University of Connecticut
Office of the Vice President and Chief Financial Officer

November 9, 2010

TO: Members of the Board of Trustees

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

Richard D. Gray
Vice President and Chief Financial Officer

RE: Project Budget for Torrey 1st Floor East Renovations
(Final: $3,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of $3,500,000 for the planning, design and construction related to the interior and exterior renovations to research laboratories and office space in the George Safford Torrey Life Sciences Building.

BACKGROUND:

This project will renovate existing research laboratories and offices for the Physiology & Neurobiology Department. Torrey Life Sciences is a 147,000 square foot mixed use building constructed in 1961. The building is aging, functionally deficient and energy inefficient. The mechanical systems are also inefficient. Although long range plans call for the renovation or replacement of the building, there is an immediate need to upgrade these laboratories because of the ongoing research efforts.

The renovation program is to upgrade 8,100 square feet to create five modern research laboratories, equipment rooms, ten (10) offices, a 50-60 person seminar room and departmental conference room. The interior of the entire wing will be upgraded to be comparable to other new research facilities. The project scope includes the repair of the exterior façade of the work area by re-caulking and resealing the exterior windows. The attached project budget is based on a design and confirmed by independent cost analysis.

This Final Budget is attached for your consideration and approval. If competitive bids result in a qualified and accepted bid at or below the amount stated in the budget the University plans to proceed with the project.

An Equal Opportunity Employer

352 Mansfield Road Unit 2122
Storrs, Connecticut 06269-2122

Telephone: (860) 486-3455
Facsimile: (860) 486-1070

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

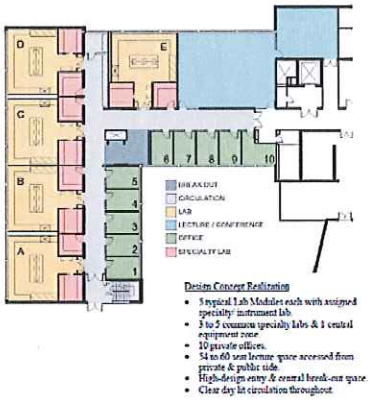
PROJECT NAME: TORREY 1ST FLOOR EAST RENOVATIONS

BUDGETED EXPENDITURES	**APPROVED PLANNING 8/10/2010**	**APPROVED DESIGN 9/21/2010**	**PROPOSED FINAL 11/9/2010**
CONSTRUCTION	$ 2,700,000	$ 2,700,000	$ 2,700,000
DESIGN SERVICES	199,000	199,000	199,000
TELECOMMUNICATIONS	25,000	25,000	25,000
FURNITURE, FIXTURES AND EQUIPMENT	25,000	25,000	25,000
CONSTRUCTION ADMINISTRATION	70,000	70,000	70,000
OTHER AE SERVICES (including Project Management)	96,250	96,250	96,250
ART	-	-	-
RELOCATION	2,000	2,000	2,000
ENVIRONMENTAL	35,200	35,200	35,200
INSURANCE AND LEGAL	10,000	10,000	10,000
MISCELLANEOUS	19,000	19,000	19,000
OTHER SOFT COSTS*	-	-	-
SUBTOTAL	$ 3,181,450	$ 3,181,450	$ 3,181,450
PROJECT CONTINGENCY	318,550	318,550	318,550
TOTAL BUDGETED EXPENDITURES	$ 3,500,000	$ 3,500,000	$ 3,500,000
SOURCE(S) OF FUNDING			
UCONN 2000 PHASE III DM - FY09	$ 150,000	$ 150,000	$ 150,000
RESEARCH FUNDS	1,175,000	1,175,000	1,175,000
DEPARTMENTAL FUNDS	2,175,000	2,175,000	2,175,000
TOTAL BUDGETED FUNDING	$ 3,500,000	$ 3,500,000	$ 3,500,000

*Does not include Furniture, Fixtures and Equipment.

TORREY 1ST FLOOR EAST RENOVATIONS
Project Budget (Final)
11/09/2010

PROJECT AREA



PROGRAM

INTERIOR DESIGN

University of Connecticut
Office of the Vice President and Chief Financial Officer

September 21, 2010

TO: Members of the Board of Trustees

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

Richard D. Gray
Vice President and Chief Financial Officer

RE: Project Budget for Torrey 1st Floor East Renovations
(Design: $3,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of $3,500,000 for the planning, design and construction related to the interior and exterior renovations to research laboratories and office space in the George Safford Torrey Life Sciences Building.

BACKGROUND:

This project will renovate existing research laboratories and offices for the Physiology & Neurobiology Department. Torrey Life Sciences is a 147,000 square foot mixed use building constructed in 1961. The building is aging, functionally deficient and energy inefficient. The mechanical systems are also inefficient. Although long range plans call for the replacement of the building, there is an immediate need to upgrade these laboratories because of the ongoing research efforts.

The renovation program is to upgrade 8,100 square feet to create five modern research laboratories, equipment rooms, ten (10) offices, a 50-60 person seminar room and departmental conference room. The project will also replace the exterior façade of the work area. The aesthetics of the entire wing will be upgraded to match other new research facilities. The attached project budget is based on a design and confirmed by independent cost analysis.

This Design Budget is attached for your consideration and approval.

Attachment

An Equal Opportunity Employer

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Telephone: (860) 486-3455
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CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: TORREY 1ST FLOOR EAST RENOVATIONS

BUDGETED EXPENDITURES	**APPROVED PLANNING 8/10/2010**	**PROPOSED DESIGN 9/21/2010**
CONSTRUCTION	$ 2,700,000	$ 2,700,000
DESIGN SERVICES	199,000	199,000
TELECOMMUNICATIONS	25,000	25,000
FURNITURE, FIXTURES AND EQUIPMENT	25,000	25,000
CONSTRUCTION ADMINISTRATION	70,000	70,000
OTHER AE SERVICES (including Project Management)	96,250	96,250
ART	-	-
RELOCATION	2,000	2,000
ENVIRONMENTAL	35,200	35,200
INSURANCE AND LEGAL	10,000	10,000
MISCELLANEOUS	19,000	19,000
OTHER SOFT COSTS*	-	-
SUBTOTAL	$ 3,181,450	$ 3,181,450
PROJECT CONTINGENCY	318,550	318,550
TOTAL BUDGETED EXPENDITURES	$ 3,500,000	$ 3,500,000
SOURCE(S) OF FUNDING		
UCONN 2000 PHASE III DM - FY09	$ 150,000	$ 150,000
RESEARCH FUNDS	1,175,000	1,175,000
DEPARTMENTAL FUNDS	2,175,000	2,175,000
TOTAL BUDGETED FUNDING	$ 3,500,000	$ 3,500,000

*Does not include Furniture, Fixtures and Equipment.

BOT 9.21.10

901572

University of Connecticut
Office of the Vice President and Chief Financial Officer

August 10, 2010

TO: Members of the Board of Trustees

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

Richard D. Gray
Vice President and Chief Financial Officer

RE: Project Budget for Torrey 1st Floor East Renovations
(Planning: $3,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of $3,500,000 for the planning, design and construction related to the interior and exterior renovations to research laboratories and office space in the George Safford Torrey Life Sciences Building.

BACKGROUND:

This project will renovate existing research laboratories and offices for the Physiology & Neurobiology Department. Torrey Life Sciences is a 147,000 square foot mixed use building constructed in 1961. The building is aging, functionally deficient and energy inefficient. The mechanical systems are also inefficient. Although long range plans call for the replacement of the building, there is an immediate need to upgrade these laboratories because of the ongoing research efforts.

The renovation program is to upgrade 8,100 square feet to create five modern research laboratories, equipment rooms, ten (10) offices, a 50-60 person seminar room and departmental conference room. The project will also replace the energy efficient exterior façade of the work area. The aesthetics of the entire wing will be upgraded to match other new research facilities. The attached project budget is based on a concept study.

This Planning Budget is attached for your consideration and approval.

Attachment

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CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: PLANNING

PROJECT NAME: TORREY 1ST FLOOR EAST RENOVATIONS

BUDGETED EXPENDITURES		**PROPOSED PLANNING 8/10/2010**
CONSTRUCTION	$	2,700,000
DESIGN SERVICES		199,000
TELECOMMUNICATIONS		25,000
FURNITURE, FIXTURES AND EQUIPMENT		25,000
CONSTRUCTION ADMINISTRATION		70,000
OTHER AE SERVICES (including Project Management)		96,250
ART		-
RELOCATION		2,000
ENVIRONMENTAL		35,200
INSURANCE AND LEGAL		10,000
MISCELLANEOUS		19,000
OTHER SOFT COSTS*		-
SUBTOTAL	$	3,181,450
PROJECT CONTINGENCY		318,550
TOTAL BUDGETED EXPENDITURES	$	3,500,000
SOURCE(S) OF FUNDING		
UCONN 2000 PHASE III DM - FY09	$	150,000
RESEARCH FUNDS		1,175,000
DEPARTMENTAL FUNDS		2,175,000
TOTAL BUDGETED FUNDING	$	3,500,000

*Does not include Furniture, Fixtures and Equipment.