



University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

August 4, 2009

TO: Members of the Board of Trustees

FROM: Barry M. Feldman  
Vice President and Chief Operating Officer

Richard D. Gray  
Vice President and Chief Financial Officer

RE: Project Budget for Avery Point Campus Undergraduate & Library Building –  
Roof and Exterior Building Envelope and Masonry Repairs (Final: \$573,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$573,000 for the replacement of the Avery Point Library roof and exterior masonry repairs.

BACKGROUND:

The Avery Point Campus, located in Groton, Connecticut, is comprised of 23 buildings encompassing over 500,000 square feet. Major facilities include the Marine Sciences Building, the Branford House, the Academic Building and the Library. There is also a Central Utility Plant that produces steam and chilled water for the majority of the facilities.

The Library building, constructed in 1943, has experienced significant roof leaks over the past few years and the exterior façade has also deteriorated. Although the master plan identifies several buildings for demolition, this building will remain in use as a Library for the campus.

The Library Building Roof and Façade project proceeded more rapidly than expected. Bids have been received and the contractor is ready to proceed. The University requests a waiver to the three phase approval process so that the project can be awarded as soon as possible.

This Final Budget is attached for your consideration and approval.

Attachment

*An Equal Opportunity Employer*

352 Mansfield Road Unit 2014  
Storrs, Connecticut 06269-2014

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## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: FINAL**

**PROJECT NAME: AVERY POINT CAMPUS UNDERGRADUATE & LIBRARY BUILDING -  
ROOF AND EXTERIOR ENVELOPE AND MASONRY REPAIRS**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 6/23/2009</u>	<u>PROPOSED FINAL 8/4/2009</u>
CONSTRUCTION	\$ 432,000	\$ 400,000
DESIGN SERVICES	62,330	65,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	20,200	20,200
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	1,500	5,500
MISCELLANEOUS	4,000	3,500
OTHER SOFT COSTS*	-	-
<b>SUBTOTAL</b>	<b>\$ 520,030</b>	<b>\$ 494,200</b>
PROJECT CONTINGENCY	52,970	78,800
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 573,000</b>	<b>\$ 573,000</b>
 <b><u>SOURCE(S) OF FUNDING</u></b>		
UCONN 2000 PHASE III	\$ 573,000	\$ 573,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 573,000</b>	<b>\$ 573,000</b>

\*Does not include Furniture, Fixtures and Equipment.



University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

June 23, 2009

TO: Members of the Board of Trustees

FROM: Barry M. Feldman  
Vice President and Chief Operating Officer

Richard D. Gray  
Vice President and Chief Financial Officer

SUBJECT: Project Budget (Planning) for Avery Point Campus Undergraduate & Library  
Building – Roof and Exterior Building Envelope and Masonry Repairs

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of \$573,000 for the replacement of the Avery Point Library roof and exterior masonry repairs.

BACKGROUND:

The Avery Point Campus, located in Groton, Connecticut, is comprised of 23 buildings encompassing over 500,000 square feet. Major facilities include the Marine Sciences Building, the Branford House, the Academic Building and the Library. There is also a Central Utility Plant that produces steam and chilled water for the majority of the facilities.

Subsequent to the presentation and approval of the Planning Project Budget in the amount of \$9,300,000 at the June 24, 2008 Board of Trustees meeting the University determined that the number, variety and distinctly different design requirements for the Avery Point campus buildings required multiple individual project scopes, budgets and schedules. Accordingly, the University is separating the Library roof replacement and exterior repair from other projects. The Library building, constructed in 1943, has experienced significant roof leaks over the past few years and the exterior façade has also deteriorated. Although the master plan identifies several buildings for demolition, this building will remain in use as a Library for the campus.

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The remaining individual projects are scheduled for completion on the Avery Point campus:

**Building**

1. Student Center Development
2. Library Building Learning Commons
3. Branford House Slate Roof Repair
4. Branford House Chiller Replacement
5. North Campus: Demo 4 Bldgs
6. Boathouse: Pier Repairs, Stabilization, Demo
7. Demolition of Coast Guard Complex

The remaining Avery Point projects will be prioritized, designed and constructed separately. Each project, when exceeding \$500,000 in total project cost, will be presented to the Board of Trustees at planning, design and final budget phases.

This Planning Budget is attached for your consideration and approval.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: PLANNING**

**PROJECT NAME: AVERY POINT CAMPUS UNDERGRADUATE & LIBRARY BUILDING -  
ROOF AND EXTERIOR ENVELOPE AND MASONRY REPAIRS**

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 6/23/2009</u>
CONSTRUCTION	\$ 432,000
DESIGN SERVICES	62,330
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	20,200
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	1,500
MISCELLANEOUS	4,000
OTHER SOFT COSTS*	-
<b>SUBTOTAL</b>	<b>\$ 520,030</b>
PROJECT CONTINGENCY	52,970
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 573,000</b>
<u><b>SOURCE(S) OF FUNDING</b></u>	
UCONN 2000 PHASE III	\$ 573,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 573,000</b>

\*Does not include Furniture, Fixtures and Equipment.