to the entire third floor.

Current Project Status: Project is under construction. New rooms are being constructed.

Project Schedule: Primary areas of work anticipated to be completed by June 2025. One area will require moving the current tenant into a newly constructed space on the 1st floor of the building to free up the space to be renovated. This work will drive the schedule.

Project Budget: Project is currently tracking on budget.

Project Issues/Risks: Coordination of availability of final space. Working on an occupied floor while limiting impacts to clinic.



New corridor with exam rooms on either side framed and utilities roughed in walls



Plumbing roughed in for new patient toilet

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	\$1,549,509.00	\$0.00	\$1,549,509.00	\$60,681.00	\$1,610,190.00	\$889,810.00
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	\$61,605.00	\$0.00	\$61,605.00	\$58,395.00	\$120,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$790,000.00	\$327,974.00	\$0.00	\$327,974.00	\$462,026.00	\$790,000.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$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	\$10,000.00	\$10,000.00	\$0.00
Direct Cost Subtotal		\$3,695,000.00	\$2,214,088.00	\$0.00	\$2,214,088.00	\$621,102.00	\$2,835,190.00	\$859,810.00
12000	Project Contingency	\$555,000.00	\$0.00	\$0.00	\$0.00	\$1,414,810.00	\$1,414,810.00	(\$859,810.00)
Current Totals		\$4,250,000.00	\$2,214,088.00	\$0.00	\$2,214,088.00	\$2,035,912.00	\$4,250,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$555,000.00
Project Contingency Expenditure / Surplus	\$859,810.00
Project Contingency Balance	\$1,414,810.00

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

Change Order Monitor		% of Const Cost
Executed Change Orders	\$0.00	0.00%
Total Pending Change Orders	\$60,681.00	3.92%
Total Construction Changes	\$60,681.00	3.92%

Change Order Narrative

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

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Building E & Building K Roof Replacement

Period Ending: March 31, 2025

Project Number: 22-601.01

Project Parameters

Project Architect:	Simpson Gumpertz & Heger	Notice to Proceed (Bldg E):	September 29, 2023
General Contractors (Bldg E):	Silktown Roofing Inc.	Contract Substantial Completion (Bldg. E):	December 28, 2023
(Bldg K):	Greenwood Industries		
UCHC Project Manager:	Janice Hill	Actual Completion Date (Bldg E):	December 28, 2023
Percent Complete:	50%	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 an adhered white EPDM roof with some detail modifications. Building K roof is approximately 15,500 SF. The main roof is an existing ballasted EPDM roof which will be replaced with an adhered white EPDM roof. The walkway leading to the Building E entrance is an existing EPDM roof with concrete pavers on pedestals which will be replaced with an inverted roof membrane assembly with a reinforced fluid-applied waterproofing membrane and precast concrete pavers on pedestals. The precast concrete planters and benches at each side of the walkway will be removed and replaced. Both buildings contain laboratory and office space and will remain occupied during construction.

Current Project Status: Building E roof is complete. Contract is in progress for Building K and the Building E entrance walkway.

Project Schedule: Building K construction will begin in Spring 2025.

Project Budget: Bids received for Building K were higher than estimated. Revised final budget was submitted to the Board in March to increase project funding so contract could be awarded to low bidder.

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	\$3,920,000.00	\$0.00	\$3,920,000.00	\$0.00	\$3,920,000.00	\$0.00
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	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
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	\$4,133,657.00	\$0.00	\$4,133,657.00	\$76,343.00	\$4,210,000.00	\$0.00
12000	Project Contingency	\$350,000.00	\$0.00	\$0.00	\$350,000.00	\$350,000.00	\$350,000.00	\$0.00
Current Totals		\$4,560,000.00	\$4,133,657.00	\$0.00	\$4,483,657.00	\$426,343.00	\$4,560,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$350,000.00
Project Contingency Expenditure / Surplus	\$0.00
Project Contingency Balance	\$350,000.00

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

UConn HEALTH

UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH TG819 Fit-Out of Hybrid OR#2

Period Ending: March 31, 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:	August 27, 2025
Percent Complete:	5%	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 has completed the erection of the construction barriers per their submitted approved Barriers Plan and has established the specified negative air pressure environment within the area of work and demolition work is moving forward. RFI's are being addressed by the A/E team and shop drawing reviews are in progress.

Project Schedule: Original anticipated project completion date has been delayed approximately three to four weeks due to long lead item (i.e. electrical panels & gear). This is not anticipated to affect the Health Center's contract for the delivery of the Philips x-ray equipment, as we are within the allowable window for adjustment of the delivery date with the manufacturer.

Project Budget: The project is tracking on budget.

Project Issues/Risks: The project completion date is potentially delayed by 3 to 4 weeks if the GC cannot recoup this time during the construction period.

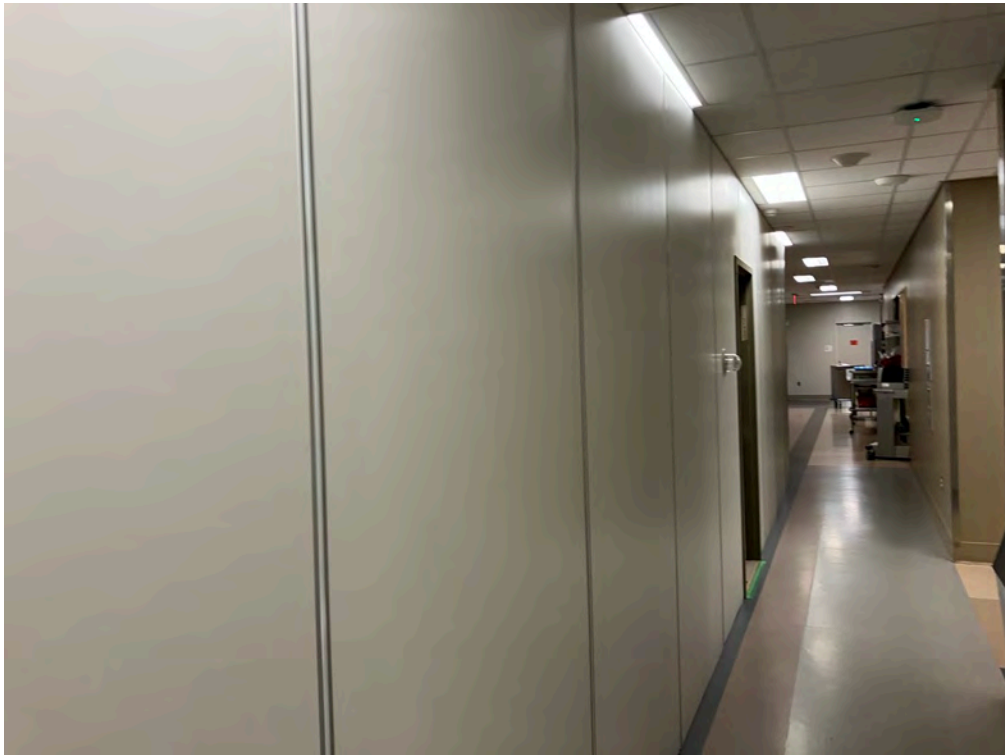


Photo 1 – Barrier Wall at OR Suite corridor.



Photo 2 – Interior demising wall at exhaust duct.

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	\$20,000.00	\$1,360,000.00	\$0.00
02000	Design Services	\$202,000.00	\$200,000.00	\$0.00	\$200,000.00	\$2,000.00	\$202,000.00	\$0.00
03000	Telecomm	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$4,440,000.00	\$2,664,000.00	\$0.00	\$2,664,000.00	\$1,776,000.00	\$4,440,000.00	\$0.00
05000	Construction Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06000	Other A/E Services	\$52,000.00	\$0.00	\$0.00	\$0.00	\$52,000.00	\$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
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$13,000.00		\$0.00	\$0.00	\$13,000.00	\$13,000.00	\$0.00
Direct Cost Subtotal		\$6,097,000.00	\$4,204,000.00	\$0.00	\$4,204,000.00	\$1,893,000.00	\$6,097,000.00	\$0.00
12000	Project Contingency	\$653,000.00	\$0.00	\$0.00	\$0.00	\$653,000.00	\$653,000.00	\$0.00
Current Totals		\$6,750,000.00	\$4,204,000.00	\$0.00	\$4,204,000.00	\$2,546,000.00	\$6,750,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$653,000.00
Project Contingency Expenditure / Surplus	\$0.00
Project Contingency Balance	\$653,000.00

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	\$20,000.00 1.49%
Total Construction Changes	\$20,000.00 1.49%

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 Bldg. Southington Clinic Expansion to 1st Floor

Period Ending: March 31, 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 3, 2025
UCHC Project Manager:	Jayshree Pugh	Estimated Completion Date:	July 3, 2025
Percent Complete:	0 %	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: Contract executed; project submitted to the Town of Southington for the Building Permit.

Project Schedule: This project scheduled to be substantially completed on July 3, 2025

Project Budget: The project is tracking on budget

Project Issues/Risks: None currently



Southington Clinic-1st Floor



Southington Clinic-1st Floor Existing Space

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	\$1,177,971.00	\$0.00	\$1,177,971.00	\$0.00	\$1,177,971.00	(\$47,971.00)
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	\$91,319.00	\$0.00	\$91,319.00	\$0.00	\$91,319.00	\$18,681.00
04000	Furniture, Fixtures & Equipment	\$360,000.00	\$180,938.00	\$0.00	\$180,938.00	\$0.00	\$180,938.00	\$179,062.00
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	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00
08000	Relocation	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Cost Subtotal		\$1,671,000.00	\$1,520,928.00	\$0.00	\$1,520,928.00	\$10,000.00	\$1,530,928.00	\$140,072.00
12000	Project Contingency	\$229,000.00	\$0.00	\$0.00	\$0.00	\$369,072.00	\$369,072.00	(\$140,072.00)
Current Totals		\$1,900,000.00	\$1,520,928.00	\$0.00	\$1,520,928.00	\$379,072.00	\$1,900,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$229,000.00
Project Contingency Expenditure / Surplus	\$140,072.00
Project Contingency Balance	\$369,072.00

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	\$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 KB Animal Housing Renovation

Period Ending: March 31, 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:	9/10/2025
Percent Complete:	0%	Final BOT Budget Amount:	\$1,975,000
		Estimated Cost to Complete:	\$1,975,000

Project Description: Renoavtion of approximately 3,500sf of space in 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: Contract is issued, and contractor is managing preconstruction activities. Temporary space for tenants is being prepared and moving of tenants is anticipated for mid-April 2025. This will free up the space to begin construction. A design bulletin is being prepared to issue pricing to include changing 4 rooms from lab admin to animal research and add the renovation of two rooms for animal holding rooms.

Project Schedule: Construction is expected to start late April / Early May when space is free and takes approximately 3 months to complete.

Project Budget: The project is tracking on budget.

Project Issues/Risks: Main project issue is coordination of availability of space as it must be juggled to maintain operations while also made available for construction.



KB room emptied out for construction



KB room emptied out for construction

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	\$1,530,000.00	\$1,199,500.00	\$0.00	\$1,199,500.00	\$205,500.00	\$1,405,000.00	\$125,000.00
02000	Design Services	\$65,000.00	\$97,750.00	\$0.00	\$97,750.00	\$0.00	\$97,750.00	(\$32,750.00)
03000	Telecomm	\$160,000.00	\$82,099.00	\$0.00	\$82,099.00	\$77,901.00	\$160,000.00	\$0.00
04000	Furniture, Fixtures & Equipment	\$25,000.00	\$0.00	\$0.00	\$0.00	\$87,000.00	\$87,000.00	(\$62,000.00)
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	\$2,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	(\$2,000.00)
09000	Environmental	\$3,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	(\$1,000.00)
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		\$1,795,000.00	\$1,379,349.00	\$0.00	\$1,379,349.00	\$388,401.00	\$1,767,750.00	\$27,250.00
12000	Project Contingency	\$180,000.00	\$0.00	\$0.00	\$2,085,000.00	\$207,250.00	\$207,250.00	(\$27,250.00)
Current Totals		\$1,975,000.00	\$1,379,349.00	\$0.00	\$3,464,349.00	\$595,651.00	\$1,975,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$180,000.00
Project Contingency Expenditure / Surplus	\$27,250.00
Project Contingency Balance	\$207,250.00

Budget Monitor

Total Estimated Cost to Complete	\$1,975,000.00
Total Original Budget	\$1,975,000.00
Project (Over-Run) / Under Run	\$0.00

Change Order Monitor

	% of Const Cost
Executed Change Orders	\$0.00 0.00%
Total Pending Change Orders	\$205,500.00 17.13%
Total Construction Changes	\$205,500.00 17.13%

Change Order Narrative

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

Potential Change Order due to redesign to accommodate additional animal holding and lab revisions.



UCH – Campus Planning Design & Construction

Quarterly Construction Status Report

UCH Underground Fuel Tank C-1 Removal & Replacement

Period Ending: March 31, 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	Estimated Completion Date:	June 21, 2025
Percent Complete:	5%	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: Contractor began immediate mobilization. Temporary AST has been placed on site and piped in. Sequence to cutover from existing UST to Temporary AST is being reviewed for safety and logistics before proceeding.

Project Schedule: DEEP requires that temporary closure of the existing UST be achieved by May 1, 2025, and permanent closure be achieved by July 1, 2025.

Project Budget: Project is currently on budget.

Project Issues/Risks: It's necessary to test generators at each phase of the project to verify that both temporary and permanent fuel sources are functioning correctly. Precautions are being taken while working with fuel in general and transferring fuel between storage locations. Lastly, the Hospital main oxygen supply is located nearby in Parking Lot A4 and West Dock Drive. Oxygen proximity is considered when planning logistics for the UST project.



Parking Lot A3 – Fenced Work Area and Temporary Traffic Pattern Cones/Markings



Temporary Above Ground Fuel Storage Tank Placed for Hookup

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	\$706,477.00	\$0.00	\$706,477.00	\$0.00	\$706,477.00	\$13,523.00
02000	Design Services	\$72,000.00	\$72,000.00	\$0.00	\$72,000.00	\$0.00	\$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	\$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	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00
10000	Insurance & Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11000	Miscellaneous	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
Direct Cost Subtotal		\$807,000.00	\$778,477.00	\$0.00	\$778,477.00	\$15,000.00	\$793,477.00	\$13,523.00
12000	Project Contingency	\$118,000.00	\$0.00	\$0.00	\$0.00	\$131,523.00	\$131,523.00	(\$13,523.00)
Current Totals		\$925,000.00	\$778,477.00	\$0.00	\$778,477.00	\$146,523.00	\$925,000.00	\$0.00

Contingency Monitor

Original Budget Contingency	\$118,000.00
Project Contingency Expenditure / Surplus	\$13,523.00
Project Contingency Balance	\$131,523.00

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

		% 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