



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

December 4, 2007

TO: Members of the Board of Trustees

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

Lorraine M. Aronson
Vice President and Chief Financial Officer

**SUBJECT: Project Budget (Final) Hilltop Apartments Corrective Action Plan,
Phase III - (Sprinkler Modifications and Replacement of Electrical
Secondary Conductors)**

RECOMMENDATION:

That the Board of Trustees approve a Final Budget in the amount of \$977,252 for sprinkler modifications at the Hilltop Apartment complex, and that the Board grant an exception to the three-phase budget process because of the nature and timetable of this activity.

BACKGROUND:

Pursuant to the Governor's directive, building and fire code inspections were performed at the Hilltop Apartments. Corrective code work was performed in 2006 (Phase I) and 2007 (Phase II). Sprinkler discrepancies were identified during the 2006 Phase I inspections resulting in work that included the relocation and replacement of 345 sprinkler heads and the relocation or replacement certain light fixtures in order to remove possible obstructions from the sprinkler spray patterns.

During the summer of 2007, issues regarding the original installation of secondary underground electrical feeds (cables) between each building and their related above grade transformers were raised. The issues included grade and quality of backfill around the underground cables. Because further inspections identified potential damaged underground cables, the State Building Inspector required that the University replace all of the existing electrical secondary conductors at seventeen transformer locations and install the proper backfill material. Also, the University is going to upgrade the existing aluminum conductors with copper.

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The cost of this project includes the sprinkler improvements and upgrades to the secondary distribution system. The original electrical and site contractor are replacing the underground secondary cables. The University is responsible for temporary paver and aluminum to copper upgrade. Funding for the project will come from University operating funds, specifically from the Investment Income accounts in Plant Funds established to ensure compliance with the new statutory language on funding sources for certain code correction activity. These new procedures were discussed as part of the Board's August 1, 2007 Capital Budget Workshop.

The Final Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: HILLTOP APARTMENTS CORRECTIVE ACTION PLAN - PHASE III

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED FINAL 12/4/2007</u>
CONSTRUCTION	\$ 670,000
DESIGN SERVICES	18,900
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	50,000
OTHER AE SERVICES (including Project Management)	25,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	2,000
MISCELLANEOUS	122,511
OTHER SOFT COSTS*	-
SUBTOTAL	\$ 888,411
PROJECT CONTINGENCY	88,841
TOTAL BUDGETED EXPENDITURES	\$ 977,252
<u>SOURCE(S) OF FUNDING</u>	
UNIVERSITY OPERATING FUNDS	\$ 977,252
TOTAL BUDGETED FUNDING	\$ 977,252

*Does not include Furniture, Fixtures and Equipment.

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