



# Next Generation Connecticut & Other Capital Projects

Planning, Architectural & Engineering Services

September 18, 2014

**UConn**

# Agenda

## **Project Updates**

- **Next Generation Connecticut**
- **Master Plan**
- **Projects Completed / in Construction**
- **Projects in Design**
- **Projects in Planning**

# Next Generation CT Statute

<i>Next Generation CT Capital Funding</i>	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Annual Funds (\$M)	105.0	110.0	105.5	178.5	251.0	269.0	191.5	144.0	112.0	73.5
<i>Next Generation CT Capital Programs</i>										
Academic & Research Facilities (\$M)										450.0
Avery Point Renovation										15.0
Deferred Maintenance										590.0
Equipment										270.0
Hartford Relocation										70.0
Residential Life Facilities										72.0
Parking Garage #3										65.0
Stamford Campus Housing										10.0
										1540.0

**Plus \$450M in reallocated UConn 2000 funds**

# Program Overview

- **Background**
- **Project Budgets**
- **Project Schedules**
- **Assumptions and Qualifications**
- **10 Year Capital Plan - \$2B+/-**
- **FY15 Capital Budget - \$205M**

# Capital Plan

- **10 Year Capital Plan: \$2B+/-**
- **Regional campuses**
- **Major Building and Enabling Infrastructure Projects**
- **Small projects: \$25M - \$35M+/- per year**
  - Deferred Maintenance
  - Academic Renovations
  - Residential Renovations
  - UITS upgrades
  - Code Remediation
- **Infrastructure & Other “buckets”:** \$/year variable, scope TBD
  - Sewage Treatment Plant repairs
  - Steam line upgrades
  - Central Utility Plant upgrades
  - Chilled water upgrades

# Enabling Infrastructure Projects

## Scope TBD

- **Northwest Quad Infrastructure**
- **Supplemental Utility Plant**
- **Hillside and Gilbert Road Infrastructure**
- **Central Campus Infrastructure Upgrades**
- **Sewage Treatment Plant Repairs**
- **CUP upgrades**
- **Upgrade Standby/Emergency Power**
- **Electrical Substation & Capacity Improvements**
- **Parking Garages (decks)**
- **Surface Parking**

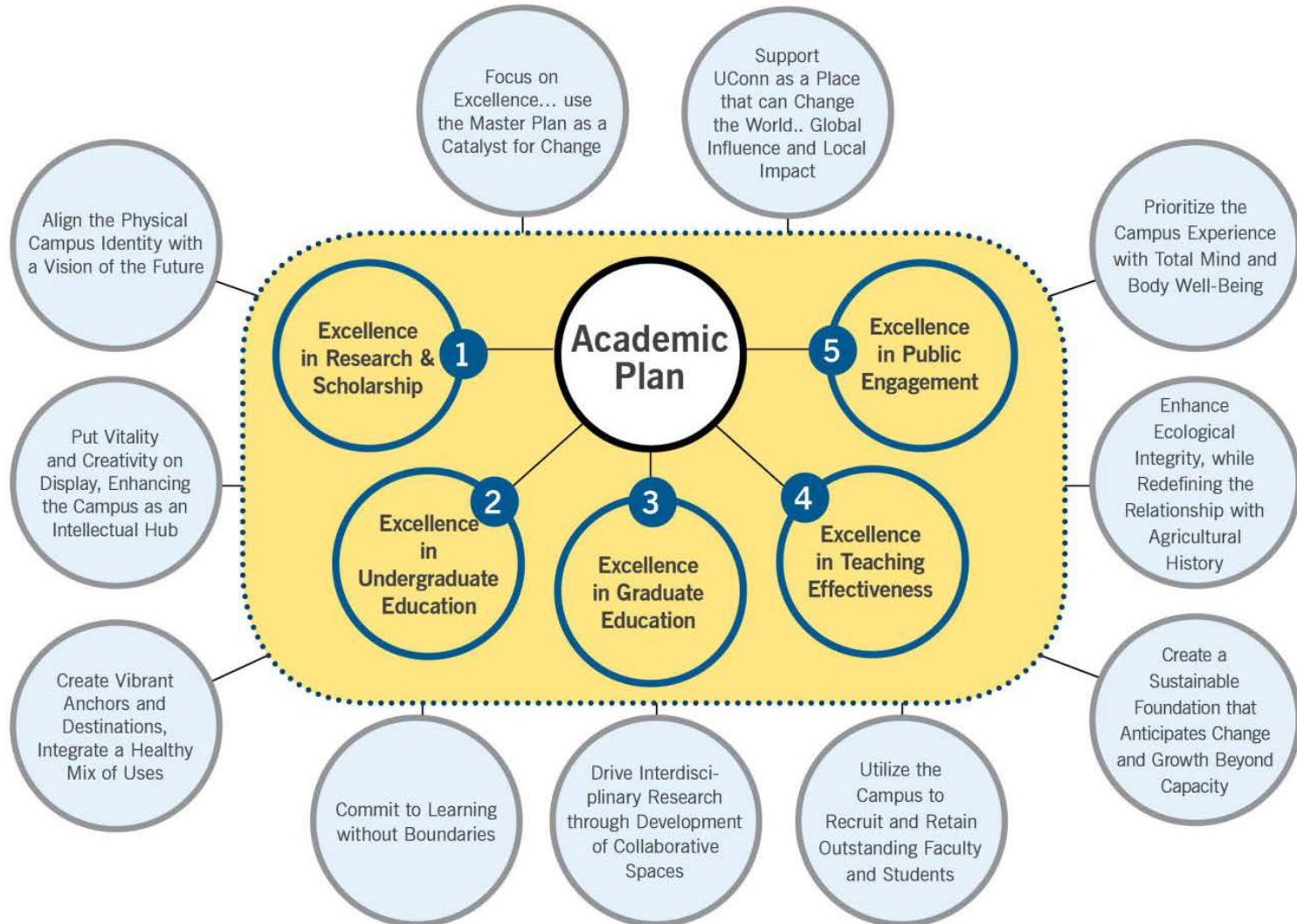


# The Master Plan

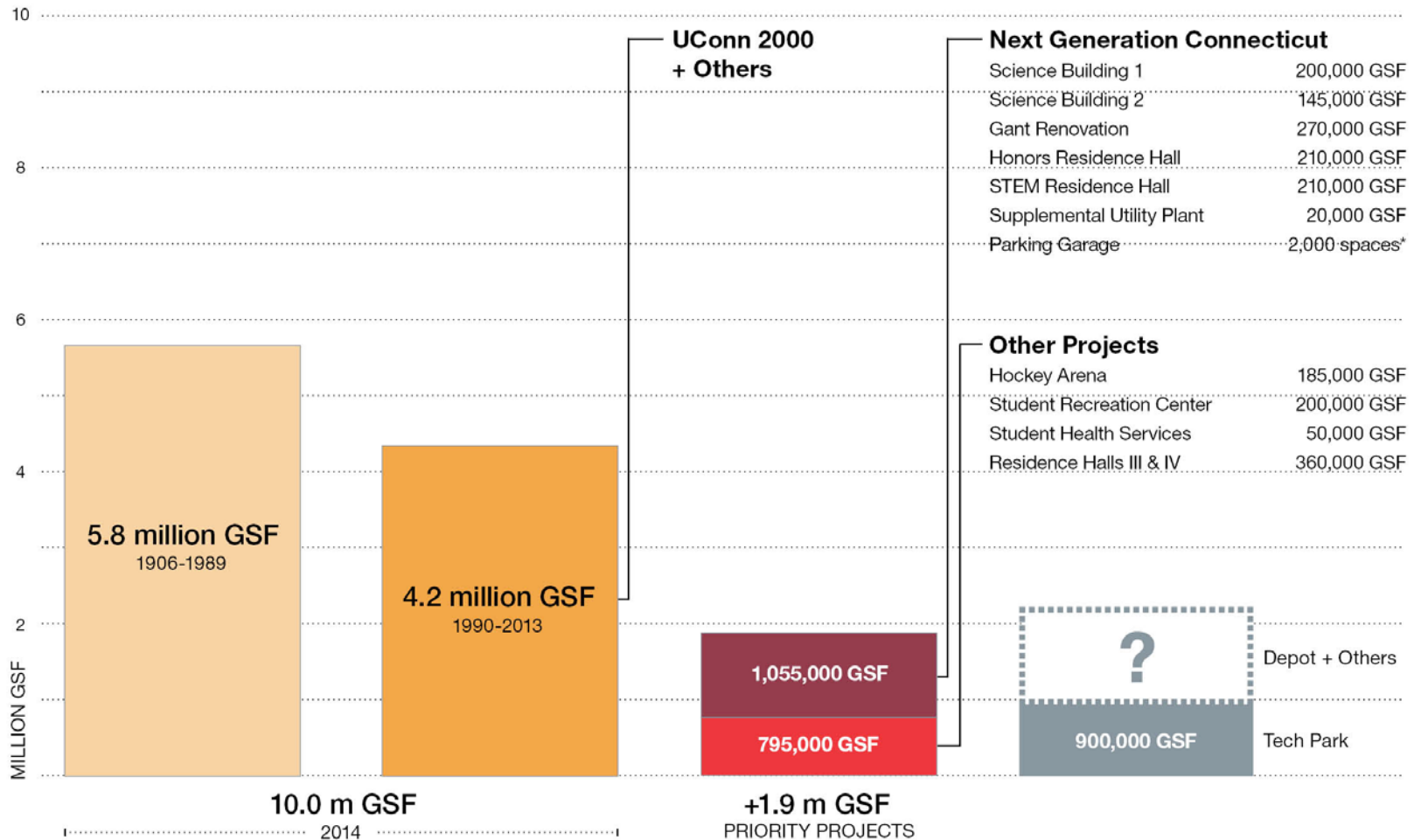
## Advancing the Path Toward Excellence outlined in the new Academic Plan

- **Research and Scholarship**
- **Undergraduate Education**
- **Graduate Education**
- **Teaching Effectiveness**
- **Public Engagement**

# Master Planning Principles



# University Growth (1989 – 2025)



\*Parking not included in GSF calculations

# Campus Development Strategy

- **Increase UG enrollment (by 1,000 to 5,000 new students)**
- **Locate growth in science and future research**
  - **New research building on X lot**
  - **Reinvestment in existing sciences core**
  - **Begin second core of research on South Campus**
- **Strengthen student residential areas within the campus**
  - **New Honors Residence Hall + New STEM Residence Hall**
  - **Expand and enhance existing student housing**
- **Continue to explore strategic opportunities**
  - **Hockey and other programs**
  - **Access and transportation**
- **Explore innovative strategies for parking and transportation**
- **Strategically expand student services / student recreation**
- **Align campus open space with future building projects**

# Projects Recently Completed / in Construction

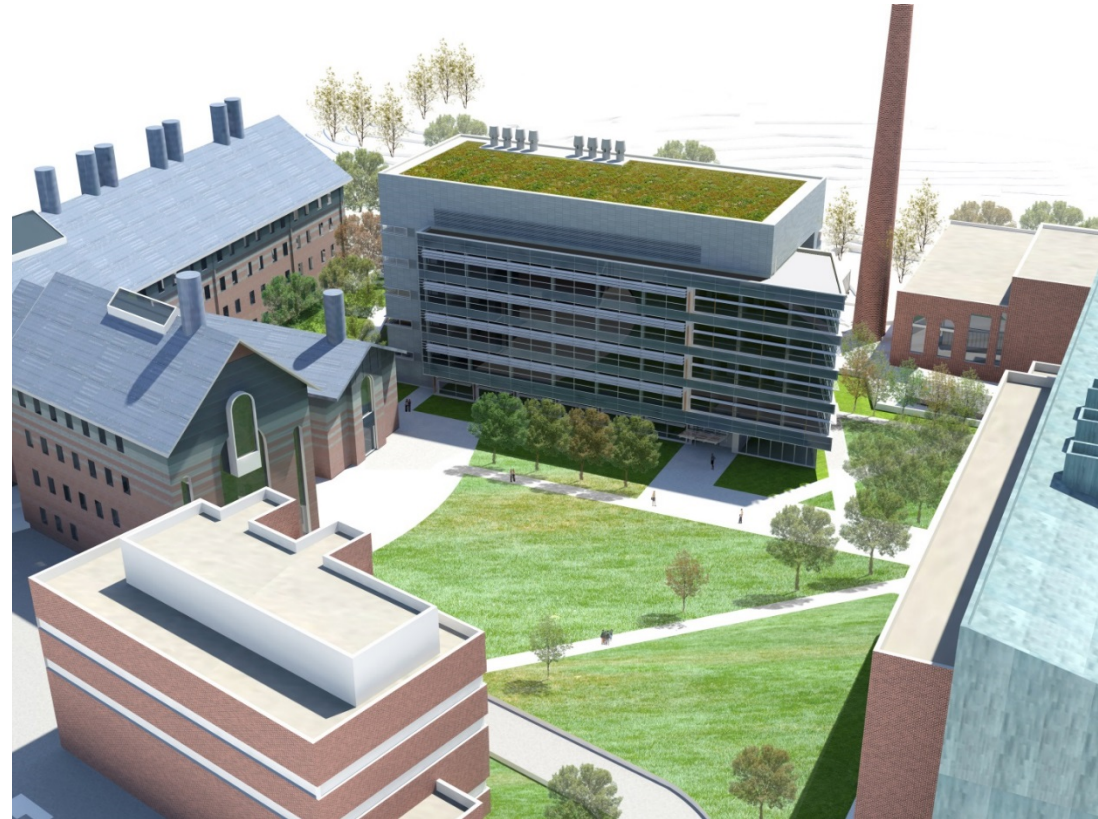
- **Student Union Quad**
- **Gateway at Fine Arts**
- **North Hillside Road**
- **North Eagleville Area Infrastructure Repair**
- **Main Water Line Replacement - Phase I**
- **fMRI Suite – Phillips Science Building**
- **Basketball Champion Center**

# Projects in Design

- **Engineering & Science Building**
- **Innovation Partnership Building**
- **Monteith Renovation**
- **UConn Hartford**
- **Putnam Refectory Renovation**
- **STEM Residence Hall**
- **Honors Residence Hall**
- **Fine Arts Phase II**
- **Utility Projects**

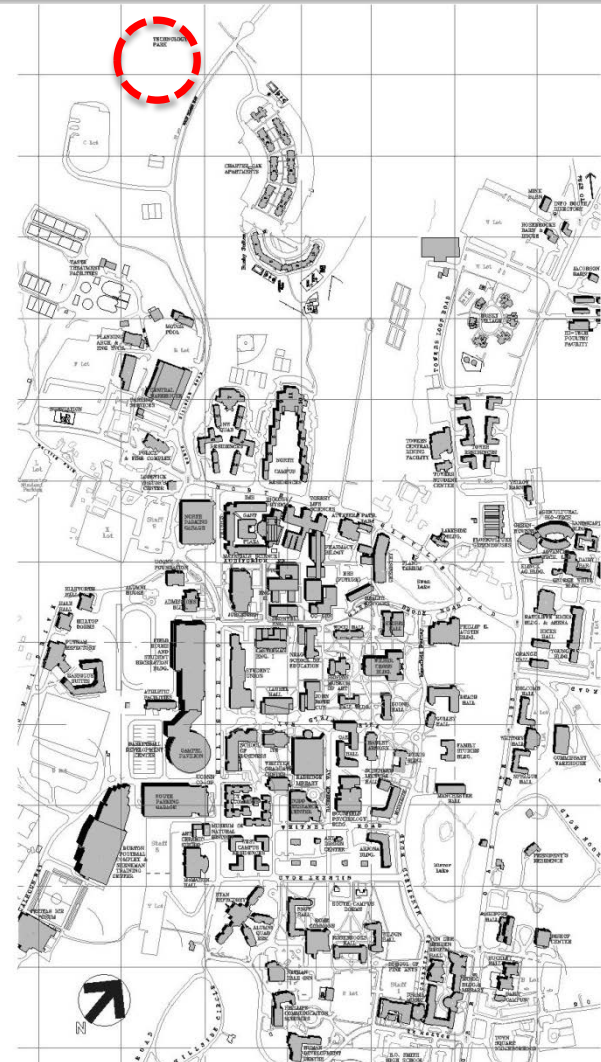
# Engineering & Science Building

- Scope: 115,000 GSF  
5 floors + Penthouse
- Project Budget: \$92.5M
- Bidding: Fall 2014
- Construction start: January 2015
- Occupancy: January 2017
- Architect: Mitchell Giurgola
- CM: Fusco



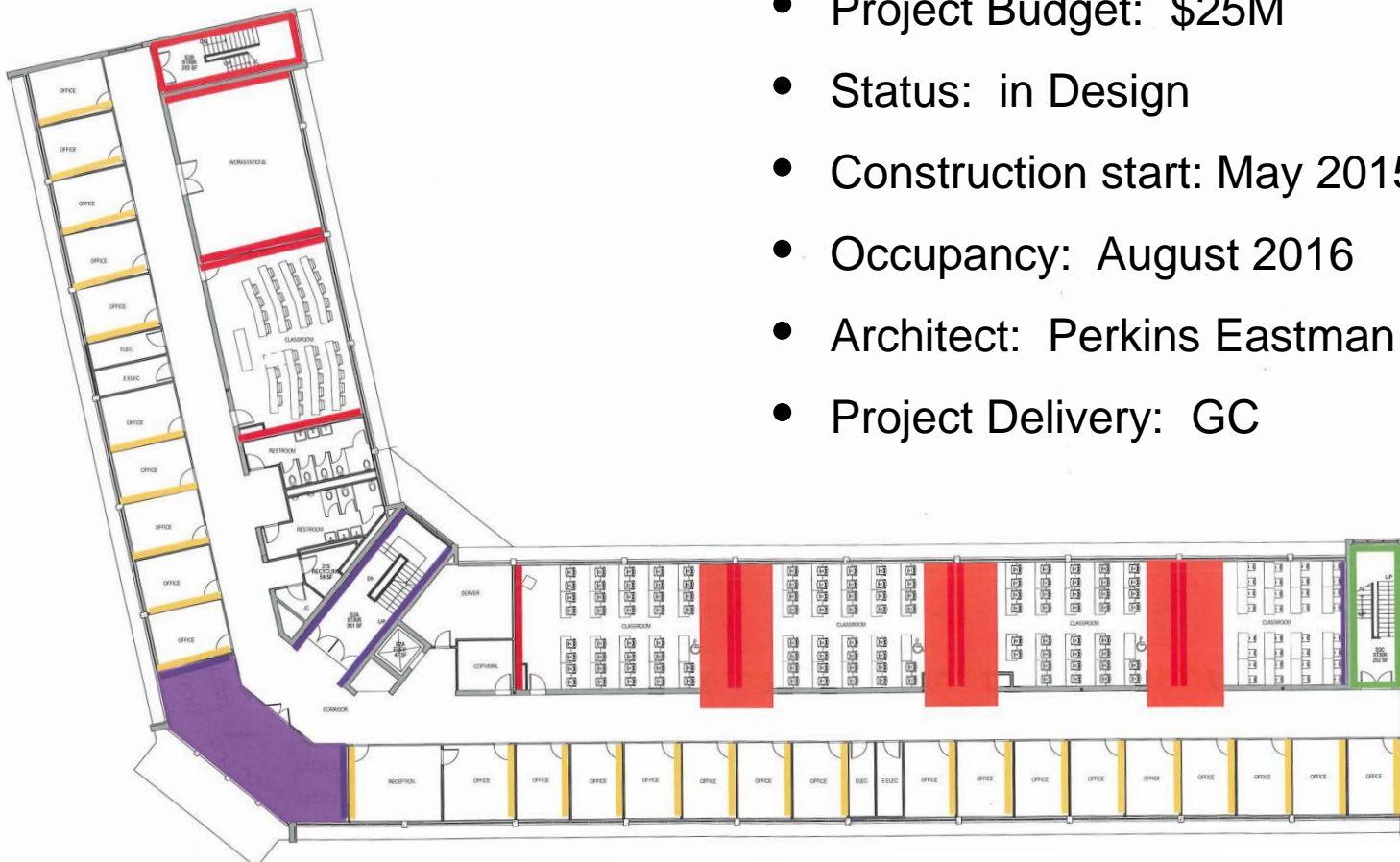
# Innovation Partnership Building

- Scope: 113,000 GSF, 3 floors + Penthouse
- Project Budget: \$162.3M
- Bidding: Fall 2014
- Construction start: January 2015
- Occupancy: Spring 2017
- Architect: SOM                      CM: Skanska



# Monteith Renovation

- Renovation: 73,000 GSF, 4 floors
- Project Budget: \$25M
- Status: in Design
- Construction start: May 2015
- Occupancy: August 2016
- Architect: Perkins Eastman
- Project Delivery: GC



# UConn Hartford

- Scope: 180,000 GSF  
5 floors + Penthouse
- Project Budget: \$100M
- Status: in Design
- Construction start: Fall 2015
- Occupancy: Fall 2017
- Developer: HB Nitkin
- Architect: Robert AM Stern
- CM: Whiting Turner



# Putnam Refectory Renovation

- Scope: 42,000 GSF, 2 floors
- Project Budget: \$20M
- Status: in Design
- Construction start: Spring 2015
- Occupancy: Fall 2016
- Project Delivery: GC



Schematic Design is in process to provide additional seating and servery improvements in Putnam Refectory

Architect: Amenta Emma

# STEM Residence Hall

## Project Status

- Bridging Architect: Newman & Partners
- Design Build Contract Awarded to KBE/JSA Architects Inc.
- Eight Stories above grade with 212,000 square foot total
- \$105 Million Project Budget
- Approximately 20,000 square feet Learning & Innovation Center
- 725 Beds, plus Resident Hall and Assistant Hall Directors apartments
- Significant amount of site work, including drainage, stairs and large courtyard area
- Back-up power is sized for full occupancy operation during emergencies (not just life safety)
- Expedited schedule: 22 months to finish design and build project

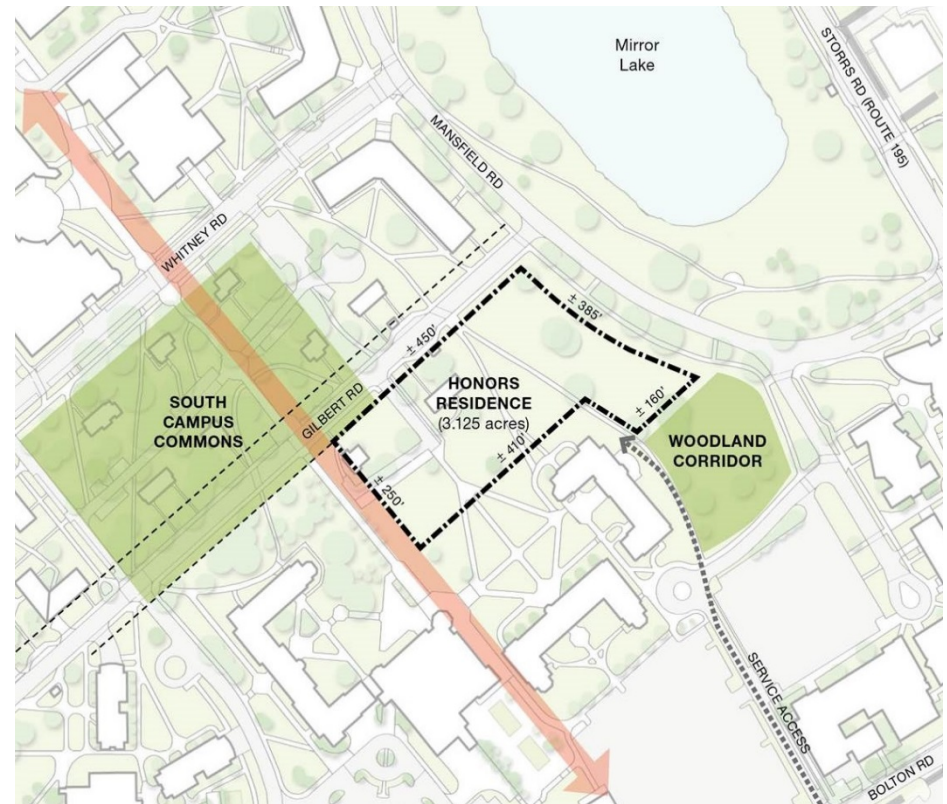
# STEM Residence Hall

## View from Sherman Stadium



# Honors Residence Hall

- Scope: 220,000 +/- GSF  
600-650 beds plus dining hall,  
will require enabling road work,  
environmental, utilities
- Project Budget: \$105M
- Status: in Design
- Construction start: Fall 2015
- Occupancy: Fall 2017
- Bridging Architect: Sasaki
- Project Delivery: Design-Build



# Fine Arts Phase II – Production Facility & Façade Repairs

- Scope: 15-20,000 GSF paint & scene shops, loading dock, façade repairs
- Project Budget: \$20M+/-
- Status: in Design
- Construction start: Summer 2015
- Occupancy: Fall 2016
- Architect: H3
- Project Delivery: TBD



# Utility Projects

## **Central Utility Plant – Emergency Generator System**

- Installation of 1.5 megawatt generator
- Supply emergency and stand by power
- Anticipate construction to be completed by March 2017

## **WPCF Priority Repair**

- Critical repair and upgrades including aerators, carousels, etc.
- Design completed September 2014
- Construction to be completed Summer 2015

## **Sewer Line Replacement @ Storrs Rd Pump Station**

- Replacement of Gurleyville Rd Pump Station
- Repair of Defective Sewer Line on 195
- Construction to be completed by Summer 2015

## **Main Water Line Phase II**

- Replace main water supply line from Willimantic Well Field to University distribution system
- Connect Depot Campus distribution system to main line
- Design completion anticipated December 2014
- Construction to be completed next year.

# Projects in Planning

- **Campus Master Plan**
- **Science Facilities Planning Study to start in Fall 2014**
  - **Space needs assessment for STEM disciplines**
- **Gant and Torrey renovation/ demolition planning**
- **Development of Capital Improvement Plan with Facilities Operations**

# Science Planning Update

## Goals

- To plan comprehensively for STEM programs and facilities in accordance with the Academic Plan and the Master Plan
- To move faculty and staff from Gant and Torrey into dramatically improved research space as soon as possible
- To minimize the number of moves for people and avoid disrupting research
- To support early implementation of the Academic Plan

## Qualifications

- Gant may be renovated to provide excellent research space for non-fume hood intensive programs; as well as teaching labs, classrooms and offices
- Torrey's exterior envelope and interior can not be renovated to provide excellent space; Torrey will be demolished
- Gant and Torrey faculty and staff may be relocated in renovated Gant, new Science 1 or other existing space (e.g. Monteith)

# Science Planning Update

## Science Facilities Planning Scope of Work

- Phase 1: **Data Collection/Existing Conditions** (*late Fall 2014, Winter*)
- Phase 2: **Analysis and Assessments** (*Spring 2015*)
  - Consulting Teams Conduct Interviews with stakeholders
  - Departmental and Group Meetings
  - Faculty Interactions
  - Technical Evaluations
- Phase 3: **Approach and Strategies** (*Spring, Summer 2015*)
  - Programming for Renovations of Existing Buildings
  - Space Programs for New Construction
- Phase 4: **Findings and Recommendations** (*Fall 2015*)
  - Implementation Strategies
  - Capital Improvement Plan

# Science Planning Update

## Gant Renovations Scope of Work

- **Existing Conditions Analysis** (*late Spring, Summer 2015*)
- **Building Envelope and Infrastructure Design** (*Fall 2015*)
- **Program Confirmation** (*Fall 2015*)
- **Design**
  - Math Wing (*late Fall 2015 through Spring 2017*)
  - Physics Wing (*late Fall 2015 through Fall 2017*)
  - IMS Wing (*Spring 2016 through Fall 2017*)
- **Construction** (*includes Permitting/Bidding*)
  - Math Wing (*Summer 2017 through Fall 2018*)
  - Physics Wing (*Summer 2019 through Fall 2020*)
  - IMS Wing (*Summer 2021 through Fall 2022*)

# Science Planning Update

## Science Facilities Planning Consultants

- RFQ released - *September 3, 2014*
- RFQ responses due - *September 23*
- Review RFQs - *late September*
- Short list firms - *early October*
- Interviews/Proposal - *mid October*
- Select firm - *early November*
- Assemble Study Working Group
- Kick-off – *late November, early December 2014*

## Gant Renovations Arch/Eng Consultants

- RFQ release – *February 1, 2015*
- RFQ responses due – *TBD*
- Review RFQs - *TBD*
- Short list firms – *TBD*
- Interviews/Proposal – *TBD*
- Select firm – *TBD*
- Assemble Building Committee
- Kick-off – *June 2015*

# Conceptual Timeline

Science Facilities: PRELIMINARY Conceptual Timeline								DRAFT		September 18, 2014			
Buildings	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Innovation Partnership Building		DESIGN	CONSTRUCTION										
Engineering Science Building		DESIGN	CONSTRUCTION										
Monteith		PLAN	DESIGN	RENOVATION									
Gant Math wing		PLANNING	DESIGN	RENOVATION									
Gant Physics wing		PLANNING	DESIGN				RENOVATION						
Gant IMS wing		PLANNING	DESIGN						RENOVATION				
Science 1: 200,000 GSF +/-		PLANNING	DESIGN	CONSTRUCTION									
Demo Greenhouses	TBD												
Demo Torrey	TBD												
Science 2: 100,000 - 150,000 GSF +/-		PLANNING						PLAN	DESIGN	CONSTRUCTION		phasing TBD	

NOTE: this is a preliminary timeline and the list of facilities will be confirmed and added to during the Science Facilities Planning Study.

# Summary

- **\$2B+/- Next Generation CT Capital Program**
- **10 years of capital budgets of \$200M+/- annually**
  - 100+/- Small Projects totaling \$25M - \$30M+/- annually
  - Infrastructure Projects totaling variable \$M annually
  - Major Building and Renovation Projects as scheduled, e.g.
    - Putnam Refectory
    - Honors Residence Hall
    - Fine Arts Production Facility
    - Gant Renovation
    - Science 1 & Science 2 (scope TBD)
  - Major Infrastructure Enabling Projects as scheduled, e.g.
    - Northwest Quad Infrastructure (scope TBD)
    - Multiple major Campus Infrastructure upgrades (scope TBD)

# Planning, Architectural & Engineering Services

## PAES Organization

- **University Planning – Beverly Wood, Director**  
**Sean Vasington, PLA, Associate Director**
- **Accelerated Projects – Rich Vollaro, PE, Director**
- **Architecture & Engineering Design – George Kraus, PE, Director**
- **Project & Program Management – Brian Gore, PE, Director**
- **Regional & Development Projects – Robert Corbett, Director**

## Process Improvements

Contact us at <http://www.paes.uconn.edu>



## Public Next Generation CT Outreach Meeting



September 18, 2014

## UConn Supplier Diversity Program (USDP)

Veronica F. Cook, MSOM, Program Director



## UConn Supplier Diversity Program (USDP)

- USDP Overview
- UConn S/MBE Next Generation CT Utilization Goals (30/10)
- Delivery Methods
- CT-Based Businesses
- Collaboration and Resources



## USDP Overview

### UConn Supplier Diversity Program (USDP)

- Role - Program Director Since March 2011
- Location – Procurement Services Department – Matt Larson, Director
- USDP Mission

To expand enrollment and participation of small/minority businesses on University contracts, by facilitating the opportunity for said businesses to provide valuable, quality, timely goods and services, while building mutually beneficial, respectful, lasting business relationships with the University community.
- Areas of Focus – Capital and Non-Capital Procurement



## **S/MBE Utilization Goals**

## **UConn Supplier Diversity Program (USDP)**

CGS Sec. 4a-60g. Establishes the set aside program for small contractors, minority business enterprises, individuals with disabilities and nonprofit corporations.

State of Connecticut Agencies and political subdivisions of the State must set aside each fiscal year, after approved exemptions by the Department of Administrative Services, 25% of their budgets for construction, housing rehabilitation, and purchasing supplies and services to be awarded to certified Small Business Enterprises (SBE's), with 25% of this amount to be awarded to certified Minority Business Enterprises (MBE's).

- **For Next Generation CT Projects, UConn has established Small and Minority Business Enterprise (S/MBE) project participation goals of 30% and 10%**

*(Capital Procurement)*

UConn Supplier Diversity Program (USDP)

## **Delivery Methods**

- GC / Lump Sum (Design/Bid/Build)
- Construction Manager at Risk (CM(r))
- On-Call (General Contractors)
- On-Call (Professional Services)
- On-Call Set-Aside Trade Contractors
- On-Call Trade Contractors
- UConn has established an Accelerated Projects Program to expedite deferred maintenance efforts
  - Opportunities to utilize On-call set-aside S/MBE trade labor, and On-call GC categories.
  - Rapid project turn-around will assist with cash flow challenges.
  - Project value thresholds will consider bonding and pre-qualification requirements.



## CT-Based Businesses

## UConn Supplier Diversity Program (USDP)

- (2012) **Public Act 11-229** (Section 9) - the Department of Administrative Services (DAS) in consultation with the Commissioner of Labor, the President of the University of Connecticut, the Commissioner of Public Works (now the Department of Construction Services – DCS) and the Commissioner of Transportation – Called for the development and implementation of *a program to increase the number of state contracts awarded to resident bidders through an in-state contract preference or other method selected by the commissioner.*
- (2014) **Special Act 14-18** established a working group entitled the “*Construction Contracting and Bidding Transparency Working Group*,” chaired by the Commissioner of Administrative Services, charged with studying state construction contracting and subcontracting processes.
  - Origin - **Senate Bill 454** *An Act Increasing the Transparency of General Bids for State Contracts*
- CT based construction and professional firms are sought and encouraged to participate within active and future bidding activities.
  - Outreach efforts targeting CT-based firms and certified Small and Minority Business Enterprises.

## Agency Collaboration *(A Sampling)*

## UConn Supplier Diversity Program (USDP)



### Goal-Setting and DAS Certification: DAS Supplier Diversity Program

- To ensure that small/minority participation is encouraged and that the benefit of DAS small/minority business certification is communicated to those seeking to do business with the University.

### Prequalification for Projects over \$500K: DAS Construction Contractor Prequalification Program

### Monitoring and Enforcement of Contract Compliance: Commission on Human Rights and Opportunities (CHRO)

- To ensure that small/minority business utilization goals are successfully met.

### Prevailing Wage, Public Works Contracts: CT Department of Labor Services

- To protect and promote the interests of Connecticut workers.

## S/MBE Resources *(A Sampling)*



## Contact Info:



Veronica F. Cook, M.S.O.M.  
Program Director

Office of the Associate Vice President of Finance and Budget

**UCONN Supplier Diversity Program**

**Procurement Services and Capital Projects**

3 N. HILLSIDE ROAD, UNIT 6076

STORRS, CT 06269-6076

PHONE 860.486.0990 • FAX 860.486.5051

[veronica.cook@uconn.edu](mailto:veronica.cook@uconn.edu) • [www.procurement.uconn.edu/usdp](http://www.procurement.uconn.edu/usdp)