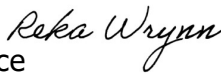


December 3, 2025

TO: Members of the Board of Trustees

FROM: Reka Wrynn   
Interim Vice President for Finance

RE: Project Budget for Branford House Exterior Repairs, Phases 1, 2 & 3  
(Revised Final: \$1,725,600)

The Finance Capital Projects Policies specify that during any phase of a project, the possibility exists that a project may require additional funding. When the total expenditures are anticipated to exceed the Board approved budgeted level by 5% or less, they may be approved by the head of finance and the Board is then subsequently notified through a revised project budget.

On October 27, 2025, the Interim Vice President of Finance approved an increase of \$80,600 (4.9% of the approved Revised Final Budget) for a new approved Revised Final Budget of \$1,725,600 for the Branford House Exterior Repairs, Phases 1, 2 & 3 project.

This project involves repairing the building envelope of the historic, three-level, granite-masonry Gilded Age manor located on the Avery Point campus. The work supports the University's strategic initiatives—Seven World-Class Campuses, One Flagship University, and Husky Pride & Resilience—by preserving and enhancing this significant campus landmark. Project elements include repointing mortar joints, repairing or replacing granite masonry units, installing new flashing and perimeter sealants, selectively replacing slate roof tiles, and repairing copper roofing, gutters, and downspouts. The scope also includes window restoration, involving removal and reinstallation, new wood blocking, flashing, and sealants.

The project has been executed in multiple phases, prioritized according to the urgency of repairs. Phases 1 and 2 (FY22 and FY23) have been completed, resulting in substantial improvements to the building's condition and longevity. The additional funding requested through this resolution will support Phase 3, which focuses on repairing the elevator shaft and former stair tower on the east side of the building—areas identified as being of particular concern.

The Revised Final Budget is attached for your information.

Attachments

**CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET: REVISED FINAL**

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

	<b>PHASE 1 PRC 7/1/2022</b>	<b>APPROVED FINAL 2/22/2023</b>	<b>APPROVED REVISED FINAL 6/5/2024 EVPPF&amp;CFO</b>	<b>APPROVED REVISED FINAL 1/6/2025 EVPPF&amp;CFO</b>	<b>APPROVED REVISED FINAL 2/26/2025</b>	<b>APPROVED REVISED FINAL 6/25/2025</b>	<b>APPROVED REVISED FINAL 10/27/2025 Interim VPF</b>
<b><u>BUDGETED EXPENDITURES</u></b>							
CONSTRUCTION	\$ 298,000	\$ 630,000	\$ 630,000	\$ 665,000	\$ 1,095,455	\$ 1,433,182	\$ 1,513,782
DESIGN SERVICES	74,000	97,000	131,818	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	-	-	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 372,000</b>	<b>\$ 727,000</b>	<b>\$ 761,818</b>	<b>\$ 796,818</b>	<b>\$ 1,227,273</b>	<b>\$ 1,565,000</b>	<b>\$ 1,645,600</b>
PROJECT CONTINGENCY	28,000	73,000	76,182	76,182	122,727	80,000	80,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>	<b>\$ 838,000</b>	<b>\$ 873,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,645,000</b>	<b>\$ 1,725,600</b>
<b><u>SOURCE(S) OF FUNDING *</u></b>							
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000	\$ 838,000	\$ 873,000	\$ 1,350,000	\$ 1,645,000	\$ 1,725,600
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>	<b>\$ 838,000</b>	<b>\$ 873,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,645,000</b>	<b>\$ 1,725,600</b>


\* 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)**  
**December 3, 2025**



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	-	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$372,000</b>	<b>\$ 727,000</b>	<b>\$ 761,818</b>	<b>\$ 796,818</b>	<b>\$1,227,273</b>	<b>\$ 1,565,000</b>
PROJECT CONTINGENCY	28,000	73,000	76,182	76,182	122,727	80,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b><u>\$400,000</u></b>	<b><u>\$ 800,000</u></b>	<b><u>\$ 838,000</u></b>	<b><u>\$ 873,000</u></b>	<b><u>\$1,350,000</u></b>	<b><u>\$ 1,645,000</u></b>
<b><u>SOURCE(S) OF FUNDING *</u></b>						
UNIVERSITY FUNDS	\$400,000	\$ 800,000	\$ 838,000	\$ 873,000	\$1,350,000	\$ 1,645,000
<b>TOTAL BUDGETED FUNDING</b>	<b><u>\$400,000</u></b>	<b><u>\$ 800,000</u></b>	<b><u>\$ 838,000</u></b>	<b><u>\$ 873,000</u></b>	<b><u>\$1,350,000</u></b>	<b><u>\$ 1,645,000</u></b>

\* 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.

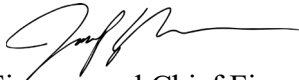
BOT 6.25.25  
FO500106

**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**

<b><u>BUDGETED EXPENDITURES</u></b>	<b>PHASE 1 PRC 7/1/2022</b>	<b>APPROVED FINAL 2/22/2023</b>	<b>APPROVED REVISED FINAL 9/25/2024</b>	<b>PROPOSED REVISED FINAL 2/26/2025</b>
			<b>EVPF&amp;CFO</b>	
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	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 372,000</b>	<b>\$ 727,000</b>	<b>\$ 761,818</b>	<b>\$ 1,227,273</b>
PROJECT CONTINGENCY	28,000	73,000	76,182	122,727
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>	<b>\$ 838,000</b>	<b>\$ 1,350,000</b>
<b><u>SOURCE(S) OF FUNDING *</u></b>				
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000	\$ 838,000	\$ 1,350,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>	<b>\$ 838,000</b>	<b>\$ 1,350,000</b>

\* 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.


BOT 2.26.25

FO500106

**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>
			EVPF&CFO
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	-	-	-
<b>SUBTOTAL</b>	<b>\$ 372,000</b>	<b>\$ 727,000</b>	<b>\$ 761,818</b>
PROJECT CONTINGENCY	28,000	73,000	76,182
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>	<b>\$ 838,000</b>
<b><u>SOURCE(S) OF FUNDING *</u></b>			
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000	\$ 838,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>	<b>\$ 838,000</b>

\* 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	-	-
<b>SUBTOTAL</b>	<b>\$ 372,000</b>	<b>\$ 727,000</b>
PROJECT CONTINGENCY	28,000	73,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>
<b><u>SOURCE(S) OF FUNDING*</u></b>		
UNIVERSITY FUNDS	\$ 400,000	\$ 800,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 400,000</b>	<b>\$ 800,000</b>

\* 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**

