



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

**TO:** Members of the Board of Trustees

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

Lorraine M. Aronson *LMA*  
Vice President and Chief Financial Officer

**DATE:** August 2, 2005

**SUBJECT:** **Approval of Project Budget (Final) Hilltop Apartments  
Corrective Action Plan**

**RECOMMENDATION:**

That the Board of Trustees approve the attached detailed Final Budget for the Hilltop Apartments Corrective Action Plan. This budget in the amount of \$14,874,500 was approved at the specially called March 11, 2005 meeting; however, in keeping with the Corrective Action Plan approved by the Board this Spring, a detailed budget is submitted for your consideration and approval.

**BACKGROUND:**

The details of the Hilltop Apartments Corrective Action Plan were presented at the March 11, 2005 meeting when the budget was approved. The project scope has not changed.

Attachment

*An Equal Opportunity Employer*

352 Mansfield Road Unit 2014  
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## PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**        **DESIGN BUDGET**

**PROJECT NAME:**        **HILLTOP APARTMENTS - CORRECTIVE ACTION PLAN**

**Budgeted Expenditures:**

CONSTRUCTION	\$	12,360,000	
DESIGN SERVICES	\$	650,000	
TELECOMMUNICATIONS	\$	50,000	
FURNITURE, FIXTURES AND EQUIPMENT	\$	-	*
CONSTRUCTION ADMINISTRATION	\$	200,000	1)
OTHER AE SERVICES (Including Project Mgmt)	\$	200,000	
ART	\$	-	
RELOCATION	\$	-	
ENVIRONMENTAL	\$	-	
INSURANCE AND LEGAL	\$	40,000	
MISCELLANEOUS	\$	100,000	2)
<b>Sub-total</b>	<b>\$</b>	<b>13,600,000</b>	
PROJECT CONTINGENCY	\$	1,274,500	
<b>Total Budgeted Expenditures</b>	<b>\$</b>	<b>14,874,500</b>	

**Sources of Funding:**

UNIVERSITY PLANT FUNDS	\$	14,874,500	
<b>Total Budgeted Funding</b>	<b>\$</b>	<b>14,874,500</b>	

**\*This project does not require furniture.**

1) Primarily for additional inspection services.

2) Includes \$37,000 for original Code Study to identify deficiencies.



# University of Connecticut

*Office of the Vice President and  
Chief Operating Officer*

March 11, 2005

TO: Members of the Board of Trustees

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

SUBJECT: **Hilltop Apartments Corrective Action Plan**

**RECOMMENDATION:**

That the Board of Trustees approve a \$14.9 million budget to implement the Hilltop Apartments Corrective Action Plan.

**BACKGROUND:**

A Corrective Action Plan (CAP) to address the deficiencies at Hilltop Apartments identified by Pierz Associates of Wethersfield, CT, Code Consultants for the University, has been developed in conjunction with the State Building Inspector and Fire Marshal's staff. An abbreviated project work plan, budget and schedule are attached.

The CAP will cost \$14.9 million to complete, including design, consulting and engineering fees and a project contingency.

Timing for completing the elements of the CAP is driven by the academic calendar and the need to cause as little disruption for students as possible. The final corrections must be made in a timeframe that ensures availability of all apartments by early August 2005 for fall semester occupancy.

Phase I Corrections, i.e., those modifications that did not require workers to intrude on the privacy of students (such as CO and attic heat detectors, closure of fire walls in the mechanical and furnace rooms, and securing structural beams located in the attics), were largely completed this winter by University Personnel.

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For Phase II of the CAP, which addresses major deficiencies such as chimney shaft/flue enclosures, Architectural and Engineering Services (A&E) sought competitive pricing from UCONN 2000's pre-qualified on-call contractors.

- The four firms from which competitive prices (for construction management services) were solicited were: AZ Corporation; Konover Construction; Whiting Turner Construction; and Dimeo Construction Company. Dimeo Construction Company provided the best price and was selected to work with the University.
- Vacation of the premises is required in order for contractors to enclose the chimney shafts, to correct deficiencies in the ceilings and floors, make the facilities more handicap accessible, etc. Consequently, the University A&ES group has worked closely with Dimeo Construction Company and another pre-qualified on-call professional design firm, URS Corporation, to design the options to correct the major deficiencies.

The most significant deficiency and the one that carries the largest price tag to resolve relates to the chimney shaft /flue enclosures for the hot water heaters. The flues were installed within one vertical flue in each building around the central stairwells, accessible only from inside each apartment. This violates the State's Mechanical Code. In addition the flues are contained with a non-compliant shaft enclosure. Also, flue lengths were improperly designed for the installation.

- Correction of these deficiencies will require that boiler plants be installed outside four of the buildings. Each boiler plant will house three boilers that will serve multiple buildings.
- In order to meet the August 2005 timeframe, the contractor must submit specifications next week to boiler manufacturers so that they can bid on the boilers. Each boiler is expected to cost approximately \$30,000 and the total expenditures for boilers will likely approximate \$360,000. The total cost for the boilers, building enclosure and associated piping is estimated at \$6.2 million dollars. This will be the most expensive single aspect of the CAP. The first major commitment of funds for this phase of the project will occur within the next few weeks.
- Other major expenditures that will be incurred:
  - To provide code compliant floor and ceiling ratings (\$2.6 million)
  - For design, testing, and contingency (\$2.5 million)
  - Increase the number of handicap accessible units from 8 to the legally required 16 through modification of bathrooms, doors, and kitchen areas (\$560,000).
  - Add in-line booster fans to make clothes dryer vents code compliant (\$546,000).

Prior to taking this step, we want to ensure that appropriate Board members are aware of the magnitude of the dollars required for the entire CAP.