



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) for Stamford Campus Carpet Replacement

RECOMMENDATION:

That the Board of Trustees approve a Final Budget in the amount of \$657,504 for the replacement of carpet at the Stamford Campus, and that the Board grant an exception to the three-phase budget process because of safety and timing issues.

BACKGROUND:

The Stamford Campus is a 251,500 square foot building occupied by the University in 1997. The building was the subject of extensive renovations prior to occupancy.

The building has poured concrete floors. Carpeting and tile are the predominant floor coverings. The carpeting has, almost from initial occupancy, a history of problems related to building interior humidity and carpet adhesion. The problems have exacerbated over recent years to the point that there are tripping hazards for building occupants.

Architectural and Engineering Services retained carpet experts to investigate the cause of the carpet buckling. The consensus on the cause is that the original carpet installer failed to roll out and install the carpet in a timely fashion after the glue was applied. This resulted in a very weak bond between the carpet and the floor. In the following years high humidity caused the carpet to absorb moisture which then caused rippling.

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The campus tried to maintain this carpet by replacing and/or re-gluing the carpet which was unsuccessful. It is necessary to replace the almost eleven thousand square yards of defective carpet.

The estimate for the replacement was less than \$500,000. The current budget based on bids, exceeds \$500,000. Approval will allow the University to replace the carpet in January 2008, to take advantage of the lower level of building traffic between semesters.

This Final Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: STAMFORD CAMPUS CARPET REPLACEMENT

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED FINAL 12/4/2007</u>
CONSTRUCTION	\$ 597,504
DESIGN SERVICES	-
TELECOMMUNICATIONS	-
FURNITURE, FIXTURES AND EQUIPMENT	-
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	15,000
ART	-
RELOCATION	-
ENVIRONMENTAL	-
INSURANCE AND LEGAL	5,000
MISCELLANEOUS	5,000
OTHER SOFT COSTS*	-
SUBTOTAL	\$ 622,504
PROJECT CONTINGENCY	35,000
TOTAL BUDGETED EXPENDITURES	\$ 657,504
<u>SOURCE(S) OF FUNDING</u>	
UNIVERSITY OPERATING FUNDS	\$ 657,504
TOTAL BUDGETED FUNDING	\$ 657,504

*Does not include Furniture, Fixtures and Equipment.

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