



March 30, 2016

TO: Members of the Board of Trustees

FROM: Scott A. Jordan *SJ*
Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi *Mun Y. Choi*
Provost and Executive Vice President for Academic Affairs

RE: Project Budget for Student Union Building Envelope Repairs (Final: \$1,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$1,500,000 for the Student Union Building Envelope Repairs project, for construction.

BACKGROUND:

The Student Union has a total of 237,000 square feet of space, constructed in three phases. Over the last several years water infiltration issues have become apparent. A study was performed by Simpson, Gumpertz, and Heger in 2015 to determine which specific areas are causing problems and what corrective measures are necessary to address water leakage at multiple locations. There are ten areas where water infiltration is compromising the structural integrity of the building and action needs to be taken.

Design work is in process to address the compromised areas in the building: water penetration on the east façade, which leaves brick and mortar loose; the deteriorated east side patio areas, which require repairs to address both the exterior surfaces and interior areas damaged by water infiltration; several isolated areas on the building's south side which require remediation; flat roof areas in several locations compromised by rooftop HVAC equipment; the leaking atrium skylights in several areas, which cause visible interior water damage; cracked masonry at the southwest corner which allows water to infiltrate the side wall and cause damage to structural members and interior surfaces.

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The Student Union Building Envelope Repairs project is currently in Design Phase. Construction documents will be bid in April 2016 and construction is anticipated to begin in May 2016 and completed in August 2016.

The Final Budget is based on construction cost estimate prepared by Simpson, Gumpertz, and Heger, who is preparing the design. The anticipated total budget is \$1,500,000.

The University requests a waiver of the three step budget approval in order to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and approval in order to complete the project during the 2016 summer break.

The Final Budget is attached for your consideration and approval.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: STUDENT UNION BUILDING ENVELOPE REPAIRS

<u>BUDGETED EXPENDITURES</u>	APPROVED PLANNING 11/9/2015	PROPOSED FINAL 3/30/2016
	PRC	
CONSTRUCTION	\$ -	\$ 1,065,000
DESIGN SERVICES	40,000	169,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	13,000	60,000
OTHER AE SERVICES (including Project Management)	2,500	56,000
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	10,000
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	10,000	5,000
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 65,500	\$ 1,365,000
PROJECT CONTINGENCY	10,000	135,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 75,500</u>	<u>\$ 1,500,000</u>
<u>SOURCE(S) OF FUNDING</u>		
UCONN 2000 PHASE III - DM	\$ 75,500	\$ 75,500
DEPARTMENTAL FUNDS	-	1,424,500
TOTAL BUDGETED FUNDING	<u>\$ 75,500</u>	<u>\$ 1,500,000</u>

STUDENT UNION BUILDING ENVELOPE REPAIRS
Project Budget (FINAL)
March 30, 2016



East Plaza Above Loading Dock



East Wall Façade Deterioration at Window Sill