


June 25, 2025

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Branford House Exterior Repairs, Phases 1, 2, & 3
(Revised Final: \$1,645,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$1,645,000, as detailed in the attached project budget, for the Branford House Exterior Repairs, Phases 1, 2 & 3. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$1,645,000 in University Funds for Branford House Exterior Repairs, Phases 1, 2 & 3 project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget."

BACKGROUND:

This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded-Age manor at the Avery Point campus. Elements of the work include the following: repointing mortar joints, repairing/replacing granite masonry units, flashing, perimeter sealants, selective slate roof tile replacement, copper roof repairs, and copper gutter/downspout repairs. The work also incorporates repair of windows, including removal and reinstallation, new wood blocking, flashing and sealants.

This project has been carried out in multiple phases. The sequence of the work is dictated by the priority of repairs. Phases 1 & 2 (FY22 & FY23) have been completed and have made significant improvements to the building. The additional funding request with this resolution is for Phase 3 for the repair of the elevator shaft and former stair tower at the east side of the building that have been identified being of particular concern.

The envelope repairs are imperative to maintaining the structural integrity of the building, ensuring its continued preservation, and extending its service life as a valuable and enduring asset to the community.

This aligns with the strategic initiatives Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

This project is specifically funded through the Infrastructure Maintenance Fee which supports operating and maintenance costs of University facilities.

On June 5, 2024, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$38,000 (4.75% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$838,000.

On January 6, 2025, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$35,000 (4.18% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$873,000. This amount was subsequently increased to \$1,350,000 and approved by the Board on February 26, 2025.

The Revised Final Budget is attached for your information and reflects an increase of \$295,000 to the previously approved Final Budget of \$1,350,000 for a total budget of \$1,645,000.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3

	PHASE 1	APPROVED	APPROVED	APPROVED	PROPOSED	
	PRC	FINAL	REVISED	REVISED	REVISED	
<u>BUDGETED EXPENDITURES</u>	<u>7/1/2022</u>	<u>2/22/2023</u>	<u>6/5/2024</u>	<u>1/6/2025</u>	<u>6/25/2025</u>	
			EVPF&CFO	EVPF&CFO		
CONSTRUCTION	\$298,000	\$ 630,000	\$ 630,000	\$ 665,000	\$ 1,095,455	\$ 1,433,182
DESIGN SERVICES	74,000	97,000	131,818	131,818	131,818	131,818
TELECOMMUNICATIONS	-	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-	-	-	-
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-	-
INSURANCE AND LEGAL	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	\$372,000	\$ 727,000	\$ 761,818	\$ 796,818	\$1,227,273	\$ 1,565,000
PROJECT CONTINGENCY	28,000	73,000	76,182	76,182	122,727	80,000
TOTAL BUDGETED EXPENDITURES	<u>\$400,000</u>	<u>\$ 800,000</u>	<u>\$ 838,000</u>	<u>\$ 873,000</u>	<u>\$1,350,000</u>	<u>\$ 1,645,000</u>
<u>SOURCE(S) OF FUNDING *</u>						
UNIVERSITY FUNDS	\$400,000	\$ 800,000	\$ 838,000	\$ 873,000	\$1,350,000	\$ 1,645,000
TOTAL BUDGETED FUNDING	<u>\$400,000</u>	<u>\$ 800,000</u>	<u>\$ 838,000</u>	<u>\$ 873,000</u>	<u>\$1,350,000</u>	<u>\$ 1,645,000</u>

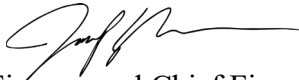
* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3
Project Budget (REVISED FINAL)
JUNE 25, 2025



February 26, 2025

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Branford House Exterior Repairs, Phases 1, 2 & 3
(Revised Final: \$1,350,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$1,350,000 as detailed in the attached project budget, for the Branford House Exterior Repairs, Phases 1, 2 & 3. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$1,350,000 in University Funds for Branford House Exterior Repairs, Phases 1, 2 & 3 project and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded-Age manor at the Avery Point campus. Elements of the work include the following: repointing mortar joints, repairing/replacing granite masonry units, flashing, perimeter sealants, selective slate roof tile replacement, copper roof repairs, and copper gutter/downspout repairs. The work also incorporates repair of windows, including removal and reinstallation, new wood blocking, flashing and sealants.

This project has been carried out in multiple phases. The sequence of the work is dictated by the priority of repairs. Phases 1 & 2 (FY22 & FY23) have been completed and has made significant improvements to the building. The additional funding request with this resolution is for Phase 3 which includes design services for repair of additional areas of concern that have been identified and the estimated construction costs.

On June 5, 2024, the Executive Vice President for Finance & Chief Financial Officer approved an increase of \$38,000 (4.75% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$838,000.

On January 6, 2024, the Executive Vice President for Finance & Chief Financial Officer approved an increase of \$35,000 (4.18% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$873,000.

The Revised Final Budget is attached for your information and reflects an approved increase of \$35,000 and an increase of \$477,000 for construction to the previously approved Final Budget for a total Revised Final Budget of \$1,350,000.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3

<u>BUDGETED EXPENDITURES</u>	PHASE 1 PRC 7/1/2022	APPROVED FINAL 2/22/2023	APPROVED REVISED FINAL 9/25/2024	PROPOSED REVISED FINAL 2/26/2025
			EVPF&CFO	
CONSTRUCTION	\$ 298,000	\$ 630,000	\$ 630,000	\$ 1,095,455
DESIGN SERVICES	\$ 74,000	97,000	131,818	131,818
TELECOMMUNICATIONS	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT		\$ -	\$ -	\$ -
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)				
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL				
INSURANCE AND LEGAL	-	-	-	-
MISCELLANEOUS				
OTHER SOFT COSTS	-	-	-	-
SUBTOTAL	\$ 372,000	\$ 727,000	\$ 761,818	\$ 1,227,273
PROJECT CONTINGENCY	28,000	73,000	76,182	122,727
TOTAL BUDGETED EXPENDITURES	\$ 400,000	\$ 800,000	\$ 838,000	\$ 1,350,000
<u>SOURCE(S) OF FUNDING *</u>				
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000	\$ 838,000	\$ 1,350,000
TOTAL BUDGETED FUNDING	\$ 400,000	\$ 800,000	\$ 838,000	\$ 1,350,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.


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BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3
Project Budget (REVISED FINAL)
FEBRUARY 26, 2025



September 25, 2024

TO: Members of the Board of Trustees 

FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Branford House Exterior Repairs, Phases 1, 2 & 3
(Revised Final: \$838,000)

RECOMMENDATION:

That the Board of Trustees note the approval of the Revised Final Budget of \$838,000, an increase of \$38,000 (4.75% of the approved Revised Final Budget) as detailed in the attached project budget, for the Branford House Exterior Repairs, Phases 1, 2 & 3. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$838,000 in University Funds for Branford House Exterior Repairs, Phases 1, 2 & 3 project.”

BACKGROUND:

This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded-Age manor at the Avery Point campus. Elements of the work include the following: repointing mortar joints, repairing/replacing granite masonry units, flashing, perimeter sealants, selective slate roof tile replacement, copper roof repairs, and copper gutter/downspout repairs. The work also incorporates repair of windows, including removal and reinstallation, new wood blocking, flashing and sealants.

This project has been carried out in multiple phases. The sequence of the work is dictated by the priority of repairs. Phases 1 & 2 (FY22 & FY23) have been completed and has made significant improvements to the building. The funding included with this resolution is for Phase 3 engineering & design services for repair of additional areas of concern and to develop cost estimates for the construction work. The Phase 3 construction schedule is to be determined based on the cost estimates received and available funding.

This aligns with the strategic initiatives of Seven World-Class Campuses, One Flagship University and Husky Pride & Resilience.

On June 5, 2024, the Executive Vice President for Finance & Chief Financial Officer approved an increase of \$38,000 (4.75% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$838,000.

The Revised Final Budget is attached for your information and reflects an increase of \$38,000 to the previously approved final budget of \$800,000.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3

<u>BUDGETED EXPENDITURES</u>	<u>PHASE 1 PRC 7/1/2022</u>	<u>APPROVED FINAL 2/22/2023</u>	<u>APPROVED REVISED FINAL 6/5/2024</u>
			<u>EVPF&CFO</u>
CONSTRUCTION	\$ 298,000	\$ 630,000	\$ 630,000
DESIGN SERVICES	74,000	97,000	131,818
TELECOMMUNICATIONS	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-
ART	-	-	-
RELOCATION	-	-	-
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	-	-	-
OTHER SOFT COSTS	-	-	-
SUBTOTAL	\$ 372,000	\$ 727,000	\$ 761,818
PROJECT CONTINGENCY	28,000	73,000	76,182
TOTAL BUDGETED EXPENDITURES	\$ 400,000	\$ 800,000	\$ 838,000
<u>SOURCE(S) OF FUNDING *</u>			
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000	\$ 838,000
TOTAL BUDGETED FUNDING	\$ 400,000	\$ 800,000	\$ 838,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1, 2 & 3
Project Budget (Revised Final)
SEPTEMBER 25, 2024



February 22, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Branford House Exterior Repairs, Phases 1 & 2
(Final: \$800,000)

RECOMMENDATION:

That the Board of Trustees approves the Revised Final Budget of \$800,000 as detailed in the attached project budget, for the Branford House Exterior repairs, Phases 1 & 2, for Construction. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$800,000 in University Funds for Branford House Exterior Repairs, Phases 1 & 2 project, and approve the request for a waiver of the three-stage budget approval process to allow construction to proceed after bids have been received and evaluated for conformance with the project scope and budget.”

BACKGROUND:

This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded-Age manor at the Avery Point campus which is now leaking in multiple areas. Elements of the work include the following: repointing mortar joints; repairing/replacing granite masonry units, flashing, perimeter sealants, selective slate roof tile replacement, copper roof repairs, and copper gutter/downspout repairs. The work also incorporates repair of certain windows, including removal and reinstallation, new wood blocking, flashing and sealants.

This project has multiple phases. The sequence of work is dictated by the priority of repairs. Phase 1 was completed in August 2022. Phase 2 is anticipated to commence in the spring of 2023.

Attachment

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: FINAL

PROJECT NAME: BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1 & 2

<u>BUDGETED EXPENDITURE</u>	<u>PHASE 1 PRC 7/1/2022</u>	<u>PROPOSED FINAL 2/22/2023</u>
CONSTRUCTION	\$ 298,000	\$ 630,000
DESIGN SERVICES	74,000	97,000
TELECOMMUNICATIONS	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	-	-
ART	-	-
RELOCATION	-	-
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	-	-
OTHER SOFT COSTS	-	-
SUBTOTAL	\$ 372,000	\$ 727,000
PROJECT CONTINGENCY	28,000	73,000
TOTAL BUDGETED EXPENDITURES	\$ 400,000	\$ 800,000
<u>SOURCE(S) OF FUNDING*</u>		
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000
TOTAL BUDGETED FUNDING	\$ 400,000	\$ 800,000

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

BRANFORD HOUSE EXTERIOR REPAIRS, PHASES 1 & 2
Project Budget (FINAL)
February 22, 2023

