June 24, 2015

TO: Members of the Board of Trustees

FROM: Scott A. Jordan
Executive Vice President for Administration and Chief Financial Officer
Mun Y. Choi
Provost & Executive Vice President for Academic Affairs

RE: Fiscal Year 2016 Deferred Maintenance/Code/ADA Renovation
Lump Sum Project List

RECOMMENDATION:

That the Board of Trustees approve the Deferred Maintenance/Code/ADA Renovation Lump Sum Project List for FY16 in the total amount of $33,784,957 for UConn and $3,219,345 for UConn Health.

BACKGROUND:

The attached FY16 proposed Deferred Maintenance/Code/ADA Renovation Lump Sum Project lists for UConn and UConn Health represent the priority projects for the campuses. Deferred Maintenance includes repairs of infrastructure or structures that were not maintained, repaired or replaced in the usual course of maintenance and repair. It is critical that this work be performed at the required intervals to ensure acceptable facility conditions to support the expected life cycle of our assets. While the University has been aggressively identifying and funding the priority deferred maintenance projects, this category is significantly underfunded due to the size and value of the campuses.

It is anticipated that during the fiscal year some projects may change in priority, scope and cost. There may also be unexpected additions, since the Deferred Maintenance budget is often the appropriate means to address emergencies. It is for this reason that the Board reviews and acts upon Deferred Maintenance twice every year: a proposed list for the coming fiscal year and a final list for the fiscal year just closed. Board of Trustee policy requires that an annual contingency be reserved for budget over runs which, in some cases, is not utilized if the project is completed at or below budget. Upon project close out, these funds are retained in deferred maintenance reserve for reallocation at a later date.
The UConn Health Board of Directors, at its June 15, 2015 meeting, endorsed and recommended the UConn Health project list.

All capital projects costing $500,000 or more are submitted for Board action on a project by project basis.

The proposed lists for FY16 are attached for your consideration and approval.
# University of Connecticut
## Storrs & Regional Campuses
### FY16 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects

### Buildings
- **Annual Lifecycle - Building Envelope (Windows, Facades, Roofs) Repairs**: $1,000,000
- **Annual Lifecycle - Classroom Renewals**: 250,000
- **Annual Lifecycle - Elevator Renewals, Replacements & Upgrades**: 900,000
- **Annual Lifecycle - Life Safety System Renewals**: 500,000
- **Annual Lifecycle - Mechanical, Electrical, Plumbing Repairs, Replacements & Upgrades**: 1,300,000
- **Bio-Physics - Laboratory Hood Control System Renewal: Phase II**: 300,000
- **Bio-Physics - Sprinkler Corrosion Protection Repair**: 300,000
- **Fats, Oil and Grease Compliance - Phase II**: 900,000
- **Gampel - Chiller Replacement**: 1,400,000
- **Gampel - Dome Ceiling Repair**: 360,000
- **Phillips - Air Distribution & Lighting System Upgrades**: 400,000

**Subtotal**: $7,610,000

### Infrastructure
- **Annual Lifecycle - Utility Renewals, Replacements, Upgrades**: $1,700,000
- **Hillside/Gilbert/Academic Way Infrastructure Repair & Replacement**: 253,800
- **North West Quadrant Infrastructure Repair & Replacement**: 785,700
- **Sewer Line Replacement**: 757,980
- **Water Line Replacement - Phase II**: 2,117,691
- **Water Pollution Control Facility Priority Two Repairs**: 520,892

**Subtotal**: $6,136,063

### Code / ADA
- **Code Corrections**: $2,700,000
- **Environmental Compliance-Asbestos Abatement, Mold Remediation & Restoration**: 900,000

**Subtotal**: $3,600,000

### Access, Appearance & Safety
- **Annual Landscape Maintenance & Repair**: $1,000,000
- **Strategic Campus Imaging**: 450,860
- **Strategic Landscape Programs**: 1,029,641
- **Surface Parking Repairs**: 785,056

**Subtotal**: $3,265,556

### Renovation and Lump Sum Projects
- **Bergin Property Renovation**: $2,160,000
- **New Faculty Programmatic Renovations**: 900,000
- **Putnam Refectory Renovation**: 6,834,343

**Subtotal**: $9,894,343

### Total Project Allocations
- **Total**: $30,505,961
  - **Emergency / Reserve**: 3,278,996
  - **Total**: $33,784,957

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*BOT 6/24/15*
**Deferred Maintenance - Buildings/Infrastructure**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Allocation ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repairs to Plant Equipment</td>
<td>600,000</td>
</tr>
<tr>
<td>Boiler and Deaerator Tank Replacement</td>
<td>2,200,000</td>
</tr>
<tr>
<td>Grounds Improvements (sidewalk and pavement repairs)</td>
<td>100,000</td>
</tr>
</tbody>
</table>

**Total Project Allocations**  
$2,900,000

**Emergency/Reserve**  
319,345

**Total**  
$3,219,345