



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

Barry M. Feldman, Ph.D.
*Interim Vice President/
Chief Operating Officer*

September 26, 2006

TO: Members of the Board of Trustees

FROM: Barry M. Feldman, Ph.D.
Interim Vice President and Chief Operating Officer

Lorraine M. Aronson
Vice President and Chief Financial Officer

SUBJECT: **Approval of Project Budget (Final) for Charter Oak Corrective
Action Plan – Phase II**

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$860,000 for the Charter Oak Action Corrective Plan – Phase II. Because of the nature and timetable of this activity, resulting in a Final Budget approval request, an exception to the three-phase budget process is also requested.

BACKGROUND:

Charter Oak Apartments and Suites were constructed by JPI, Inc. and completed in 2004. Code deficiencies were discovered in both types of buildings. The University worked with JPI to correct the deficiencies at the contractor's cost. However, JPI did not make a firm commitment to correct the deficiencies until late April of this year. As a contingency, the University hired a design firm to prepare contract drawings for the correction of code deficiencies and started the process to perform corrections.

Subsequently, JPI completed the code discrepancy corrective action during the summer of '06. The University suspended work on the design; by that time, the planning was nearly complete. These design costs are reflected in the attached budget.

The University agreed with code officials to install heat detectors in the stairwells of the Charter Oak apartment units. The cost of \$160,000 for heat detectors is included in the attached budget. Construction administration costs, essential to providing day to day quality control on the site, are also included. The University will seek to recover these costs from JPI.

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PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL BUDGET

PROJECT NAME: CHARTER OAK CORRECTIVE ACTION PLAN - PHASE II

BUDGETED EXPENDITURES

CONSTRUCTION	\$ 360,000
DESIGN SERVICES	80,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	340,000
OTHER AE SERVICES (including Project Management)	35,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	<u>4,000</u>
SUBTOTAL	\$ 819,000
PROJECT CONTINGENCY	<u>41,000</u>
TOTAL BUDGETED EXPENDITURES	<u>\$ 860,000</u>

SOURCE(S) OF FUNDING

UNIVERSITY OPERATING FUNDS	<u>\$ 860,000</u>
TOTAL BUDGETED FUNDING	<u>\$ 860,000</u>

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