UCONN
UNIVERSITY OF CONNECTICUT

June 26, 2019

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration and Chief Financial Officer

John A. Elliott
Interim Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Gampel Pavilion Dome Ceiling and Roof Repair
(Revised Final: $11,800,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of $11,800,000, as detailed in the attached project budget, for the Gampel Pavilion Dome Ceiling and Roof Repair, for Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of $11,800,000 in UCONN 2000 Bond funds for the Gampel Pavilion Dome Ceiling and Roof Repair."

BACKGROUND:

The Gampel Pavilion was constructed in 1990. The construction of the roof dome was fairly innovative for its time and included a triangular network of metal clad panels with a fabric-wrapped insulated cover on the interior. As the building aged, and most likely due to temperature variations and high-density light exposure, the fabric wrap on the interior of the panels started to degrade, tear and flake. The silver insulation lining was then exposed to view and became more prevalent (particularly on the lower third of the dome). In addition, the sealant on the exterior of the dome likewise started to degrade and water leaks became more common.

A study of the building was conducted by an independent engineering company to evaluate the panels and propose corrective measures for both the interior and exterior of the panels. The recommendation for the interior was to remove the fabric and insulation, recover the panel, and replace it on a piece-by-piece basis. The recommendation for the exterior of the building was to install a new code-compliant tie-off and access system on the roof, then reseal the entire exterior.

In order to extend the life of the facility, the project corrected aging conditions of the building, which included specifically: repairing non-code compliant electric panels under the seating area, and structural repairs to existing catwalks and addressing field conditions pertaining to the development of a condensation issue from the accumulation of water vapor within the interstitial space between the dome ceiling and outer roof aluminum panels.

The Gampel Pavilion Dome Ceiling and Roof Repair is currently in the Construction Phase. Planning began in Fall 2015 and construction documents bid in Fall 2016. Construction began in Summer 2017 and will be complete in Fall 2019.

The Revised Final Budget is based on bids prepared by Downes Construction Company received 5/30/2019.

The change in the project budget is the result of intensive investigation and peer review of continuing condensation. In order to correct this issue, and following a successful pilot study in Fall 2018/Winter 2019, desiccant dehumidification units will be permanently installed on the south side of the arena and will utilize the natural southern solar energy to transport this dry air throughout the interstitial space.

The anticipated total project budget will be in the range of $11,800,000.

The Revised Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: GAMPEL PAVILION DOME CEILING AND ROOF REPAIR

BUDGETED EXPENDITURES	APPROVED PLANNING 9/6/2014 SARCC	APPROVED REVISED PLANNING 4/29/2015	APPROVED DESIGN 3/30/2016	APPROVED FINAL 1/25/2017	APPROVED REVISED FINAL 7/5/2018 EVPACFO	PROPOSED REVISED FINAL 6/26/2019
CONSTRUCTION	$ -	$ 7,500,000	$ 7,920,000	$ 8,250,000	$ 8,950,000	$ 10,250,000
DESIGN SERVICES	87,000	755,000	700,000	700,000	700,000	700,000
TELECOMMUNICATIONS	-	300,000	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	5,000	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	25,000	175,000	175,000	175,000	175,000
OTHER AE SERVICES (including Project Management)	3,000	375,000	365,000	365,000	365,000	415,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	-	20,000	10,000	-	-	-
INSURANCE AND LEGAL	-	10,000	7,000	5,500	5,500	5,500
MISCELLANEOUS	-	10,000	23,000	4,500	4,500	4,500
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	$ 90,000	$ 9,000,000	$ 9,200,000	$ 9,500,000	$ 10,200,000	$ 11,550,000
PROJECT CONTINGENCY	10,000	1,000,000	800,000	500,000	250,000	250,000
TOTAL BUDGETED EXPENDITURES	$ 100,000	$ 10,000,000	$ 10,000,000	$10,000,000	$ 10,450,000	$ 11,800,000
SOURCE(S) OF FUNDING*						
UCONN 2000 BOND FUNDS	$ 100,000	$ 10,000,000	$ 10,000,000	$10,000,000	$ 10,450,000	$ 11,800,000
TOTAL BUDGETED FUNDING	$ 100,000	$ 10,000,000	$ 10,000,000	$10,000,000	$ 10,450,000	$ 11,800,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

BOT 6.26.19
901888

GAMPEL PAVILION DOME
CEILING AND ROOF REPAIR
Project Budget (REVISED FINAL)
June 26, 2019

Ceiling Panel Installation from the cupola

UCONN
UNIVERSITY OF CONNECTICUT

August 1, 2018

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration and Chief Financial Officer

Craig H. Kennedy
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Gampel Pavilion Dome Ceiling and Roof Repair
(Revised Final: $10,450,000)

RECOMMENDATION:

That the Board of Trustees note a report of the Revised Final Budget of $10,450,000 for the Gampel Pavilion Dome Ceiling and Roof Repair, for Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees note the approval of the use of $10,450,000 in UCONN 2000 Bond funds for Gampel Pavilion Dome Ceiling and Roof Repair."

BACKGROUND:

The Gampel Pavilion was constructed in 1990. The construction of the roof dome was fairly innovative for its time and included a triangular network of metal clad panels with a fabric-wrapped insulated cover on the interior. As the building aged, and most likely due to temperature variations and high-density light exposure, the fabric wrap on the interior of the panels started to degrade, tear and flake. The silver insulation lining was then exposed to view and became more prevalent (particularly on the lower third of the dome). In addition, the sealant on the exterior of the dome likewise started to degrade and water leaks became more common.

A study of the building was conducted by an independent engineering company to evaluate the panels and propose corrective measures for both the interior and exterior of the panels. The recommendation for the interior was to remove the fabric and insulation, recover the panel, and replace it on a piece-by-piece basis. The recommendation for the exterior of the building was to install a new code-compliant tie-off and access system on the roof, then reseal the entire exterior.

Office of the Executive Vice President for
Administration and Chief Financial Officer
352 MANSFIELD ROAD, UNIT 1122
STORRS, CT 06269-1122
PHONE 860.486.3455
FAX 860.486.1070
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In order to extend the life of the facility, the project corrected aging conditions of the building, which included specifically: repairing non-code compliant electric panels under the seating area, structural repairs to existing catwalks and addressing field conditions pertaining to the development of a condensation issue from the accumulation of water vapor within the interstitial space between the dome ceiling and outer roof aluminum panels.

Gampel Pavilion Dome Ceiling and Roof Repair project is currently in the Close-out Construction Phase. Construction began in Spring 2017 and completed in Fall 2017.

The implementation of these recommendations required an increase to the $10,000,000 approved Final Budget. Board of Trustees policy permits the Executive Vice President for Administration and Chief Financial Officer to approve changes up to 5% of the project budget, providing that funding is available, and the Board of Trustees is subsequently notified of the revised project budget, which is the subject of this resolution.

On July 5, 2018, the Executive Vice President for Administration and Chief Financial Officer approved an increase of $450,000 (4.5% of the approved Final Budget) for a new approved Revised Final Budget of $10,450,000.

The approved Revised Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED FINAL**

PROJECT NAME: **GAMPEL PAVILION DOME CEILING AND ROOF REPAIR**

BUDGETED EXPENDITURES	**APPROVED PLANNING 9/6/2014**	**APPROVED REVISED PLANNING 4/29/2015**	**APPROVED DESIGN 3/30/2016**	**APPROVED FINAL 1/25/2017**	**APPROVED REVISED FINAL 7/5/2018**
	SARCC				EVPACFO
CONSTRUCTION	$ -	$ 7,500,000	$ 7,920,000	$ 8,250,000	$ 8,950,000
DESIGN SERVICES	87,000	755,000	700,000	700,000	700,000
TELECOMMUNICATIONS	-	300,000	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	5,000	-	-	-
CONSTRUCTION ADMINISTRATION	-	25,000	175,000	175,000	175,000
OTHER AE SERVICES (including Project Management)	3,000	375,000	365,000	365,000	365,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	-	20,000	10,000	-	-
INSURANCE AND LEGAL	-	10,000	7,000	5,500	5,500
MISCELLANEOUS	-	10,000	23,000	4,500	4,500
OTHER SOFT COSTS	-	-	-	-	-
SUBTOTAL	$ 90,000	$ 9,000,000	$ 9,200,000	$ 9,500,000	$ 10,200,000
PROJECT CONTINGENCY	10,000	1,000,000	800,000	500,000	250,000
TOTAL BUDGETED EXPENDITURES	$ 100,000	$ 10,000,000	$ 10,000,000	$10,000,000	$ 10,450,000
SOURCE(S) OF FUNDING					
UCONN 2000 BOND FUNDS	$ 100,000	$ 10,000,000	$ 10,000,000	$10,000,000	$ 10,450,000
TOTAL BUDGETED FUNDING	$ 100,000	$ 10,000,000	$ 10,000,000	$10,000,000	$ 10,450,000

BOT 8.1.18
901888

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January 25, 2017

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Gampel Pavilion Dome Ceiling and Roof Repair
(Final: $10,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $10,000,000 for the Gampel Pavilion Dome Ceiling and Roof Repair for Planning, Design and Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of $10,000,000 in UCONN 2000 GO bonds for Gampel Pavilion Dome Ceiling and Roof Repair."

BACKGROUND:

The Gampel Pavilion was constructed in 1990. The construction of the roof dome was fairly innovative for its time, and included a triangular network of metal clad panels with a fabric-wrapped insulated cover on the interior. As the building has aged, and most likely due to temperature variations and high-density light exposure, the fabric wrap on the interior of the panels has started to degrade, tear and flake. The silver insulation lining is then exposed to view, and is becoming more prevalent (particularly on the lower third of the dome). In addition, the sealant on the exterior of the dome has likewise started to degrade and water leaks have become more common.

A study of the building was conducted by an independent engineering company to evaluate the panels and propose corrective measures for both the interior and exterior of the panels. The recommendation for the interior is to remove the fabric and insulation, recover the

Office of the Executive Vice President for
Administration and Chief Financial Officer
352 MANSFIELD ROAD, UNIT 1122
GULLEY HALL
STORRS, CT 06269-1122
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panel, and replace it on a piece-by-piece basis. The recommendation for the exterior of the building is to install a new code-compliant tie-off and access system on the roof, then reseal the entire exterior.

In order to extend the life of the facility, the project will also correct aging conditions of the building, which includes specifically: addressing non-code compliant electric panels under the seating area and structural repairs to existing catwalks.

The Final Budget is based on the final GMP prepared by the construction manager. It is anticipated that construction will begin after commencement 2017 and be substantially complete by October 2017.

The Final Budget is attached for your information.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: GAMPEL PAVILION DOME CEILING AND ROOF REPAIR

BUDGETED EXPENDITURES	APPROVED PLANNING 9/6/2014	APPROVED REVISED PLANNNING 4/29/2015	APPROVED DESIGN 3/30/2016	PROPOSED FINAL 1/25/2017
	SARCC			
CONSTRUCTION	$ -	$ 7,500,000	$ 7,920,000	$ 8,250,000
DESIGN SERVICES	87,000	755,000	700,000	700,000
TELECOMMUNICATIONS	-	300,000	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	5,000	-	-
CONSTRUCTION ADMINISTRATION	-	25,000	175,000	175,000
OTHER AE SERVICES (including Project Management)	3,000	375,000	365,000	365,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	-	20,000	10,000	-
INSURANCE AND LEGAL	-	10,000	7,000	5,500
MISCELLANEOUS	-	10,000	23,000	4,500
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	$ 90,000	$ 9,000,000	$ 9,200,000	$ 9,500,000
PROJECT CONTINGENCY	10,000	1,000,000	800,000	500,000
TOTAL BUDGETED EXPENDITURES	$ 100,000	$ 10,000,000	$ 10,000,000	$ 10,000,000
SOURCE(S) OF FUNDING				
UCONN 2000 GO BONDS	$ 100,000	$ 10,000,000	$ 10,000,000	$ 10,000,000
TOTAL BUDGETED FUNDING	$ 100,000	$ 10,000,000	$ 10,000,000	$ 10,000,000

BOT 1.25.17
901888

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Office of the Executive Vice President for
Administration and Chief Financial Officer
Scott A. Jordan
Executive Vice President
for Administration
and Chief Financial Officer

March 30, 2016

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Gampel Pavilion Dome Ceiling and Roof Repair
(Design: $10,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $10,000,000 for the Gampel Pavilion Dome Ceiling and Roof Repair for design and construction.

BACKGROUND:

The Gampel Pavilion was constructed in 1990. The construction of the roof dome was fairly innovative for its time, and included a triangular network of metal clad panels with a fabric-wrapped insulated cover on the interior. As the building has aged, the fabric wrap on the interior of the panels has started to degrade, tear and flake due to temperature variations in the space and high-density light exposure. As a result of this condition, the silver insulation lining is now exposed to view, and has now become more prevalent (particularly on the lower third of the dome). In addition, the sealant on the exterior of the dome has started to fail in some locations and water leaks have become more common.

A study of the building was conducted by an independent engineering company to evaluate the panels and propose corrective measures for both the interior and exterior of the panels. The recommendation for the interior is to remove the fabric and insulation, recover the panel, and replace it on a section by section basis. The scope of work also includes installing a new code-compliant tie-off and access system on the roof and resealing the entire exterior panel system.

In order to extend the life of the facility for another 10 to 15 years, the project will also investigate repairing other high priority aging conditions of the building, including: upgrading non-code compliant electric panels under the seating area, modernizing the satellite hook-up system, and repairing or replacing the retractable sideline seating.

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GULLEY HALL
STORRS, CT 06269-1122
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The Gampel Pavilion Dome Ceiling and Roof Repair project is currently in the Design Phase. Design began in fall of 2015 and construction documents will be bid in April 2016. Construction is anticipated to begin in May 2016 and to be complete in October 2016.

The Design Budget is based on an independent third party cost estimator who prepared a construction budget estimate.

The anticipated total project budget will be in the range of $10,000,000.

The Design Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: GAMPEL PAVILION DOME CEILING AND ROOF REPAIR

BUDGETED EXPENDITURES	**APPROVED PLANNING 9/6/2014**	**APPROVED REVISED PLANNNING 4/29/2015**	**PROPOSED DESIGN 3/30/2016**
	SARCC		
CONSTRUCTION	$ -	$ 7,500,000	$ 7,920,000
DESIGN SERVICES	87,000	755,000	700,000
TELECOMMUNICATIONS	-	300,000	-
FURNITURE, FIXTURES AND EQUIPMENT	-	5,000	-
CONSTRUCTION ADMINISTRATION	-	25,000	175,000
OTHER AE SERVICES (including Project Management)	3,000	375,000	365,000
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	20,000	10,000
INSURANCE AND LEGAL	-	10,000	7,000
MISCELLANEOUS	-	10,000	23,000
OTHER SOFT COSTS	-	-	-
SUBTOTAL	$ 90,000	$ 9,000,000	$ 9,200,000
PROJECT CONTINGENCY	10,000	1,000,000	800,000
TOTAL BUDGETED EXPENDITURES	$ 100,000	$ 10,000,000	$ 10,000,000
SOURCE(S) OF FUNDING			
UCONN 2000 PHASE III - DM	$ 100,000	$ 10,000,000	$ 10,000,000
TOTAL BUDGETED FUNDING	$ 100,000	$ 10,000,000	$ 10,000,000

BOT 3.30.16
901888

Gampel Dome Ceiling and Roof Repair
Project Budget (DESIGN)
March 30, 2016

Gampel Dome

Gampel Ceiling

UCONN
UNIVERSITY OF CONNECTICUT

April 29, 2015

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Gampel Pavilion Dome Ceiling and Roof Repair
(Revised Planning: $10,000,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget in the amount of $10,000,000 for the planning, design and construction services for the Gampel Pavilion Dome Ceiling & Roof Repair.

BACKGROUND:

The Gampel Pavilion was constructed in 1990. The construction of the roof dome was fairly innovative for its time, and included a triangular network of metal clad panels with a fabric-wrapped insulated cover on the interior. As the building has aged, and most likely due to temperature variations and high-density light exposure, the fabric wrap on the interior of the panels has started to degrade, tear and flake. The silver insulation lining is then exposed to view, and is becoming more prevalent (particularly on the lower third of the dome). In addition, the sealant on the exterior of the dome has likewise started to degrade and water leaks have become more common.

A study of the building was conducted by an independent engineering company to evaluate the panels and propose corrective measures for both the interior and exterior of the panels. The recommendation for the interior is to remove the fabric and insulation, recover the panel, and replace it on a piece by piece basis. The recommendation for the exterior of the building is to install a new code-compliant tie-off and access system on the roof, then reseal the entire exterior.

Office of the Executive Vice President for
Administration and Chief Financial Officer
352 MANSFIELD ROAD, UNIT 1122
GULLEY HALL
STORRS, CT 06269-1122
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FAX 860.486.1070

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In order to extend the life of the facility for another 10 to 15 years, the project will also investigate some of the other high priority aging conditions of the building, which includes specifically: addressing non-code compliant electric panels under the seating area, upgrading the satellite hook-up system, and repair or replacement of the retractable sideline seating.

The Revised Planning Budget is based on a Planning phase construction cost placeholder prepared by the consultant. Design will proceed shortly and it is anticipated that construction will begin after the basketball season in spring 2016.

The Revised Planning Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED PLANNING

PROJECT NAME: GAMPEL PAVILION DOME CEILING AND ROOF REPAIR

BUDGETED EXPENDITURES	**APPROVED PLANNING 9/6/2014**	**PROPOSED REVISED PLANNING 4/29/2015**
	SARCC	
CONSTRUCTION	$ -	$ 7,500,000
DESIGN SERVICES	90,000	755,000
TELECOMMUNICATIONS	-	300,000
FURNITURE, FIXTURES AND EQUIPMENT	-	5,000
CONSTRUCTION ADMINISTRATION	-	25,000
OTHER AE SERVICES (including Project Management)	-	375,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	20,000
INSURANCE AND LEGAL	-	10,000
MISCELLANEOUS	-	10,000
OTHER SOFT COSTS	-	-
SUBTOTAL	$ 90,000	$ 9,000,000
PROJECT CONTINGENCY	10,000	1,000,000
TOTAL BUDGETED EXPENDITURES	$ 100,000	$ 10,000,000
SOURCE(S) OF FUNDING		
UCONN 2000 PHASE III - DM	$ 100,000	$ 10,000,000
TOTAL BUDGETED FUNDING	$ 100,000	$ 10,000,000

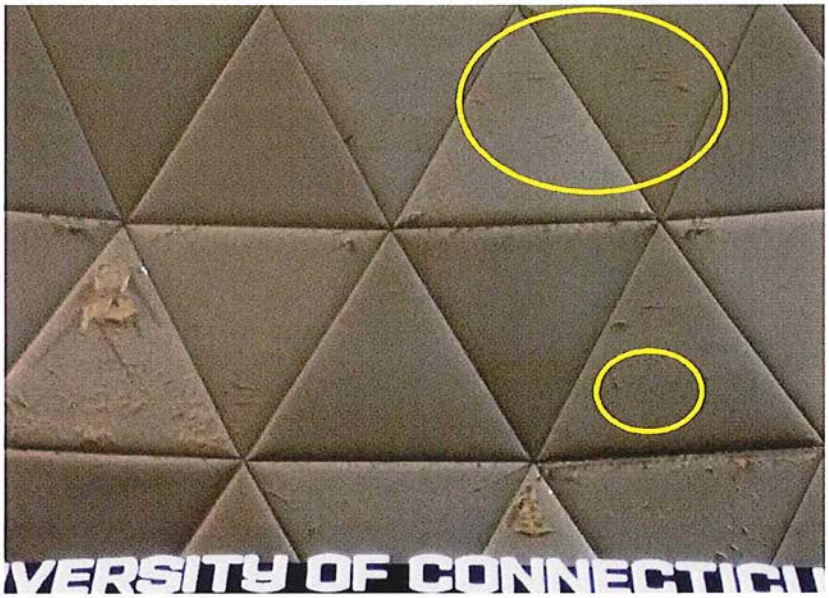
BOT 4.29.15

901888

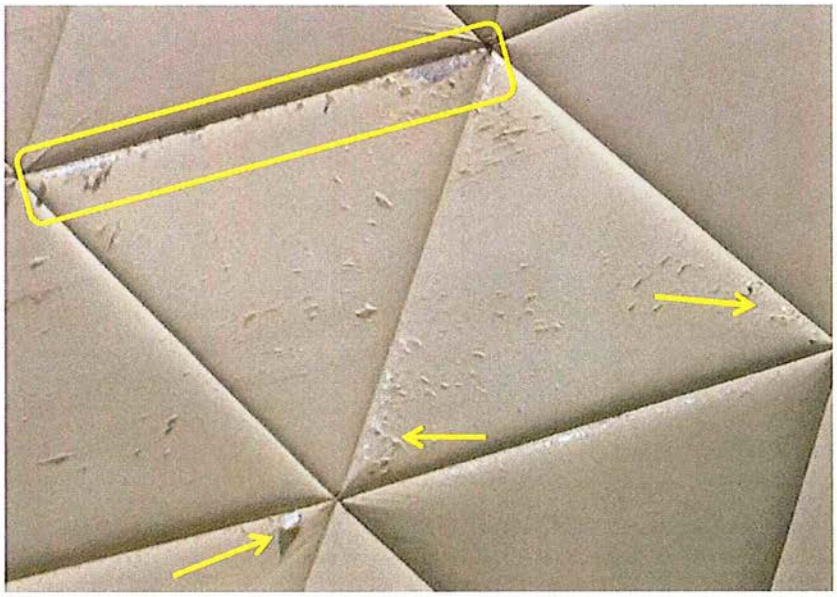
GAMPEL PAVILION DOME CEILING & ROOF REPAIR

Project Budget (REVISED PLANNING)

04/29/15



Same area of ceiling as Photo 6. Photo taken on 2 December 2014. Circled areas indicate potential new areas of peeling.



White film peeling most prevalent at panel edges.