




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

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

November 14, 2006

"Updated"

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: **Project Budget (Revised Final) for Charter Oak Suites – Attic
Sprinkler Installation**

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$1,000,000 to install sprinklers in the attic space of Charter Oak Suites.

BACKGROUND:

The state building and fire code does not ordinarily specify sprinkler systems in the attic areas of wood frame buildings but it was determined that five unoccupied towers that are components of the roof systems at Charter Oak Suites require sprinkler protection. When FM Global engineers reviewed the sprinkler design and specifications, they recommended additional coverage as well as installing FM approved sprinkler heads. The FM approved sprinkler heads and the added coverage required increased water flow and pressure which required larger pipes. These requirements have increased the costs of construction.

The initial Revised Final Budget distributed with the Board agenda was based on costs for the original design prior to the FM recommendations. The University is currently working with FM Global and the project engineer, retained by the University, on ways to reduce the cost impact of the FM recommended changes.

An Equal Opportunity Employer

352 Mansfield Road Unit 2014
Storrs, Connecticut 06269-2014

Telephone: (860) 486-4340
Facsimile: (860) 486-1070
e-mail: Barry.Feldman@uconn.edu

A Final Budget of \$605,000 was previously approved by the Board of Trustees on April 11, 2006. This Revised Final Budget of \$1,000,000 is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: CHARTER OAK SUITES - ATTIC SPRINKLER INSTALLATION

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED FINAL 4/11/2006</u>	<u>PROPOSED REVISED FINAL 11/14/2006</u>
CONSTRUCTION	\$ 450,000	\$ 820,000
DESIGN SERVICES	28,000	52,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	45,000	45,000
OTHER AE SERVICES (including Project Management)	15,000	15,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	5,000	5,000
MISCELLANEOUS	7,000	8,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 550,000	\$ 945,000
PROJECT CONTINGENCY	55,000	55,000
TOTAL BUDGETED EXPENDITURES	\$ 605,000	\$ 1,000,000
<u>SOURCE(S) OF FUNDING</u>		
UNIVERSITY OPERATING FUNDS	\$ 605,000	\$ 1,000,000
TOTAL BUDGETED FUNDING	\$ 605,000	\$ 1,000,000

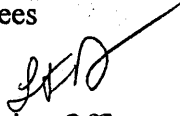



University of Connecticut
*Office of the Vice President and
Chief Operating Officer*

April 11, 2006

Linda Flaherty-Goldsmith
*Vice President and
Chief Operating Officer*

TO: Members of the Board of Trustees

FROM: Linda Flaherty-Goldsmith 
Vice President and Chief Operating Officer

Lorraine M. Aronson 
Vice President and Chief Financial Officer

SUBJECT: **Approval of Project Budget (Final) for Charter Oak Suites –
Attic Sprinkler Installation**

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$605,000 to install sprinklers in the attic space of Charter Oak Suites.

BACKGROUND:

FM Global, the insurance company contracted by the State to insure State property, has recommended that, in addition to the existing sprinkler systems within the habitable areas of student residential facilities of wood frame construction, additional dry sprinkler systems be installed in the attics. This protection goes beyond the level required by code and consequently, is not a subject of the mediation with the original contractor, JPI Construction.

The University is moving forward to implement FM Global's recommendation. Charter Oak Suites is the first complex in which attic sprinklers are being installed. Because of the nature of this activity, exception to the 3-phase budget process is also requested.

This Final Budget of \$605,000 is attached for your consideration and approval.

Attachment

Equal Opportunity Employer

352 Mansfield Road Unit 2014
Storrs, Connecticut 06269-2014

Telephone: (860) 486-3826
Facsimile: (860) 486-1070
e-mail: Linda.Flaherty-Goldsmith@uconn.edu

PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL BUDGET

PROJECT NAME: CHARTER OAK SUITES ATTIC SPRINKLERS

BUDGETED EXPENDITURES:

CONSTRUCTION	\$	450,000
DESIGN SERVICES	\$	28,000
TELECOMMUNICATIONS	\$	-
FURNITURE, FIXTURES AND EQUIPMENT	\$	-
CONSTRUCTION ADMINISTRATION	\$	45,000
OTHER AE SERVICES (incl Project Mgmt)	\$	15,000
ART	\$	-
RELOCATION	\$	-
ENVIRONMENTAL	\$	-
INSURANCE and LEGAL	\$	5,000
MISCELLANEOUS	\$	7,000
SUBTOTAL	\$	550,000
PROJECT CONTINGENCY	\$	55,000
TOTAL BUDGETED EXPENDITURES	\$	605,000

SOURCE(S) OF FUNDING:

UCONN OPERATING FUNDS	\$	605,000
TOTAL BUDGETED FUNDING	\$	605,000