



June 25, 2014

TO: Members of the Board of Trustees

FROM: John M. Biancamano  
Interim Executive Vice President for Administration and Chief Operating Officer

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

RE: UCONN 2000 Fiscal Year 2015 Capital Budget

RECOMMENDATION:

That the Board of Trustees approve a capital budget in the amount of \$315,500,000 in UCONN 2000 General Obligation Bonds for Fiscal Year 2015.

BACKGROUND:

The proposed capital budget for UCONN 2000 Phase III (also known as 21<sup>st</sup> Century UConn) for FY15 reflects the statutory authorization “cap” of \$315,500,000. This amount includes \$205,000,000 for the UConn program and \$110,500,000 for UConn Health. To support this capital activity we are also submitting to the Board the Twentieth Supplemental Indenture authorizing University of Connecticut General Obligation Bonds for the twentieth issuance under the Master Indenture in an amount not to exceed \$315,500,000 plus cost of issuance and amounts carried forward from the Nineteenth Supplemental Indenture. As with previous issuances these funds support cash flows for both current year projects and prior years’ projects where bonding has not yet occurred.

The proposed FY15 capital budget is Attachment A. Also enclosed for your information is a document updated annually (and sometimes more frequently): the UCONN 2000 Phase III Preliminary Outline, which reflects our plan by statutory named line.

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The key elements underlying the revisions to the phasing outline are detailed below. These changes are driven by academic priorities, economic realities and the importance of spending bond proceeds in a timely manner.

### **1. Program & Planning Adjustments:**

Significant changes have been made to the UConn preliminary phasing schedule due to the *Next Generation Connecticut* initiative. *Next Generation Connecticut* is a transformational investment in the University of the sort most academic communities only dream of; it adds \$1.5 billion to the UCONN 2000 program. It will enable the University to build more laboratories, classrooms and dorms, enroll many more students, secure advanced scientific equipment, create an outstanding campus in downtown Hartford, enhance our operations in Stamford, and attend to deferred maintenance needs across all campuses. This initiative will launch UConn into the very top tier of international universities not only in the fields of Science, Technology, Engineering and Math, but in every single discipline in this modern age, where disciplines are increasingly intertwined. In addition, the University has committed existing UCONN 2000 funds toward this initiative. The UCONN 2000 Phasing Outline by Fiscal Year reflects the reallocation of existing funds and the \$1.5 billion of new funds. Thoughtful work went into designing this plan, but much more will be required to implement it properly. Planning for *Next Generation Connecticut* will be thoroughly integrated into academic planning for the entire University in the months and years to come.

The Master Plan is currently undergoing a comprehensive review and update that will reflect the impacts of the projects included in the *Next Generation Connecticut* program and account for the development of the Storrs campus for the twenty (20) year period between 2015 and 2035. The scope of the current Master Plan update will document the state of existing conditions on campus, and identify issues related to land use. Space needs for academic, research, student life and administrative uses will be identified. The master plan will include recommendations for deferred maintenance and capital investments in the physical plant, and identify environmental issues incorporating sustainable design principles for future development. Overall parking, circulation and transportation issues will be evaluated and resolved through advanced planning. Specific strategies to improve landscape quality and open spaces will be integrated with all aspects of the master plan. The planning effort will reference the programmatic ties to the Regional campuses, but will not prepare separate master plans for those locations. An Environmental Impact Evaluation (EIE) is being conducted simultaneously with the Master Plan to provide further input and complete the public engagement process for the Storrs planning efforts.

### **2. Cash flow:**

We have made changes to accommodate revised cash flow needs, actual and projected, keeping in mind IRS requirements related to spending. Generally speaking, any delay in a large project means a delay in a significant amount of expenditure. The revised program plan and timetable was primarily adjusted for the Deferred Maintenance and Equipment needs, the Hartford Campus relocation, the new Residential Life Facilities, the new Academic and Research Facilities planning activities and the UConn Health New Construction and Renovation project. In addition, the phasing plan continues funding for larger projects already underway.

The phasing outline displays how funding is fluid in terms of meeting UConn and UConn Health needs. As long as we operate within the annual bond caps, and as long as the plan totals \$777.9 million for the Health Center and \$2.543 billion for Storrs, the authority to make these adjustments is assigned to the Trustees by law. This statutory flexibility is absolutely critical to managing the budgets and financing of the building program.

### **3. Indenture Amendments:**

As you know, the law specifically gives the Board the authority to make revisions to project budgets and related indentures. It would be virtually impossible to manage a twenty-nine year capital program without the authority to make such adjustments. These revisions are complex because 1) we have many projects, 2) we must operate within statutory annual bond caps, 3) we must observe tax-related expenditure requirements and 4) the adjustment to the equipment and deferred maintenance lines generally involves projects which span a number of years. While revisions may affect current projects, given the annual bond caps, they also have a rollout effect over the next decade. The Board of Trustees also has the authority to amend past indentures in order to reflect changes as project budgets are finalized, audit adjustments are required, or other events affect the capital budget for a given prior fiscal year. At this time, we are not requesting changes to any Supplemental Indentures.

Below you will find a brief description of each of the projects in the FY15 capital budget. These are very general summaries; individual project budget descriptions (which are acted upon separately) provide much more detail regarding project scope, timetable, cost and funding sources. As always, the proposed use of capital funds for UConn Health is forwarded to you with the recommendation and endorsement of UConn Health's Board of Directors, who discussed and acted on these items on June 18, 2014.

Thank you. We look forward to discussing these and many other aspects of the capital budget with you at the meeting.

## **Storrs and the Regional Campuses**

### **Academic and Research Facilities**

New Science, Technology, Engineering & Math (STEM) facilities will provide state of the art research space to accommodate a growing number of research faculty and the increasing student enrollments in these disciplines. To enable the University to recruit outstanding faculty and develop emerging interdisciplinary research collaborations, expansion of research space is necessary. This includes multi-disciplinary laboratories, centralized core facilities and equipment. FY15 funding will construct a new Main Accumulation Area for short-term storage of regulated wastes from academic labs and support operations, and allow planning for new academic and research facilities to move forward.

### **Arjona and Monteith**

These two buildings, located at perhaps the most highly visible sites on campus, were constructed in 1959 with each having 68,600 square feet of space on four levels. Connected to the Monteith building is the Schenker Lecture Hall, which has 5,000 square feet of space. Two new classroom facilities were constructed (Oak and Laurel Halls) to meet the continuing and increased demand for teaching space. The planned renovation of the Arjona Building was completed in time for occupancy prior to the start of the 2013 fall semester. The scope of work included installation of air conditioning throughout the building and in the two ground floor auditoria; architectural finish upgrades, lighting, electrical systems, information technology, plumbing upgrades, window renovations and the installation of a new fire alarm system were also included in the project scope. The FY15 funding will allow similar renovations to begin in the Monteith building to provide attractive and functional office and classroom space to utilize as swing space during the renovations of currently occupied buildings and for new faculty hires.

### **Avery Point Renovation**

Buildings 21/23 are located at the center of the Avery Point Campus. They are approximately 460,000 square feet in total area combined and were formerly known as the Coast Guard Research & Development Building Barracks and Mess Hall. The buildings were built in the 1930's and were actively used until the early 1970's. Over the last 30 years, the use of the buildings has diminished and ultimately came to an end in 2006. Due to their size and current condition, FY15 funding will be utilized to demolish the structures.

### **Beach Hall Renovations**

Beach Hall was constructed in 1929. This four-story facility contains research labs, offices and classrooms for various schools in the College of Liberal Arts and Sciences. It has 83,500 square feet of space. A general renovation of the building is required to meet its current use. Over the past few years, limited renovation projects have been completed. The FY15 funding will provide for additional programmatic renovations.

### **Biobehavioral Complex Replacement**

At the Biobehavioral complex on Horsebarn Hill Road are a series of eight metal prefab buildings that are used as research laboratories. Many of the buildings are well beyond their useful life. Recently, a renovation project was completed that included repairs to both the original building and annex addition. FY15 funding is needed to replace the annex roof.

### **Bishop Renovation**

The Merlin D. Bishop Center was opened in 1971 and served as the Center for Continuing Studies until late spring 2012. This three-story, 36,000 square foot facility has had minimal renovation since its original construction and was heavily used as a conference center over the last several years. Portions of

the building were re-assigned to the School of Fine Arts to provide academic program space for Printmaking and Digital Media and Design in summer 2012. Additional renovation of classroom and lab upgrades was completed in January 2014. The funds set-aside in FY15 will address issues with the roof and mechanical system.

### **Deferred Maintenance/Code/ADA Renovation Lump Sum**

The 2007 amendments to the law define the “deferred maintenance” portion of the project name as “repair of an infrastructure or structure that was not maintained, repaired or replaced in the usual course of maintenance and repair.” In general, projects fall into one or more of the following categories:

- Safety, code and ADA required improvements
- Roof and exterior repairs
- Building mechanical system improvements
- Utilities repairs and upgrades
- General building renovations
- Roads, walks and grounds
- Environmental remediation

### **Engineering/Science Building**

The School of Engineering is located in several buildings, five on the main Storrs campus and four at the Depot campus. The three oldest and least renovated buildings on the main campus were built between 1959 and 1987 and can no longer support emerging interdisciplinary engineering programs such as bioengineering and nanotechnology. A planning study has identified program components for a new Engineering & Science building which will be a state-of-the-art laboratory for transdisciplinary research in Bio-Nano Engineering, Cyber-Physical System Engineering, Chemical Engineering and other Sciences that will catalyze research advances in convergence technologies. The new building will be located on the site of the Old Central Warehouse. Demolition of this building will take place over the summer and work on the new site access road and utility relocations are to begin in August 2014 in advance of the construction of the new building which will begin in January 2015 and be completed in December 2016.

### **Equipment, Library Collections & Telecommunications**

The enhancement of the University’s infrastructure includes its instructional and scientific equipment. The equipment replacement category permits the University to replace outdated items with state of the art laboratory devices and computers. The funding encompasses seven major categories: management information systems, computers, research equipment, instructional equipment, furnishings, operational and public safety support and library materials. Library materials are no longer purchased with UCONN 2000 funds; this expense is part of the operating budget.

### **Family Studies (DRM) Renovation**

This four story building has 33,600 square feet of offices and classrooms. It was constructed in 1942 with the major occupant being the School of Family Studies. The only major construction on the building in the past twenty years was the replacement of its roof, windows and elevator. The interior of the building is in very poor condition. Funds set aside in FY15 will be utilized for repairs to the electrical system.

### **Fine Arts Phase II**

In 1991 a Facilities Master Plan was developed with the School of Fine Arts to identify their space needs. It was proposed that a building of 20,000 square feet be constructed on Coventry Road that would connect the Fine Arts Building to the Drama Music Building. Located in this new building would be space for expanded programs. Also proposed was another project to consolidate their programs currently scattered

across the campus in facilities that are outdated and in serious disrepair. At this point, planning funds have been set-aside to address façade integrity issues at the main Fine Arts Building as well as construction of a new Production Center.

### **Gant Building Renovations**

This complex, which includes the Institute of Materials Science, Physics and Math buildings, was completed in the early 1970's. The complex has a total of 238,000 square feet of space with offices, research labs, classrooms and computer facilities. The building now operates beyond its useful life. A major renovation or replacement of the space is required to address the physical deterioration, to update the facilities and to meet current program requirements. A recent project repaired major façade issues that impacted the safety at the two main entrances of the building.

In addition, the Data Center Stabilization project is underway. This project addresses the multiple single mechanical and electrical elements that can fail and cause the entire operating environment to crash as well as provide additional power for needed equipment upgrades. During FY15, funds will be used for ongoing mechanical system updates as well as limited programmatic renovations. In addition, planning will begin for a project to address issues throughout the building.

### **Hartford Relocation Acquisition/Renovation**

The Greater Hartford Campus serves the most diverse student group at UConn. The existing facilities have deteriorated and the cost to repair and restore them is tremendous. Some of the repairs are so extensive that they cannot be accommodated while the buildings are occupied. Relocating the Greater Hartford Campus to Hartford will provide enhanced service learning & internship opportunities for undergraduate & graduate education programs; expanded economic activity through increased interaction with local businesses; it will consolidate undergraduate programs, Public Administration, School of Social Work and School of Business into one downtown location; and proximity will increase transfer access for community college students. FY15 funding will continue to support planning and design efforts currently underway.

### **Heating Plant Upgrade**

The University completed an expansion to the existing heating plant, a new Cogeneration system in 2006. At the time of construction, space to accommodate a future chiller and emergency generator were made should the University require additional cooling, electrical standby capacity and reliability improvements. The University will need additional chilled water, emergency power for life safety as well as emergency power for business continuity purposes. FY15 funds will allow for the chilled water system and emergency power projects to continue as well as provide for replacement of the roof.

### **Jorgensen Renovation**

This facility was constructed in 1956 for orchestra performances. Over the years it has been modified to accommodate events and gatherings. The building contains five levels, including mezzanine levels above the basement and first floor. With a total of 76,408 square feet of space, the lower floor houses the Little Theatre, the Jorgensen Gallery, and a television studio. The upper floor contains a 2,600-seat auditorium, lobby areas, and support facilities. At this point, FY15 funding will provide support for limited repairs and renewal of the HVAC system.

### **Manchester Hall Renovation**

The Harry Grant Manchester Hall is a 28,500 square foot office and classroom building constructed in 1940 and required various upgrades and repairs to the exterior envelope. The building is listed on the National Historic Register and the design team worked closely with the State's Historic Commission

Officer to ensure compliance. The University developed contract documents for the installation of new windows and repair to the façade and roof. The work was completed in the summer of 2012. A minor project to address deficiencies to the electrical distribution within the building was completed in the summer of 2013. During FY15, the water intrusion issue will be addressed.

### **Mansfield Training School Improvements**

The Mansfield Training School site, also known as the Depot Campus, has a variety of facilities in mostly fair to poor condition. Several of the buildings have been moderately renovated to serve as incubator or transition space for some academic and administrative purposes, some spaces to be used as storage facilities, and others to be used by operations for maintenance shops, storage and office space. Some of the oldest facilities are no longer in use, have been permanently closed and are in various stages of disrepair and degradation. This project, in its two phases, will stabilize some of the facilities that comprise the former Mansfield Training School. Funding to date has been used for renovations in the Longley building (for Engineering research functions and the Technology Incubator Program), the Thompson building (for Fine Arts functions), Merritt Hall (for research incubator technology programs and other administrative activities), a campus-wide high voltage electrical system, mechanical and electrical system improvements to various cottages, roof repairs and the construction of new student recreation fields. Additional renovations, electrical improvements and demolition of uninhabitable buildings will be included in later years of the program. In addition to the improvements that have been made to the useable facilities outlined above, the next phase of work will focus on identifying the buildings to be demolished, securing the buildings that will remain but are not actively used in the near term, and developing a strategy for the long term university use of the property.

### **North Hillside Road Completion**

This project provides for the extension of North Hillside Road by 5,300 lineal feet to Route 44. The project also provides for related utilities including gas, electrical, water, sewer and telecommunications to the new extension. The project will enhance access to the Storrs campus directly from Route 44 and provide sorely needed relief from traffic congestion on Route 195. Additionally, both the road and accompanying utilities will permit future development of more than 200 acres. The North Campus is envisioned as the primary area of expansion for the main campus, permitting new research buildings and public/private partnerships such as incubator space including the Innovation Partnership Building, which is the first building of the UConn Technology Park, and other initiatives. The Town of Mansfield is supportive of the road project. UCONN 2000 funds will be augmented by \$5.8 million in Federal funds granted to the University for this project as well as funds set-aside in the Technology Park State GO Bonds. FY15 funds will continue to support this project which is underway. Construction is anticipated to begin in July 2014 and the road will be open to traffic in December 2015.

### **North Superblock Site and Utilities**

During the course of planning for the Next Generation Connecticut initiative, it became clear that the University may need to address utility issues in the North end of campus. The Master Plan process currently underway will determine the specific needs for this project. At that point, FY15 funds will allow planning activities to begin on a new Supplemental Utility Plant.

### **Parking Garage #3**

The University's Facilities Master Plan identified the need for and recommended a proposed site for a third parking garage. In the UCONN 2000 program, the North Parking Garage was constructed in the north side of the campus and the South Parking Garage was constructed in the campus core next to Gampel Pavilion. The location of this third garage will be determined through the new Master Plan process.

### **Residential Life Facilities**

This named project represents the overarching authorization to undertake activities to provide housing and dining facilities for the University's students. Although the quantity and the diversity of campus living arrangements were expanded under the first two phases of UCONN 2000, much remains to be done. Some renovations of the older dormitories, code improvements and sprinkler installations were accomplished. Multiple projects were completed for the installation of sprinkler systems, replacement of elevators, as well as windows and roofs in various residential facilities. The developments of two new residence halls are currently in the planning stages. One residence hall will be dedicated to the STEM initiative and have a living/learning community, as well as, approximately 700 beds. A bridging architect was chosen, completed Concept Design and the project is out to bid, with the current target completion date for the project in the Fall 2016. The second residence hall will house Honors students and is in the preliminary site planning stage on the South side of campus. In addition to funding these ongoing projects, FY15 funding will support façade repairs at the South Campus complex as well as other deferred maintenance needs in all of the residential facilities.

### **Stamford Campus Improvements/Housing**

When the Stamford Downtown Campus was constructed, the majority of funds were spent on academic building and site work. The University has commenced an evaluation process to provide residential housing at or near the UConn Stamford campus. A Request for Expressions of Interest was published in December 2013 and the University has published a Request for Proposal based on the initial responses. The current goal is to have housing available for the Fall 2017 semester. FY15 funding will support this initiative.

### **Support Facility (Architectural & Engineering Services)**

Architectural and Engineering Services has occupied a temporary modular building since 1987. Unfortunately, this temporary structure is in need of many repairs. During FY15, deferred maintenance work will be completed on the roof and building skirt.

### **Torrey Renovation Completion & Biology Expansion**

The Torrey Life Sciences Building was constructed in 1961. The six level facility has 148,000 square feet of research labs, teaching labs, offices and classrooms. The primary occupant of the building is the Biology Department. Major internal and external repairs are needed in this facility. In addition to limited programmatic renovation work, FY15 funds will address the leaking roof.

### **Torrington Campus Improvements**

The Torrington Campus Academic Building was constructed in 1965. It has 37,000 square feet of classrooms, teaching labs, library, office and cafeteria space. The facility has had only minor renovations since its completion. This project would provide funds in FY15 for ongoing deferred maintenance needs.

### **Waterbury Downtown Campus**

The Waterbury Downtown Campus was completed in 2002. This project provides funding for ongoing deferred maintenance repairs to the facility as well as funds for the renovation of the newly leased Waterbury Rectory facility.

### **Young Building Renovation/Addition**

This building was constructed in 1953 and has 71,937 square feet of office, classroom and lab spaces. The occupant of the building is the College of Agriculture, Health and Natural Resources. Due to the College's laboratory needs and the generally poor condition of all of the building systems, this building was slated for a full renovation and an addition. The first phase renovation project scope consisted of



window replacement; masonry repointing; restroom renovations; and mechanical system upgrades (including laboratory ventilation), and the project was completed in August 2013. In January 2014, the University began the design of the exterior envelope repair and construction is planned to be completed in the Fall of 2014. FY15 funds will support this initiative.

## **UConn Health**

### **CLAC Renovation Biosafety Level 3 Lab**

This project entails renovations to the “B” building, housing the Center for Comparative Medicine (formerly known as the Center for Laboratory Animal Care (CLAC)). The 59,000 square foot facility was built in 1972. The focus of the renovation work for the facility is the replacement of the aged mechanical systems and renovations to the research space. The project is in construction and is scheduled for completion in April 2015.

### **Deferred Maintenance/Code/ADA Renovation Lump Sum**

The 2007 amendments to the law define the “deferred maintenance” part of the project name as “repair of an infrastructure or structure that was not maintained, repaired or replaced in the usual course of maintenance and repair.” In general, projects fall into one or more of the following categories:

- Safety, code and ADA required improvements
- Roof and exterior repairs
- Building mechanical system improvements
- Utilities repairs and upgrades
- General building renovations
- Roads, walks and grounds
- Environmental remediation

### **Equipment, Library Collections & Telecommunications**

These funds are allocated to support the UConn Health’s equipment, needs and telecommunications infrastructure improvements. More specifically, the project line covers computers, management information systems, research equipment, instructional equipment, furnishings, and operational and public safety support. Outmoded items must be replaced with equipment that is necessary to support research and instructional activities, maintain building compliance, conserve energy and provide a safe environment for the students, staff, and those who use Health Center services.

### **Main Building Renovation**

UConn Health’s Main building includes access areas used by the general public as well as research, academic and clinical space. The focus of this renovation is the building’s research facility and major building mechanical systems. The research area of the facility consists of seven floors, which house over 200 laboratories and support space. Over the life of the building, no substantial renovations or upgrades have been undertaken.

An early phase of this project, the Clinical Skills Renovation, was completed in December 2007. This project renovated a portion of the Main Building to allow for the relocation and expansion of the Clinical Skills teaching program. The expanded program includes the use of a life-size programmable mannequin with a computerized graphical user interface used to teach clinical and decision making skills during realistic patient care scenarios.

The next phase of the Main Building renovation focuses on UConn Health's largest research facility, the "L" (LAB) building, which houses over 200,000 square feet of research labs and support space. The goal of the project is the phased replacement of the building heating and air conditioning, electrical, and plumbing systems and renovations to the lab spaces across seven floors of the building.

This project's scope is expanded as part of the Bioscience Connecticut initiative. The original scope of work included renovation to approximately 50% of the space on floors 1-7 in the L building. The renovations will be completed in two projects and each project will have 3 phases. The first phase of Project 1 began as scheduled in December 2012 and construction for the majority of this phase is complete. The next phase is underway and is scheduled for completion in December 2014.

Planning for Project 2 will begin in June 2014 and construction will begin after the completion on Project 1 in July 2015.

### **UCHC New Construction and Renovation**

The existing John Dempsey Hospital (JDH) building lacks the capacity to accommodate evolving standards of care, new technologies and patient/provider expectations. Since construction completion in 1972, JDH's physical plant infrastructure, including mechanical, electrical, plumbing, HVAC and fire alarm systems and telecommunication cabling, has never been substantially renovated. The addition and renovation will provide a new state of the art platform, including robust information technology systems, and new essential medical equipment for the delivery of healthcare and the education of the State's medical and dental students.

Under this project, construction is underway for a new 169 patient bed tower as an addition to the existing main Hospital (H) Building. The addition will include space for 13 new operating rooms and a new 42 bay Emergency Department. The renovation work will relocate the Clinical Lab and the Clinical Pharmacy programs and will replace or refurbish the mechanical and electrical infrastructure for much of the existing H building.

The project is being implemented in phases as follows:

- Phase 1: New Parking Garage 3 and site utility work. This phase was completed in April 2013.
- Phase 2: Construction of the new bed tower, Emergency Department, Operating Room suite, and the new Parking Garage2. Construction is underway and scheduled for completion in January 2016.
- Phase 3: Renovations to the existing Hospital (H) building. Construction to begin after the completion of the bed tower in 2016.

### **UCHC New Construction and Renovation: Clinic (C Building) Renovations:**

This project is in design and the scope of work includes renovations for the Dental School, the Pat and Jim Calhoun Cardiology Center, the Clinical Research Center, and a multi-specialty clinic area. In addition to the program renovations, the mechanical, electrical and plumbing systems serving these areas will be replaced or upgraded. Design will continue through March 2015 and construction will follow.

**UCONN 2000 Year 20  
Proposed FY 2015 Authorized Projects**

**Storrs & Regional Campuses**

<b><u>Project Name</u></b>	<b><u>Phase III Funding</u></b>
Academic and Research Facilities	\$ 14,599,327
Arjona and Monteith	5,563,769
Avery Point Renovation	10,014,536
Beach Hall Renovations	550,000
Biobehavioral Complex Replacement	556,000
Bishop Renovation	1,300,000
Deferred Maintenance/Code/ADA Renovation Lump Sum	30,682,615
Engineering Building	20,970,913
Equipment, Library Collections & Telecommunications	34,500,000
Family Studies (DRM) Renovation	25,000
Fine Arts Phase II	26,509
Gant Building Renovations	1,075,000
Hartford Relocation Acquisition/Renovation	13,299,682
Heating Plant Upgrade	9,828,824
Jorgensen Renovation	50,000
Manchester Hall Renovation	75,000
Mansfield Training School Improvements	1,643,242
North Hillside Road Completion	1,500,000
North Superblock Site and Utilities	450,000
Parking Garage #3	106,034
Residential Life Facilities	38,393,495
Stamford Campus Improvements/Housing	9,170,616
Support Facility (Architectural & Engineering Services)	250,000
Torrey Renovation Completion & Biology Expansion	1,269,368
Torrington Campus Improvements	250,000
Waterbury Downtown Campus	1,420,846
Young Building Renovation/Addition	7,429,224
Subtotal of Storrs & Regional Campuses	<u>\$ 205,000,000</u>

**UConn Health**

<b><u>Project Name</u></b>	<b><u>Phase III Funding</u></b>
CLAC Renovation Biosafety Level 3 Lab	\$ 5,810,000
Deferred Maintenance/Code/ADA Renovation Sum	2,900,000
Equipment, Library Collections & Telecommunications	4,125,000
Main Building Renovation	11,679,000
UHC New Construction and Renovation	85,986,000
Subtotal of UConn Health	<u>\$ 110,500,000</u>

**Grand Total FY 2015** **\$ 315,500,000**

# UCONN 2000 Phase III (21<sup>st</sup> Century UConn) Preliminary Outline by Fiscal Year

## New Draft Phasing Plan for Informational Purposes Only - Revised 6/25/14

FY 05 Phase II	Project	Est./Budget	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	Total Phase III (FY05-FY24)
	Academic and Research Facilities	\$ 488,449,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 14,599,327	\$ 488,449,827
	Arjona and Monteith (new classroom buildings)	131,615,885	1,400,000	-	7,700,000	28,800,000	11,200,000	-	45,900,000	500,000	11,500,000	-	5,563,769	131,615,885
	Avery Point Campus Undergraduate & Library Building	10,585,532	-	-	-	500,000	1,550,000	-	1,802,813	5,600,000	1,132,719	-	-	10,585,532
\$ 1,875,717	Avery Point Renovation	28,033,628	-	-	-	-	447,283	-	197,187	-	372,000	-	10,014,536	28,033,628
	Beach Hall Renovations	5,292,695	-	-	-	1,000,000	442,695	-	-	3,300,000	-	-	550,000	5,292,695
	Benton State Art Museum Addition	2,903,509	-	-	-	200,000	2,703,509	-	-	-	-	-	-	2,903,509
	Biobehavioral Complex Replacement	3,343,975	-	-	-	-	100,000	-	1,000,000	1,687,975	-	-	556,000	3,343,975
	Bishop Renovation	3,850,000	-	-	-	-	-	-	100,000	2,125,000	325,000	-	1,300,000	3,850,000
	Commissary Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-
3,295,111	Deferred Maintenance/Code/ADA Renovation Lump Sum	667,864,994	17,360,000	10,659,575	24,700,000	26,924,000	41,747,717	-	24,225,000	16,468,932	9,318,851	13,294,450	30,682,615	667,864,994
	Engineering Building	92,659,050	-	-	-	-	2,500,000	-	2,500,000	500,000	-	1,500,000	20,970,913	92,659,050
6,689,000	Equipment, Library Collections & Telecommunications	242,741,496	-	6,100,000	20,809,575	17,000,000	7,002,318	-	2,500,000	13,226,921	1,500,000	11,002,682	34,500,000	242,741,496
	Family Studies (DRM) Renovation	2,893,306	-	-	-	375,000	2,493,306	-	-	-	-	-	25,000	2,893,306
	Farm Buildings Repairs/Replacement	6,728,342	2,100,000	500,000	-	-	1,128,342	-	-	-	-	3,000,000	-	6,728,342
	Fine Arts Phase II	22,738,572	-	-	-	500,000	1,750,000	-	600,000	1,675,000	50,000	-	26,509	22,738,572
	Floriculture Greenhouse	6,750,000	-	-	-	-	600,000	-	2,400,000	3,750,000	-	-	-	6,750,000
	Gant Building Renovations	162,269,050	-	-	-	-	1,750,000	-	1,000,000	6,500,000	2,000,000	4,000,000	1,075,000	162,269,050
	Gentry Completion	9,628,209	-	-	-	5,000,000	4,628,209	-	-	-	-	-	-	9,628,209
	Hartford Relocation Acquisition/Renovation	115,000,000	-	-	-	-	-	-	-	-	-	3,125,318	13,299,682	115,000,000
	Heating Plant Upgrade	49,014,045	-	-	-	-	-	-	-	1,190,000	628,000	1,057,000	9,828,824	49,014,045
	Incubator Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-
	Intramural, Recreational & Intercollegiate Facilities	31,009,921	4,700,000	26,300,000	-	-	9,921	-	-	-	-	-	-	31,009,921
	Jorgensen Renovation	2,134,475	-	-	-	100,000	1,984,475	-	-	-	-	-	50,000	2,134,475
	Koons Hall Renovation/Addition	1,080,057	-	-	-	-	80,057	-	1,000,000	-	-	-	-	1,080,057
	Lakeside Renovation	3,800,000	3,800,000	-	-	-	-	-	-	-	-	-	-	3,800,000
	Law School Renovations/Improvements	15,768,029	500,000	1,020,000	8,980,000	4,500,000	150,000	-	-	618,029	-	-	-	15,768,029
	Library Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
	Manchester Hall Renovation	882,264	-	-	-	-	-	-	-	807,264	-	-	75,000	882,264
	Mansfield Training School Improvements	11,643,242	-	-	3,000,000	-	-	-	-	-	-	-	1,643,242	11,643,242
	Natural History Museum Completion	500,000	500,000	-	-	-	-	-	-	-	-	-	-	500,000
	North Hillside Road Completion	8,200,000	1,000,000	-	-	250,000	250,000	-	-	-	2,500,000	2,700,000	1,500,000	8,200,000
	North Superblock Site and Utilities	41,469,428	-	-	-	-	-	-	-	-	-	-	450,000	41,469,428
	Observatory	-	-	-	-	-	-	-	-	-	-	-	-	-
	Old Central Warehouse	126,000	-	-	-	126,000	-	-	-	-	-	-	-	126,000
	Parking Garage #3	74,965,961	*	-	-	-	-	-	-	-	-	-	106,034	69,965,961
	Psychology Building Renovation/Addition	25,170,550	-	-	-	-	750,000	-	2,000,000	2,900,000	15,850,000	3,670,550	-	25,170,550
	Residential Life Facilities	212,939,499	*	750,000	-	1,050,000	2,279,770	-	-	6,037,952	-	8,000,000	38,393,495	182,939,499
30,820,172	School of Pharmacy/Biology Completion	6,000,000	-	6,000,000	-	-	-	-	-	-	-	-	-	6,000,000
	Stamford Campus Improvements/Housing	10,670,616	250,000	250,000	-	-	-	-	-	-	-	1,000,000	9,170,616	10,670,616
	Storrs Hall Addition	14,987,927	-	-	-	550,000	1,000,000	-	4,980,000	8,457,927	-	-	-	14,987,927
	Student Health Services	5,000,000	*	-	-	-	-	-	-	-	-	-	-	-
7,320,000	Student Union Addition	13,000,000	-	13,000,000	-	-	-	-	-	-	-	-	-	13,000,000
	Support Facility (Architectural & Engineering Services)	250,000	-	-	-	-	-	-	-	-	-	-	250,000	250,000
	Torrey Renovation Completion & Biology Expansion	15,063,717	1,000,000	-	-	-	-	-	-	500,000	-	-	1,269,368	15,063,717
	Torrington Campus Improvements	619,156	-	-	-	-	369,156	-	-	-	-	-	250,000	619,156
	UConn Products Store	-	-	-	-	-	-	-	-	-	-	-	-	-
	Waterbury Downtown Campus	1,899,783	-	-	300,000	-	128,937	-	-	-	-	50,000	1,420,846	1,899,783
	West Hartford Campus Renovations/Improvements	6,774,305	250,000	250,000	-	1,000,000	3,774,305	-	1,500,000	-	-	-	-	6,774,305
	Young Building Renovation/Addition	26,682,955	-	-	-	-	750,000	-	2,095,000	6,655,000	9,723,430	-	7,429,224	26,682,955
<b>\$ 50,000,000</b>	<b>Subtotal Storrs &amp; Regional Campuses</b>	<b>\$ 2,583,000,000</b>	<b>\$ 33,610,000</b>	<b>\$ 64,079,575</b>	<b>\$ 65,489,575</b>	<b>\$ 87,875,000</b>	<b>\$ 91,570,000</b>	<b>\$ -</b>	<b>\$ 93,800,000</b>	<b>\$ 82,500,000</b>	<b>\$ 54,900,000</b>	<b>\$ 53,400,000</b>	<b>\$ 205,000,000</b>	<b>\$ 2,543,000,000</b>
	CLAC Renovation Biosafety Level 3 Lab	16,835,000	30,000	-	-	500,000	750,000	-	35,000	-	-	9,710,000	5,810,000	16,835,000
	Deferred Maintenance/Code/ADA Renovation Sum-Health Center	44,766,150	3,110,000	4,285,000	4,392,125	7,358,000	5,360,000	-	4,000,000	3,000,000	3,000,000			



June 25, 2014

TO: Members of the Board of Trustees

FROM: John M. Biancamano   
Interim Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi  
Provost & Executive Vice President for Academic Affairs

RE: Fiscal Year 2015 Deferred Maintenance/Code/ADA Renovation  
Lump Sum Project List 

RECOMMENDATION:

That the Board of Trustees approve the Deferred Maintenance/Code/ADA Renovation Lump Sum Project List for FY15 in the total amount of \$30,682,615 for UConn and \$2,900,000 for UConn Health.

BACKGROUND:

The attached FY15 proposed Deferred Maintenance/Code/ADA Renovation Lump Sum Project lists for UConn and UConn Health represent the priority projects. The UConn Health Board of Directors, at its June 18, 2014 meeting, endorsed and recommended the Health Center project list. All capital projects costing \$500,000 or more are submitted for Board action on a project by project basis.

It is anticipated that during the fiscal year some projects may change in priority, scope and cost. There may also be unexpected additions, since the Deferred Maintenance budget is often the appropriate means to address emergencies. It is for this reason that the Board reviews and acts upon Deferred Maintenance twice every year: a proposed list for the coming fiscal year and a final list for the fiscal year just closed. Board of Trustee policy requires that an annual contingency be reserved for budget over runs which, in some cases, is not utilized if the project is completed at or below budget. Upon project close out these funds are retained in deferred maintenance reserve for reallocation at a later date.

The proposed lists for FY15 are attached for your consideration and approval.

**University of Connecticut  
Storrs & Regional Campuses  
FY15 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects**

**Buildings**

Annual Lifecycle - Building Envelopes, Elevators, Mechanical Systems, Life Safety  
 Annual Lifecycle - Classroom Renewals  
 Annual Lifecycle - Parking Garage Renewals  
 Alumni Quad - Replace Air Scoops & Expansion Tanks  
 Gampel - Cooling Tower & Chiller Replacement and HVAC Upgrades  
 Bio-Physics - Laboratory Hood Control System Renewal: Phase I  
 Bio-Physics - Sprinkler Corrosion Protection Study  
 Castleman - HVAC Controls, Mechanical Room Ventilation & Fume Hood Access  
 Co-op - Canopy Fire Protection Coating Repair  
 Fieldhouse - HVAC Upgrades, Return Air Units, Steam Traps  
 Phillips - HVAC System Repair & Spline Ceiling Replacement

Subtotal           \$5,310,000

**Infrastructure**

Annual Lifecycle - Water Supply, WPCF, Utilities  
 Hillside Road & Gilbert Road Infrastructure  
 North Eagleville Road Area Infrastructure Repair/Replacement  
 North West Quadrant Infrastructure  
 Sewage Treatment Plant Main Transfer Switch & Priority 1 Repairs  
 Sewer Lift Station near Central Utility Plant  
 Sewer Line Replacement @ Storrs Road Pump Station  
 Water Line Replacement - Phase I & II

Subtotal           \$8,900,095

**Code / ADA**

Code Corrections  
 Environmental Compliance-Asbestos Abatement, Mold Remediation, Restoration

Subtotal           \$4,750,000

**Access, Appearance & Safety**

Annual Landscape Maintenance & Repair  
 Strategic Campus Imaging & Landscape Programs  
 Surface Parking Repairs

Subtotal           \$4,285,000

**Renovation and Lump Sum Projects**

Bergin Renovation  
 Engineering Lab Renovations  
 Hammer / Discus Throw Relocation  
 Master Plan  
 New Faculty Renovations  
 Putnam Refectory Renovation

Subtotal           \$4,450,305

**Total Project Allocations**           \$27,695,400  
 Emergency / Reserve           2,987,215  
**Total**           \$30,682,615

**UConn Health  
Farmington Campus  
FY15 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects**

**Deferred Maintenance - Buildings/Infrastructure**

600C/B Boilers Refractory  
 MARB Replace 2 Steam Boilers  
 MARB Exterior Joint Sealant  
 New Hospital Main Lobby Carpeting  
 H Building Replace Domestic Water Pumps  
 Emergency Power Generator Shrouds  
 Fire Alarm Upgrades  
 Replace Dental Spencer Turbine & Van/Dental Oral Suction Pumps  
 Beacon Medaes Upgrade Hospital Medical Gas Systems  
 Check Valves Marley Cooling Tower  
 LSB2 Drain Sump Pump Replacement  
 Parking Lot Repaving  
 Bioscience Connecticut Start Up Faculty Renovations

<b>Total Project Allocations</b>	<b>\$2,625,000</b>
<b>Emergency/Reserve</b>	<b><u>275,000</u></b>
<b>Total</b>	<b>\$2,900,000</b>