



RESOLUTION

concerning

THE ESTABLISHMENT OF PRIORITIES FOR  
GENERAL OBLIGATION BOND FUNDED CAPITAL PROJECTS  
FOR FISCAL YEARS 2002-03 THROUGH 2007-08;  
AND APPROVAL OF THE BIENNIAL CAPITAL BUDGET REQUEST FOR  
GENERAL OBLIGATION BONDS FOR FISCAL YEARS 2003-05

July 19, 2002

WHEREAS, The Board of Trustees under its statutory authority - CGS Sec. 10a-89 (b) - shall "... (2) propose facility planning and capital expenditure budget priorities for the institutions under its jurisdiction," and

WHEREAS, The following guidelines were used to establish priorities for the proposed capital projects:

- Projects to eliminate fire, health and other safety hazards, including architectural barriers for the handicapped.
- Projects to implement energy conservation measures to provide institutional savings.
- Projects that must precede other capital projects in the Five-Year Plan when failure to proceed in a timely manner would jeopardize the initiation and completion of other proposed projects.
- Projects designed to conserve and restore existing facilities for continued use and to protect the State's capital investments.
- Projects to renovate existing facilities to meet new or revised academic programs.
- Projects to provide new facilities when existing facilities cannot be feasibly adapted to meet programmed needs, and


WHEREAS, The recommendations were based upon existing facility master plans and were developed in consultation with the universities, now therefore be it

RESOLVED, That the priorities for future general obligation bond funded capital projects are as set forth in Attachment A to this resolution, and be it further

RESOLVED, That the Biennial Capital Budget Request for general obligation bonds and Priorities for Projects for FY 2003-04 and FY 2004-05 are as set forth in Attachment B to this resolution, and be it further

RESOLVED, That Board Resolution 00-64 is rescinded.

A Certified True Copy:



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William J. Cibes, Jr.  
Chancellor

Priority	Project Title	University	Total Project Cost Requested	Amount Authorized	Additional Funds Requested	YEAR AUTHORIZATIONS REQUESTED				Funds Beyond Five-Year Plan	Staff Comments
						FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07		
1	Renovate and Expand Engleman Hall	Southern	5,000,000 *	5,000,000	-	-	-	-	-	-	Phased project in construction. Unallocated funds needed to replace brickwork and purchase equipment.
2	New Science Building	Western	48,095,000 *	44,595,000	3,500,000	-	-	-	-	-	Design complete. Project to be bid in summer 2002. Request equipment funds in 2003-04.
3	Child and Family Development Resource Center	Eastern	12,061,000	12,061,000	-	-	-	-	-	-	Design in construction document phase.
4	Addition and Renovations to Buley Library	Southern	63,748,000 *	40,398,000	23,350,000	-	-	-	-	-	In design development phase. Request supplemental construction funds 2003-04.
5	New Admissions Building	Central	5,128,000 *	5,128,000	-	-	-	-	-	-	In schematic design.
6	Science Classroom Building	Eastern	61,740,000	4,000,000	57,740,000	-	-	-	-	-	In design development phase. Request construction funds 2003-04.
7	Warner Hall Building Renovation	Western	1,880,000	1,880,000	-	-	-	-	-	-	Two-phased project. Phase I in construction. Phase II to be bid in summer 2002.
8	New Maintenance/Soil Shed Facility	Central	1,403,500 *	106,500	1,297,000	-	-	-	-	-	In schematic design. Request construction funds 2003-04.
9	Campus Police Station	Eastern	1,683,000 *	1,683,000	-	-	-	-	-	-	In schematic design.
10	New and Replacement Equipment	System	60,000,000 *	10,000,000	50,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	\$10 million available to purchase new and replacement equipment during 2002-03. Request annual authorizations of \$10 million.
11	Westside Campus Athletic Fields	Western	5,277,834 *	5,277,834	-	-	-	-	-	-	Four-phased project. Phase IV bids received May 2002. Allocation request pending Bond Commission approval.
12	Outdoor Track - Mansfield Site	Eastern	909,000 *	909,000	-	-	-	-	-	-	In schematic design.
13	New Athletic/Practice Fields	Central	2,500,000 *	2,500,000	-	-	-	-	-	-	In contract document phase.
14	Code Compliance/Infrastructure Improvements: General Fund Study Mech./Elec: Earl, Jennings & Lyman Replace Roofs on Jennings & Peiz Halls Space Reallocation/Info. Syst.: Wintergreen Campus Wide: Info. Syst./Bldg. Director's Lyman/Jennings: Ext. Doors, Windows, Brick Minor Capital Projects	Southern	9,440,000 *	1,185,000	8,255,000	2,415,000	2,106,000	1,040,000	1,110,000	-	Initiate study of mechanical/electrical syst. in 2002-03. Request Jennings const. 2003-04, Peiz 2004-05. Request design and construction funds 2004-05. Request design and construction funds 2004-05. Request design 2004-05 and construction 2005-06. Various agency administered projects.
15	Code Compliance/Infrastructure Improvements: General Fund Expand HRW Tank/Relocate Utilities South Electrical Loop Mini Chiller Plant Shaver Auditorium Code Improvements Develop Pedestrian Walk from Garage Develop Major Campus Entrances Renovate and Upgrade Perimeter Houses Brick Repointing Campus Wide Planetarium Window Replacement Minor Capital Projects	Eastern	12,487,595 *	2,387,895	10,100,000	650,000	1,980,000	2,500,000	2,500,000	2,500,000	In schematic design. Request design and construction funds 2004-05. Request design and construction funds 2004-05. Agency designed; request construction funds 2004-05. Request design and construction funds 2005-06. Request design and construction funds 2005-06. Request funds 2006-06, 2006-07 and 2007-08. Request design and construction funds 2006-07. Various agency administered projects.

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						FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08		
16	Code Compliance/Infrastructure Improvements: General Fund Replace/Install Elevators: Davidson/Maloney Burrill HVAC Code Improvements: Phase II Davidson Hall Window and ADA Door Impr. Kaiser Hall Annex (Bubble) Renovations Window Replacements in Four Buildings Fire and ADA Code Renovations Kaiser Hall: Replace Gym Floor and Seating Davidson Hall: Founders Hall HVAC Improv. Minor Capital Projects	Central	10,831,754	1,186,754	9,645,000	3,277,000	3,401,000	1,545,000	897,000	525,000	-	Design underway; to be bid in Fall 2002. Design under way and construction funds 2003-04. Request design and construction funds 2004-05. Request suppl. design and construction funds 2003-04. Agency designed; request construction funds 2005-06. Request design and construction funds 2003-04. Request design and construction funds 2003-04. Agency designed; request construction funds 2004-07. Various agency administered projects.
17	Code Compliance/Infrastructure Improvements: General Fund Air Condition O'Neill Center Athletics Stadium Bleachers Boiler House Renovation Comprehensive Campus Signage O'Neill Center Auditorium Spectator Area Pave Loop Road Feldman Arena Improvements Westside Classroom Bldg: Expand Rm 218 Midtown Campus Pedestrian Bridge Baseball Field Drainage Improvements Midtown Campus Roof Replacements Minor Capital Projects	Western	4,868,166	1,058,166	3,810,000	1,595,000	980,000	495,000	210,000	530,000	-	Agency designed project to be bid in summer 2002. Bids received; pending Bond Commission approval. Agency designed; project to be bid in early 2003. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2004-05. Agency designed; request construction funds 2004-05. Agency designed; request construction funds 2005-06. Agency designed; request construction funds 2007-08. Various agency administered projects.
18	Alterations, Repairs and Improvements to Auxiliary Service Facilities from General Obligation Bonds	System	50,000,000	25,000,000	25,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	-	Section 10a-89C of the General Statutes of Connecticut provides \$5 million annually to CSU, for a period of ten years, to finance auxiliary service capital projects. Funding will be provided either from general obligation bonds or from the general fund to pay debt service.
19	Comprehensive Campus Security System	Eastern	648,000	648,000	-	-	-	-	-	-	-	In design development phase.
20	Telecommunications Infrastructure Upgrade	System	11,167,000	-	11,167,000	2,410,000	1,921,000	2,580,000	1,884,000	2,372,000	-	Request annual authorization of funds to expand university and wide area network telecommunications infrastructure.
21	Swing Space Building	Central	13,675,000	100,000	13,575,000	13,575,000	-	-	-	-	-	Design/build project. Funds available for programming study. Request construction funds in 2003-04.
22	Fine Arts Instructional Center	Eastern	66,279,000	100,000	66,179,000	7,260,000	58,919,000	-	-	-	-	Pre-design programming study complete. Request design funds in 2003-04 and construction funds in 2004-05.
23	Fine and Performing Arts Building	Western	31,124,000	130,000	30,994,000	5,792,000	-	25,202,000	-	-	-	Initiate programming study during 2002-03. Request design funds 2003-04 and construction funds 2005-06.
24	Land and Property Acquisition Program	System	10,704,571	4,704,571	6,000,000	2,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	Request annual authorization of funds to finance property acquisitions proposed by the universities.
25	Mechanical/Electrical System Upgrades to Eoff Hall	Southern	4,273,000	-	4,273,000	4,273,000	-	-	-	-	-	Request design and construction funds 2003-04.
26	Ventilation & A/C Improvements Campuswide	Central	6,648,000	-	6,648,000	717,000	5,931,000	-	-	-	-	Request design 2003-04 and construction 2004-05.

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						FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08		
27	Keeler Hall Demolition	Eastern	257,000 *	-	257,000	257,000	-	-	-	-	-	Request design and demolition funds 2003-04.
28	Mechanical/Electrical System Upgrades to Jennings Hall	Southern	5,908,000	-	5,908,000	770,000	5,138,000	-	-	-	-	Request design 2003-04 and construction 2004-05.
29	Davidson/Marcus White Fire Code Improv.	Central	2,817,000 *	-	2,817,000	391,000	2,426,000	-	-	-	-	Request design 2003-04 and construction 2004-05.
30	Student Services/Administration Building and Faculty/Staff Parking Garage	Southern	40,016,000 *	-	40,016,000	3,153,000	36,863,000	-	-	-	-	Request pre-design and design funds 2003-04 and construction funds 2004-05.
31	Renovate Maria Sanford Hall	Central	8,959,000	-	8,959,000	944,000	8,015,000	-	-	-	-	Request design 2003-04 and construction 2004-05.
32	Sports Center Addition and Renovation	Eastern	43,667,000 *	-	43,667,000	4,277,000	-	39,390,000	-	-	-	Request design 2003-04 and construction 2005-06.
33	O'Neill Center Addition	Western	8,197,000 *	-	8,197,000	816,000	7,381,000	-	-	-	-	Request design 2003-04 and construction 2004-05.
34	New Athletic Field House	Central	49,544,000 *	-	49,544,000	160,000	4,262,000	-	45,122,000	-	-	Request pre-design funds 2003-04, design funds 2004-05 and construction funds 2006-07.
35	Moore Field House Addition and Renovation	Southern	54,349,000 *	-	54,349,000	180,000	5,101,000	-	49,068,000	-	-	Request pre-design funds 2003-04, design funds 2004-05 and construction funds 2006-07.
36	Westside Classroom Building Renovation	Western	15,763,000 *	-	15,763,000	1,606,000	14,157,000	-	-	-	-	Request design 2003-04 and construction 2004-05.
37	Davis Hall Addition and Renovation	Southern	35,264,000 *	-	35,264,000	120,000	3,346,000	-	31,798,000	-	-	Request pre-design funds 2003-04, design funds 2004-05 and construction funds 2006-07.
38	Higgins Hall Renovations	Western	7,905,000 *	-	7,905,000	-	958,000	6,947,000	-	-	-	Request design 2004-05 and construction 2005-06.
39	Mechanical/Electrical System Upgrades to Lyman Auditorium	Southern	3,039,000	-	3,039,000	-	383,000	2,656,000	-	-	-	Request design 2004-05 and construction 2005-06.
40	Maintenance Building Renovation and Addition	Eastern	9,765,000 *	-	9,765,000	-	912,000	8,853,000	-	-	-	Request design 2004-05 and construction 2005-06.
41	Burnitt Library Renovation and Expansion	Central	90,287,000 *	-	90,287,000	-	280,000	9,890,000	-	80,117,000	-	Request pre-design funds 2004-05, design funds 2005-06 and construction funds 2007-08.
42	Berkshire Hall Renovation	Western	13,472,000 *	-	13,472,000	-	1,442,000	-	12,030,000	-	-	Request design 2004-05 and construction 2006-07.
43	Old Main Renovation: Phase III	Western	5,568,000 *	-	5,568,000	-	718,000	-	4,850,000	-	-	Request design 2004-05 and construction 2006-07.
44	Replace Barnard Hall Roof/Enclose Stairway	Central	2,392,000 *	-	2,392,000	-	-	2,392,000	-	-	-	Agency designed; request construction funds 2005-06.
45	Renovate/Expand Willard and DiLoreto Halls	Central	37,734,000 *	2,827,000	34,907,000	-	1,056,000	-	33,851,000	-	-	In schematic design. Request funds necessary to complete design documents in FY 2004-05 and construction funds in 2006-07.
46	White Hall Renovation	Western	29,257,000 *	-	29,257,000	-	-	3,405,000	-	25,852,000	-	Request design 2005-06 and construction 2007-08.
47	Renovate Marcus White Hall	Central	9,633,000 *	-	9,633,000	-	-	1,181,000	-	8,452,000	-	Request design 2005-06 and construction 2007-08.
48	Media/Goddard Renovation	Eastern	13,922,000 *	-	13,922,000	-	-	1,649,000	12,273,000	-	-	Request design 2005-06 and construction 2006-07.
49	Old Power House: Int. Swing Space Renovation	Central	2,819,000	-	2,819,000	-	-	303,000	2,516,000	-	-	Request design 2005-06 and construction 2006-07.
50	Sharer Hall Renovation	Eastern	15,675,000 *	-	15,675,000	-	-	1,938,000	-	13,737,000	-	Request design 2005-06 and construction 2007-08.
51	Improve Academic Mall and Fitch St. Entrance	Southern	6,078,000	-	6,078,000	-	-	627,000	5,451,000	-	-	Request design 2005-06 and construction 2006-07.

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						FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08		
52	Westside Campus Site Improvements	Western	1,495,000 *	-	1,495,000	-	-	1,495,000	-	-	-	Agency designed; request construction funds 2005-06
53	Arute Field Site Improvements	Central	4,408,000 *	-	4,408,000	-	-	355,000	4,053,000	-	-	Request design 2005-06 and construction 2006-07.
54	Armory Renovation	Western	3,115,000	-	3,115,000	-	-	368,000	2,747,000	-	-	Request design 2005-06 and construction 2006-07.
55	Renovate Davidson Hall	Central	25,084,000	-	3,031,000	-	-	-	3,031,000	-	22,053,000	Request design 2006-07 and construction 2008-09.
56	Maloney Hall Exterior Renovations	Central	3,025,000	-	3,025,000	-	-	-	340,000	2,685,000	-	Request design 2006-07 and construction 2007-08.
57	Kaiser Hall HVAC Improvements	Central	4,007,000	-	4,007,000	-	-	-	469,000	3,538,000	-	Request design 2006-07 and construction 2007-08.
58	New Office/Classroom Building	Central	24,954,000 *	-	2,191,000	-	-	-	2,191,000	-	22,773,000	Request design 2006-07 and construction 2008-09.
	<b>TOTALS</b>		\$11,079,956,420	\$172,865,420	\$862,285,000	\$156,694,000	\$184,806,000	\$131,327,000	\$232,321,000	\$157,418,000	\$44,826,000	

\* This project was included in the previous Five-Year Facilities Plan (FY 2001-2006).

Priority 2003-04	Priority 2004-05	Project Title	University	Total Project Cost Requested	Amount Authorized	Additional Funds Requested	Amount Requested FY 2003-04	Amount Requested FY 2004-05	Additional Funds Requested in Five-Year Plan	Staff Comments
1	-	New Science Building	Western	48,095,000 *	44,595,000	3,500,000	3,500,000	-	-	Design complete. Project to be bid in summer 2002. Request equipment funds in 2003-04.
2	-	Addition and Renovations to Buley Library	Southern	63,748,000 *	40,398,000	23,350,000	23,350,000	-	-	In design development phase. Request supplemental construction funds 2003-04.
3	-	Science Classroom Building	Eastern	61,740,000 *	4,000,000	57,740,000	57,740,000	-	-	In design development phase. Request construction funds 2003-04.
4	-	New Maintenance/Soft Shed Facility	Central	1,403,500 *	106,500	1,297,000	1,297,000	-	-	In schematic design. Request construction funds 2003-04.
5	1	New and Replacement Equipment	System	60,000,000 *	10,000,000	50,000,000	10,000,000	10,000,000	30,000,000	\$10 million available to purchase new and replacement equipment during 2002-03. Request annual authorizations of \$10 million.
6	2	Code Compliance/Infrastructure Improvements: General Fund <i>Study Mech./Elec: Earl, Jennings &amp; Lyman</i> <i>Replace Roofs on Jennings &amp; Pelz Halls</i> <i>Space Reallocation/Info. Syst.: Wintergreen</i> <i>Campus Wide: Info. Syst./Bldg. Directorles</i> <i>Lyman/Jennings: Ext. Doors, Windows, Brick</i> <i>Minor Capital Projects</i>	Southern	9,440,000 * 175,000 913,000 335,000 470,000 1,187,000 6,360,000 *	1,185,000 175,000 - - - - 1,010,000	8,255,000 - 913,000 335,000 470,000 1,187,000 5,350,000	1,584,000 - 514,000 - - - 1,070,000	2,415,000 - 399,000 335,000 470,000 121,000 1,090,000	4,256,000 - - - - 1,066,000 3,190,000	<i>Initiate study of mechanical/electrical syst. in 2002-03.</i> <i>Request Jennings constr. 2003-04, Pelz 2004-05.</i> <i>Request design and construction funds 2004-05.</i> <i>Request design and construction funds 2004-05.</i> <i>Request design 2004-05 and construction 2005-06.</i> <i>Various agency administered projects.</i>
7	3	Code Compliance/Infrastructure Improvements: General Fund <i>Expand HTHW Tank/Relocate Utilities</i> <i>South Electrical Loop</i> <i>Mini Chiller Plant</i> <i>Shafer Auditorium Code Improvements</i> <i>Develop Pedestrian Walk from Garage</i> <i>Develop Major Campus Entrances</i> <i>Renovate and Upgrade Perimeter Houses</i> <i>Brick Repointing Campus Wide</i> <i>Planetarium Window Replacement</i> <i>Minor Capital Projects</i>	Eastern	12,487,595 * 1,801,000 915,000 1,107,250 273,500 450,000 500,000 650,000 2,500,000 600,000 3,690,845 *	2,387,595 1,801,000 - - - - - - - - 586,595	10,100,000 - 915,000 1,107,250 273,500 450,000 500,000 650,000 2,500,000 600,000 3,104,250	650,000 - - - - - - - - - 650,000	2,500,000 - 915,000 1,107,250 273,500 - 500,000 650,000 - 600,000 204,250	6,950,000 - - - - 450,000 500,000 650,000 2,500,000 600,000 2,250,000	<i>In schematic design.</i> <i>Request design and construction funds 2004-05.</i> <i>Request design and construction funds 2004-05.</i> <i>Agency designed; request construction funds 2004-05.</i> <i>Request design and construction funds 2005-06.</i> <i>Request design and construction funds 2005-06.</i> <i>Request funds 2005-06, 2006-07 and 2007-08.</i> <i>Request funds 2006-07 and 2007-08.</i> <i>Request design and construction funds 2006-07.</i> <i>Various agency administered projects.</i>
8	4	Code Compliance/Infrastructure Improvements: General Fund <i>Replace/Install Elevators: Davidson/Maloney</i> <i>Replace Elevator in Bamord Hall</i> <i>Burnit HVAC Code Improvements: Phase II</i> <i>Davidson Hall Window and ADA Door Impr.</i> <i>Kaiser Hall Annex (Bubble) Renovations</i> <i>Window Replacements in Four Buildings</i> <i>Fire and ADA Code Renovations</i> <i>Kaiser Hall: Replace Gym Floor and Seating</i> <i>Davidson Hall: Founders Hall HVAC Improv.</i> <i>Minor Capital Projects</i>	Central	10,831,754 * 661,754 * 553,000 * 1,131,000 * 1,745,000 * 475,000 1,020,000 * 689,000 1,035,000 372,000 3,150,000 *	1,186,754 661,754 - - - - - - - - 525,000	9,645,000 - 553,000 1,131,000 1,745,000 475,000 1,020,000 689,000 1,035,000 372,000 2,625,000	3,277,000 - 553,000 - - 475,000 - 689,000 1,035,000 - 525,000	3,401,000 - - 1,131,000 1,745,000 - - - - - - 525,000	2,967,000 - - - - - 1,020,000 - - 372,000 1,575,000	<i>Design underway; to be bid in Fall 2002.</i> <i>Design underway; request construction funds 2003-04.</i> <i>Request design and construction funds 2004-05.</i> <i>Request suppl. design and construction funds 2003-04.</i> <i>Agency designed; request construction funds 2003-04.</i> <i>Agency designed; request construction funds 2005-06.</i> <i>Request design and construction funds 2003-04.</i> <i>Request design and construction funds 2003-04.</i> <i>Agency designed; request construction funds 2006-07.</i> <i>Various agency administered projects.</i>

Priority 2003-04	Priority 2004-05	Project Title	University	Total Project Cost Requested	Amount Authorized	Additional Funds Requested	Amount Requested FY 2003-04	Amount Requested FY 2004-05	Additional Funds Requested in Five-Year Plan	Staff Comments
9	5	Code Compliance/Infrastructure Improvements: General Fund <i>Alt. Condition O'Neill Center</i> <i>Athletic Stadium Bleachers</i> <i>Boiler House Renovation</i> <i>Comprehensive Campus Signage</i> <i>O'Neill Center Natatorium Spectator Area</i> <i>Pave Loop Road</i> <i>Feldman Arena Improvements</i> <i>Westside Classroom Bldg: Expand Rm 218</i> <i>Midtown Campus Perimeter Site Improv.</i> <i>Midtown Campus Pedestrian Bridge</i> <i>Baseball Field Drainage Improvements</i> <i>Midtown Campus Roof Replacements</i> <i>Minor Capital Projects</i>	Western	4,868,166 *	1,058,166	5,810,000	1,595,000	980,000	1,235,000	Agency designed project to be bid in summer 2002. Bids received; pending Bond Commission approval. Agency designed; project to be bid in early 2003. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2003-04. Agency designed; request construction funds 2004-05. Agency designed; request construction funds 2004-05. Agency designed; request construction funds 2005-06. Agency designed; request construction funds 2007-08. Various agency administered projects.
10	6	Alterations, Repairs and Improvements to Auxiliary Service Facilities from General Obligation Bonds	System	50,000,000 *	25,000,000	25,000,000	5,000,000	5,000,000	15,000,000	Section 10a-89C of the General Statutes of Connecticut provides \$5 million annually to CSU, for a period of ten years, to finance auxiliary service capital projects. Funding will be provided either from general obligation bonds or from the general fund to pay debt service.
11	7	Telecommunications Infrastructure Upgrade	System	11,167,000	-	11,167,000	2,410,000	1,921,000	6,836,000	Request annual authorization of funds to expand university and wide area network telecommunications infrastructure.
12	-	Swing Space Building	Central	13,675,000	100,000	13,575,000	13,575,000	-	-	Design/build project. Funds available for programming study. Request construction funds in 2003-04.
13	8	Fine Arts Instructional Center	Eastern	66,279,000 *	100,000	66,179,000	7,260,000	58,919,000	-	Pre-design programming study complete. Request design funds in 2003-04 and construction funds in 2004-05.
14	-	Fine and Performing Arts Building	Western	31,124,000 *	130,000	30,994,000	5,792,000	-	25,202,000	Initiate programming study during 2002-03. Request design funds 2003-04 and construction funds 2005-06.
15	9	Land and Property Acquisition Program	System	10,704,571 *	4,704,571	6,000,000	2,000,000	1,000,000	3,000,000	Request annual authorization of funds to finance property acquisitions proposed by the universities.
16	-	Mechanical/Electrical System Upgrades to Earl Hall	Southern	4,273,000	-	4,273,000	4,273,000	-	-	Request design and construction funds 2003-04.
17	10	Ventilation & A/C Improvements Campuswide	Central	6,648,000	-	6,648,000	717,000	5,931,000	-	Request design 2003-04 and construction 2004-05.
18	-	Keeler Hall Demolition	Eastern	257,000 *	-	257,000	257,000	-	-	Request design and demolition funds 2003-04.
19	11	Mechanical/Electrical System Upgrades to Jennings Hall	Southern	5,908,000	-	5,908,000	770,000	5,138,000	-	Request design 2003-04 and construction 2004-05.
20	12	Davidson/Marcus White Fire Code Improv.	Central	2,817,000 *	-	2,817,000	391,000	2,426,000	-	Request design 2003-04 and construction 2004-05.
21	13	Student Services/Administration Building and Faculty/Staff Parking Garage	Southern	40,016,000 *	-	40,016,000	3,153,000	36,863,000	-	Request pre-design and design funds 2003-04 and construction funds 2004-05.
22	14	Renovate Maria Sanford Hall	Central	8,959,000	-	8,959,000	944,000	8,015,000	-	Request design 2003-04 and construction 2004-05.
23	-	Sports Center Addition and Renovation	Eastern	43,667,000 *	-	43,667,000	4,277,000	-	39,390,000	Request design 2003-04 and construction 2005-06.



Priority 2003-04	Priority 2004-05	Project Title	University	Total Project Cost Requested	Amount Authorized	Additional Funds Requested	Amount Requested FY 2003-04	Amount Requested FY 2004-05	Additional Funds Requested in Five-Year Plan	Staff Comments
24	15	O'Neill Center Addition	Western	8,197,000 *	-	8,197,000	816,000	7,381,000	-	Request design 2003-04 and construction 2004-05.
25	16	New Athletic Field House	Central	49,544,000 *	-	49,544,000	160,000	4,262,000	45,122,000	Request pre-design funds 2003-04, design funds 2004-05 and construction funds 2006-07.
26	17	Moore Field House Addition and Renovation	Southern	54,349,000 *	-	54,349,000	180,000	5,101,000	49,068,000	Request pre-design funds 2003-04, design funds 2004-05 and construction funds 2006-07.
27	18	Westside Classroom Building Renovation	Western	15,763,000 *	-	15,763,000	1,606,000	14,157,000	-	Request design 2003-04 and construction 2004-05.
28	19	Davis Hall Addition and Renovation	Southern	35,264,000 *	-	35,264,000	120,000	3,346,000	31,798,000	Request pre-design funds 2003-04, design funds 2004-05 and construction funds 2006-07.
-	20	Higgins Hall Renovations	Western	7,905,000 *	-	7,905,000	-	958,000	6,947,000	Request design 2004-05 and construction 2005-06.
-	21	Mechanical/Electrical System Upgrades to Lyman Auditorium	Southern	3,039,000	-	3,039,000	-	383,000	2,656,000	Request design 2004-05 and construction 2005-06.
-	22	Maintenance Building Renovation and Addition	Eastern	9,765,000 *	-	9,765,000	-	912,000	8,853,000	Request design 2004-05 and construction 2005-06.
-	23	Buritt Library Renovation and Expansion	Central	90,287,000 *	-	90,287,000	-	280,000	90,007,000	Request pre-design funds 2004-05, design funds 2005-06 and construction funds 2007-08.
-	24	Berkshire Hall Renovation	Western	13,472,000 *	-	13,472,000	-	1,442,000	12,030,000	Request design 2004-05 and construction 2006-07.
-	25	Old Main Renovation: Phase III	Western	5,568,000 *	-	5,568,000	-	718,000	4,850,000	Request design 2004-05 and construction 2006-07.
-	26	Renovate/Expand Willard and DiLoreto Halls	Central	37,734,000 *	2,827,000	34,907,000	-	1,056,000	33,851,000	In schematic design. Request funds necessary to complete design documents in FY 2004-05 and construction funds in 2006-07.
<b>TOTALS</b>				\$ 898,995,586	\$ 137,778,586	\$ 761,217,000	\$ 156,694,000	\$ 184,505,000	\$ 420,018,000	

\* This project was included in the previous Five-Year Facilities Plan (FY 2001-2006).

**ITEM**

FY 2003-08 Five-Year Facilities Plan Update and FY 2003-2005 Capital Budget Request for General Obligation Bond Funded Projects

**BACKGROUND**

Every two years, the Finance and Administration Committee and the Academic Affairs Committee hold a joint meeting to review the Five-Year Facilities Plan updates and the Capital Budget Requests for general obligation bond funded capital projects. Subsequently, a Systemwide five-year facilities plan and a consolidated biennial capital budget request are presented for approval by the Board.

Initial recommendations were reviewed by the Council of Presidents (COP) at its June 12, 2002, meeting. Subsequent discussion resulted in minimal modifications to the original submission, which are presented herein.

**ANALYSIS**

The priority of projects included in the Five-Year Facilities Plan is based on criteria previously supported by the Board of Trustees. In summary, projects to eliminate fire, health, handicapped code and other safety issues are given highest priority, as are projects resulting in energy cost reductions. Also of significance are projects that must be completed as predecessors to other capital projects in the Five-Year Plan.

The next priority is for maintenance, refurbishment, and renovation projects whose deferral would result in increased operating and maintenance expenditures or more costly renovation projects in the future. Projects to renovate existing facilities or construct new facilities to meet new or revised programmed needs are the final priority.

Because of the magnitude of the total cost of these plans, it should be observed that modifications to either or both may need to be made as they move through the statutory process required before final action by the General Assembly and the Governor.

**General Obligation Five-Year Facilities Plan Update for FY 2003-2008**

The recommended FY 2003-2008 Five-Year Facilities Plan includes 58 general fund capital projects and programs for the universities and the System. This includes four Systemwide initiatives to be administered by the System Office - the new and replacement equipment program, general obligation bond funds to support auxiliary service projects, land and property acquisitions, and the telecommunications infrastructure upgrade program - 19 projects or programs for Central, 12 for Eastern, 10 for Southern and 13 for Western. The amount recommended for inclusion in the plan totals \$1.035 billion, which includes \$172.9 million in existing authorizations and an additional \$862.3 million in new authorizations required through Fiscal Year 2007-2008. This includes \$131.9 million for Systemwide programs, \$261.0 million for Central, \$239.1 million for Eastern, \$227.1 million for Southern

and \$176.0 million for Western. An additional \$44.8 million is needed beyond Fiscal Year 2007-2008 to complete projects identified in the Five-Year Facilities Plan.

It should be noted, however, that of the \$172.9 million available from existing bond authorizations, \$39.8 million has been deferred until July 1, 2003, as part of a statewide effort to reduce the level of authorizations available this fiscal year in order to stay within the bond cap. The projects impacted through the deferral of funding include \$2.2 million for the construction of athletic/practice fields and \$4.3 million for a new admissions building at Central, and \$33.2 million for additions and renovations to Buley Library at Southern. It is believed that deferral of funding will not significantly delay initiation of construction for these projects, since they were not scheduled for bidding until spring 2003.

The FY 2003-2008 Five-Year Facilities Plan update represents a substantial increase over the \$801.4 million general obligation bond funded program identified in the FY 2001-2006 plan. The increase can be attributed to several factors. First, the previous five-year plan adopted by the Board of Trustees provided for annual funding requests averaging \$123 million per year, however, the legislature adopted a capital budget for the FY 2001-2003 biennium averaging only \$92 million per year. As a result, a number of projects had to be deferred one or more years, and estimated construction costs were increased by 4% per year to adjust for inflation.

Second, the Department of Public Works (DPW) has revised upward its general guidelines for the pricing of architectural and engineering services in order to bring fees in line with levels paid to consultants for design services in the private sector or other non-state run capital projects. The fee rates, which typically are based upon a percentage of the estimated construction cost, allows consultants to be paid an additional 3% of the estimated construction cost for design services, above the levels previously budgeted. For example, whereas an architect's fee previously was calculated at 7% of the estimated construction cost, the revised fee schedule would increase the fee for the same services to 10% of the construction cost. These rate increases have been reflected in the budgets for all capital projects recommended for inclusion in the five-year plan. Given that DPW fee rates are calculated at 75% of the cost of architectural and engineering services, DPW fees also have been increased accordingly.

Third, all proposals were reviewed with DPW staff to identify those projects that will require the contracting of additional design specialists or consultants during the design and/or construction process. The costs for these services, which include construction administration, building commissioning, permitting, threshold review, and completion of pre-design programming studies, had not previously been budgeted in most project cost estimates. In the past, whenever these services were required, the costs were funded out of the project contingency or from the DPW fee budget, thereby reducing the amount available in these two line items. In addition, past budget estimates did not provide for costs associated with the physical relocation of academic and administrative functions displaced during the comprehensive renovation of a facility. This expense also must provide for the return of functions and equipment to the facility upon completion of the renovation project. Funds for the contracting of additional consultant services and relocation costs have been incorporated into estimated budgets, where required.

Fourth, the recommended Five-Year Facilities Plan reflects the substantial increase in budgets for eight projects included in the previous Plan.

- The construction cost per square foot for renovations to Willard and DiLoreto Halls at Central, and the addition that will link these two facilities, was significantly understated in the estimate provided two years ago as part of the campus master plan update. The total cost for renovations and in-fill expansion of these facilities is \$6.8 million more than previously budgeted for this project.
- The cost per square foot for renovations to both Davis Hall and Moore Field House at Southern, as part of renovations and expansions to those facilities, and the estimated cost for site improvements, also were substantially underestimated in the previous Five-Year Facilities Plan. The differences for these two projects represent an increase of \$18.7 million.
- Schematic designs developed for the new science classroom facility at Eastern indicate that the original 114,350 gross square foot program is insufficient to address the university's space requirements. Increased square footage is needed to accommodate the Sustainable Energy Program, and additional seating capacity is required for the large lecture hall. In addition, the original program assumed a net to gross square foot efficiency of 63%, however, the architect recommends this ratio be reduced to 52%. As a result, the university requests that the size of the facility be increased to 164,039 gross square feet, thereby increasing the total project cost by \$12.2 million.
- A pre-design programming study completed for the proposed new Fine Arts Instructional Center at Eastern identified the need for fixed theater equipment which was not included in the construction budget provided in the previous Five-Year Facilities Plan. The cost for this equipment, which is in addition to the amount normally set aside for the purchase of moveable equipment, will provide for items such as the chamber music shell, lighting and sound systems, stage rigging and fixed theater seats. These costs, as well as those noted above to provide for additional consultant services and inflation due to deferral of this project has resulted in an increased total cost of \$14.4 million.
- Schematic designs completed for renovations and additions to Buley Library at Southern identified the need to increase the project's construction budget to accommodate for exterior building refurbishment, including brickwork repair/replacement and the installation of a new roof. Additional funds also are required for the purchase and installation of equipment such as library stacks and student study seating. The additional work represents a total project cost increase of \$6.6 million.
- The amounts budgeted for renovations to Shafer Hall at Eastern, and renovations to White Hall at Western, have been increased to reflect the premium that must be paid to renovate historically significant facilities. The revised budgets for these two projects represent an increase of \$16.1 million over the costs identified in the previous Five-Year Facilities Plan.

It should be noted that the increased estimated costs listed for each of these projects represent total project costs and not just construction costs. These revised costs include adjustments associated with design and DPW fee increases, inflation due to deferral in implementation, requirements for other consultant services, relocation costs, and project contingency, as noted above.

Finally, the recommended Five-Year Facilities Plan update includes an additional thirteen major capital projects valued at \$97.8 million, which were not included in the FY 2001-2006 Plan adopted in July 2000. This includes seven projects at Central, four projects proposed at Southern, one project at Western, and one system wide initiative to be administered by the System Office. Three of the projects at Central are necessary to provide sufficient swing space for functions displaced during the comprehensive renovation and expansion of Willard and DiLoreto Halls, as well as other facilities recommended for renovation in the campus master plan. These projects include the development of a 70,400 gross square foot swing space building, the comprehensive renovation of Maria Sanford Hall, and the decommissioning and interior renovations to the old power plant. Other new projects proposed by Central include ventilation and air conditioning improvements in various facilities for connection to the new energy center currently in construction, including increased chiller capacity; the comprehensive renovation of the Davidson Hall administration building; exterior repairs to the Maloney Hall fine arts facility; and HVAC improvements in Kaiser Hall gymnasium.

Three of the new projects proposed by Southern provide for mechanical and electrical system upgrades to existing facilities including Earl Hall, the campus fine arts facility; the Jennings Hall science building; and Lyman Auditorium. A fourth project provides for substantial site work on the academic side of campus including the redevelopment of the academic mall bordered by Engleman Hall, Buley Library and the new student center, and improvements to the campus entrance on Fitch Street.

A new project proposed by Western provides for interior and exterior renovations to the armory building, which was transferred to the university for its use in the mid-1990's.

Finally, the System Office proposes implementation of a System Wide Telecommunications Infrastructure Upgrade program which will provide for the replacement and/or expansion of existing telecommunications infrastructure to meet voice, data and video communications needs at all four universities.

It also should be noted that the Five-Year Facilities Plan includes continued funding of \$5 million a year in general obligation bonds to finance auxiliary service capital projects. These projects involve residential facilities, student centers, dining halls and student parking areas funded from bonds issued through the Connecticut Health and Educational Facilities Authority (CHEFA). Debt service for CHEFA bond issues are paid from fees assessed to students enrolled at any of the four Connecticut State universities. In recognition of the substantial financial commitment by the students, the General Assembly enacted Section 10a-89c of the General Statutes of Connecticut which provides an additional \$5 million per year to finance projects impacting residential and other auxiliary service facilities at the Connecticut State Universities. The legislative commitment is for a period of ten years, beginning July 1, 1998. The legislative language specifies that the General Assembly will

either provide \$5 million from the General Fund to pay toward debt service on auxiliary service capital projects, or provide annual authorizations of \$5 million for auxiliary service capital projects to be allocated by the Bond Commission.

#### FY 2003-2005 Biennial Capital Budget Request

Recommended funding for the FY 2003-2005 Biennial Capital Budget Request for general obligation bonds totals \$341.2 million – \$156.7 million and \$184.5 million for FY 2003-2004 and FY 2004-2005, respectively – and will fund 35 projects and programs. It should be noted that the \$156.7 million requested for funding in FY 2003-04 is in addition to the \$39.8 million in existing authorizations deferred until July 1, 2003.

The amounts recommended for the biennium include \$45.7 million for Central, \$132.5 million for Eastern, \$86.7 million for Southern, \$38.9 million for Western, and \$37.3 million for Systemwide initiatives. While the amount identified for funding is greater than levels authorized in previous years, it should be noted that \$234.6 million of this request (or 68.8%) is needed to finance construction for eight major capital projects. These projects include the Systemwide new and replacement equipment program (\$20.0 million) as well as funds for alterations, repairs and improvements to auxiliary service facilities at the four universities (\$10.0 million); a new swing space building (\$13.6 million) at Central; a new science classroom building (\$57.7 million) and a fine arts instructional center (\$58.9 million) at Eastern; the expansion and renovation of Buley Library (\$23.4 million) and development of a new student services/administration building and associated parking garage (\$36.9 million) at Southern; and renovations to the Westside classroom building (\$14.2 million) at Western.

The biennial capital budget also provides \$26.6 million to finance design activities associated with eight major capital projects recommended for construction funding in the next biennium. Construction funding requirements anticipated for FY 2005-06 and FY 2006-07 for these eight projects total \$245.3 million and will finance a new athletic field house (\$45.1 million) and the renovation and expansion of Willard and DiLoreto Halls (\$33.9 million) at Central; renovations and additions to the sports center (\$39.4 million) and the maintenance building (\$8.9 million) at Eastern; additions and renovations to Moore Field House (\$49.1 million) and Davis Hall (\$31.8 million) at Southern; and a fine and performing arts building (\$25.2 million) and renovations to Berkshire Hall (\$12.0 million) at Western. Other recommendations include a mix of design and construction funds for projects, consistent with university master plans, and the financing of code compliance and infrastructure improvement programs at each university.

#### Master Planning

Master planning activities are underway for Southern, and will culminate in recommendations for new facilities, site improvements and building upgrades over the next fifteen years based on the university's strategic plan. Depending upon the findings of the master planning consultants, amendments to the Five-Year Facilities Plan and the biennial capital budget request may be warranted during the coming fiscal year.

It also is important to note that Western's original budget submittal requested a substantial increase in the size and budget for its proposed new fine and performing arts center. The university believes that projected enrollment levels in the fine and performing arts require an increase in the size of the facility from 72,300 gross square feet, as recommended in the 1995 campus master plan, to 140,000 gross square feet. While an increase in the size of the facility may be warranted, insufficient information is available at this time to support the enhanced scope and budget. A bond authorization of \$130,000 is available to finance a pre-design programming study for a fine and performing arts center at Western. This study should include a detailed analysis of the university's space requirements for fine and performing arts and identify the appropriate square footage and cost for the proposed facility. Until this analysis is complete, it is recommended that the five-year facilities plan reflect funding of the 72,300 gross square foot program. However, it is recommended that the biennial capital budget request include sufficient funding for the design of a larger fine and performing arts center, if supported through the findings of the programming study.

#### CHANCELLOR'S RECOMMENDATION

Approve the consolidated Connecticut State University General Obligation bond funded Five-Year Facilities Plan and priority of capital projects, and approve the biennial capital budget request for general obligation bonds and priority of capital projects for Fiscal Years 2003-2004 and 2004-2005.