



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

June 20, 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 Hilltop Apartments
Corrective Action Plan, Phase II**

RECOMMENDATION:

That the Board of Trustees approve a Final Project Budget in the amount of \$9,700,000 for the second phase of code correction work for the Hilltop Apartments complex.

BACKGROUND:

The Hilltop Apartment complex, consisting of 13 buildings, requires work to correct building and fire code discrepancies. The proposed scope of work included in this Final Budget includes the final phase of renovations identified in 2004 and 2005, and building exterior (site work) identified by the recent building inspections and plan review. The scope of work includes code corrections as required by the building and fire inspectors. The final recommended budget, based on competitive bids and a preliminary GMP (guaranteed maximum price), dated June 8, 2006, is \$7,710,097 for construction costs, construction management (CM) fee, insurance, and payment and performance bond in the total amount of \$280,791 for a total cost of construction of \$7,990,888. The total project contingency has been established at \$686,264.

The code correction work, which focuses on increasing the fire separation rating in stairwells and adjacent spaces and related electrical and mechanical work, is scheduled to be completed by August 11, 2006. The apartment buildings will remain unoccupied throughout the period of construction. All corrective work will be completed in compliance with the appropriate fire and building codes and inspected by the University's Department of Public and Environmental Safety. The project architect is the Rocky Hill office of URS and the project oversight, inspection coordination, schedule and cost

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control will be provide by Carter-Burgess from their Connecticut and Boston, Massachusetts offices.

As previously reported, the University will make all efforts to aggressively pursue cost recovery from the original design builder.

The Final Budget is attached for your consideration and approval.

Attachment

PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL BUDGET

PROJECT NAME: HILLTOP APARTMENTS CORRECTIVE ACTION PLAN, PHASE II

BUDGETED EXPENDITURES

CONSTRUCTION	\$ 7,990,888
DESIGN SERVICES	353,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	443,000
OTHER AE SERVICES (including Project Management)	25,000
ART	-
RELOCATION	-
ENVIRONMENTAL	50,000
INSURANCE AND LEGAL	-
MISCELLANEOUS	<u>151,848</u>
SUBTOTAL	\$ 9,013,736
PROJECT CONTINGENCY	<u>686,264</u>
TOTAL BUDGETED EXPENDITURES	<u><u>\$ 9,700,000</u></u>

SOURCE(S) OF FUNDING

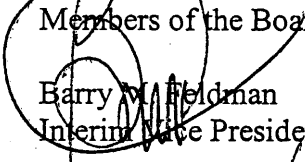
UNIVERSITY PLANT FUNDS	<u>\$ 9,700,000</u>
TOTAL BUDGETED FUNDING	<u><u>\$ 9,700,000</u></u>

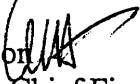


University of Connecticut
*Office of the Vice President and
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May 15, 2006

TO: Members of the Board of Trustees

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


Lorraine M. Aronson
Vice President and Chief Financial Officer

SUBJECT: **Approval of Project Budget (Design) for Hilltop Apartments
Corrective Action Plan, Phase II**

RECOMMENDATION:

That the Board of Trustees approve a project Design Budget in the amount of \$8,095,000 for the second phase of code discrepancy corrective work for the Hilltop Apartments complex.

BACKGROUND:

The Hilltop Apartment complex requires certain renovation work to correct building and fire code discrepancies. The scope of the work includes the final phase of corrective action initiated in 2005, as well as the discrepancies identified during the recent project plan review and site inspections conducted in accordance with the Governor's directive. The confirmation of existing conditions and application of code standards has been evolving during the past five months. The project architect for code corrective works, URS, has worked closely with the University's Department of Public and Environmental Safety in coordination with the Office of the State Building Inspector (OSBI). The final scope of work and resulting cost have been finalized in the form of a Design Budget as presented for approval at this time. (Because of the unusual nature of the project, there was not sufficient time or information available to submit a Planning Budget in advance.) The project is scheduled to begin on or about May 19, 2006 and will be completed by August 11, 2006, in time for the fall semester. The apartments will remain unoccupied throughout the period of construction. All work will be completed in coordination with and inspected by the University Department of Public and Environmental Safety building and fire code inspectors.

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As previously reported, the University continues to aggressively pursue cost recovery regarding this project.

The Design Budget is attached for your consideration and approval.

Attachment

PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN BUDGET

PROJECT NAME: HILLTOP APARTMENTS CORRECTIVE ACTION PLAN, PHASE II

BUDGETED EXPENDITURES:

CONSTRUCTION	\$ 6,850,000
DESIGN SERVICES	165,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	360,000
OTHER AE SERVICES (incl Project Mgmt)	25,000
ART	-
RELOCATION	-
ENVIRONMENTAL	50,000
INSURANCE and LEGAL	
MISCELLANEOUS	100,000
SUBTOTAL	\$ 7,550,000
PROJECT CONTINGENCY	545,000
TOTAL BUDGETED EXPENDITURES	\$ 8,095,000

SOURCE(S) OF FUNDING:

UNIVERSITY PLANT FUNDS	\$ 8,095,000
TOTAL BUDGETED FUNDING	\$ 8,095,000