



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

June 24, 2008

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 (Revised Planning) for the Old Central Warehouse

RECOMMENDATION:

That the Board of Trustees approve a Revised Planning Budget in the amount of \$10,000,000 for the Old Central Warehouse renovation project.

BACKGROUND:

The Old Central Warehouse is a 48,000 square foot building constructed in 1958 and centrally located in the Technology Neighborhood of the Storrs campus. The building has had limited occupancy since the completion of the new Central Warehouse.

The Old Central Warehouse was originally scheduled for demolition. Its key location and generally sound condition led the University administration to determine that there was a potential re-use through renovation. Two preliminary facility condition assessments were commissioned to determine the potential for renovation, upgrade and reuse.

The original Planning budget was based on the reuse of the building with a mixture of academic, classroom and office uses, including teaching laboratories. The latter use, to a certain extent, drove the preliminary cost estimates. The University no longer plans to use the building for laboratories, but proposes flexible space for academic and administrative office use. This Revised Planning Budget reflects this new, less costly use.

This Revised Planning Budget is attached for your consideration and approval.

Attachment

*An Equal Opportunity Employer*

352 Mansfield Road Unit 2014  
Storrs, Connecticut 06269-2014

Telephone: (860) 486-4340  
Facsimile: (860) 486-1070

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: REVISED PLANNING**

**PROJECT NAME: OLD CENTRAL WAREHOUSE**

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 8/1/2007</u>	<u>PROPOSED REVISED PLANNING 6/24/2008</u>
CONSTRUCTION	\$ 14,500,000	\$ 7,900,000
DESIGN SERVICES	1,400,000	740,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	-	100,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	10,000
MISCELLANEOUS	-	-
OTHER SOFT COSTS*	464,000	300,000
<b>SUBTOTAL</b>	<b>\$ 16,364,000</b>	<b>\$ 9,050,000</b>
PROJECT CONTINGENCY	1,636,000	950,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 18,000,000</b>	<b>\$ 10,000,000</b>
 <u>SOURCE(S) OF FUNDING</u>		
UCONN 2000 PHASE III	\$ 18,000,000	\$ 10,000,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 18,000,000</b>	<b>\$ 10,000,000</b>

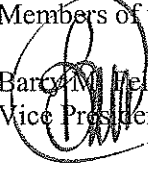
\*Does not include Furniture, Fixtures and Equipment.




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

August 1, 2007

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

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

 Lorraine M. Aronson  
Vice President and Chief Financial Officer

**SUBJECT:** Project Budget (Planning) for Old Central Warehouse

**RECOMMENDATION:**

That the Board of Trustees approve a Planning Budget for the Old Central Warehouse renovation and reuse in the amount of \$18,000,000.

**BACKGROUND:**

The Old Central Warehouse is a 48,000 square foot building constructed in 1958 and centrally located in the Technology Neighborhood of the Storrs campus. The building has seen limited occupancy since the completion of the new Central Warehouse.

The Old Central Warehouse was originally scheduled for demolition. However, its key location and generally sound condition led the University administration to determine that there was a potential re-use through renovation. Two preliminary facility condition assessments were commissioned to determine the potential for renovation, upgrade and reuse. Both studies reported that the building was structurally sound, adaptable and capable of supporting up to two additional floors, if needed. It was also determined that this building was needed to support the Academic Plan; specifically, it could be used to house programs and faculty from the Gant Complex.

This Planning Budget is attached for your consideration and approval and is based on previous planning studies.

Attachment

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Storrs, Connecticut 06269-2014

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## CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

PROJECT NAME: OLD CENTRAL WAREHOUSE

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 8/1/2007</u>
CONSTRUCTION	\$ 14,500,000
DESIGN SERVICES	1,400,000
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	-
OTHER SOFT COSTS*	464,000
<b>SUBTOTAL</b>	<b>\$ 16,364,000</b>
PROJECT CONTINGENCY	1,636,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 18,000,000</b>
<u>SOURCE(S) OF FUNDING</u>	
UCONN 2000 PHASE III	\$ 18,000,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 18,000,000</b>

\*Does not include Furniture, Fixtures and Equipment.

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