

**MEETING OF THE
FINANCE & INFRASTRUCTURE COMMITTEE**
Board of Regents for Higher Education
Hartford, Connecticut

Thursday, January 7, 2015, at 10:00 am
Regents Board Room
61 Woodland Street, Hartford, CT

Agenda

- 1. APPROVAL OF MINUTES FROM THE OCTOBER 8, 2015 MEETING**
- 2. INFORMATION ITEMS**
 - A. State Funding of Higher Education Update
 - B. Schedule of 2016 Committee Meetings
 - C. 2015 Draft Grant Report
 - D. CSCU 2020 Semi-Annual Report
 - E. Staff Report – Proposed Redevelopment of the Southern Connecticut State University Long Wharf Site
- 3. ACTION ITEMS**
 - A. Staff Report – ECSU Windham Tech
 - B. Staff Report – MCC Hillstown Road
 - C. Staff Report – TRCC Fund Reallocation

**MEETING OF THE
FINANCE & INFRASTRUCTURE COMMITTEE**

Board of Regents for Higher Education
Thursday, October 8, 2015, at 10:00 a.m.
61 Woodland Street, Hartford CT

Minutes

REGENTS PRESENT

Matt Fleury, Committee
Chair Richard Balducci
William McGurk

REGENTS ABSENT

Catherine Smith

CSCU REPRESENTATIVES

Mark Rozewski, Executive Vice President, SCSU; Charlene Casamento, Chief Financial Officer, CCSU; James Howarth, Vice President for Finance & Administration, ECSU; Gennaro DeAngelis, Dean of Administration, ACC; Paul Martland, Dean of Administration, QVCC

CSCU STAFF

Mark Ojakian, President; Erika Steiner Chief Financial Officer; Keith Epstein, Vice President for Facilities & Infrastructure Planning; Chris Forster, Controller; Chris Dupuis, Director, Capital Projects; Karen Stone, Director of Internal Audit; Pamela Mikaelian, Associate Director for Budgets and Planning; Erin Fitzgerald, Associate for Board Affairs; Rosalie Butler, Administrative Assistant for Finance

With a quorum present, Chairman Fleury called the meeting to order at 10:00 a.m.

1. APPROVAL OF MINUTES FROM THE SEPTEMBER 3, 2015 MEETING

The minutes of the September 23, 2015 meeting were unanimously approved, with minor corrections.

2. INFORMATION ITEMS

A. CSCU 2020 and Other Projects Update

VP Epstein provided an update on CSCU 2020 and other capital projects to date. He characterized projects as being largely on schedule and within budget. Epstein responded to Regent questions regarding project completion dates. VP Epstein presented a slide show highlighting various capital projects.

B. Enrollment Census Data Update

CFO Steiner explained that while data provided at September's meeting was estimated, today's update provides actual census data. When compared to budget, the universities' enrollments are flat. All institutions were required to have a 5% reduction contingency plan in place. Where they are below budget, campuses are holding positions open. Steiner indicated the Fringe benefit rate was favorable, when compared to budget.

Discussion followed on the 15% overall enrollment decrease at the Community Colleges. One contributing factor cited was the decrease in aid to part-time students previously provided through the Governor's Scholarship Program. This loss represents \$5 million in revenue in the aggregate.

CFO Steiner also noted that the Governor had imposed a further rescission for FY16. For the universities, the rescission and lapse in funding will have a \$2.1 million negative impact at each university. When the cost of Fringe is added to the General Fund cut, the total impact becomes \$3.8 million. Universities will cover the added costs by cutting spending and holding positions vacant. Rescission impact to the CCCs is \$2 million and will be offset by an adjustment at the System Office.

C. Correction of Student Activity Fee at Capitol Community College

CFO Steiner indicated a minor correction had been made to the Tuition and Fee Schedules since their approval and publication. The Student Activity Fee at CCC was updated.

3. ACTION ITEMS

A. Review of Finance & Infrastructure Committee Charter

CFO Steiner explained that BOR bylaws require all Committees to review their respective charters annually. Discussion followed as to which Committees hold responsibility for enrollment projection, promotion and tenure, and the 17 institutional foundations.

Motion by Regent Balducci, seconded by Regent McGurk, to add naming and acceptance of gifts under subsection "l." of the Finance & Infrastructure Committee Charter - Committee Responsibilities. Motion carried.

STAFF REPORT

FINANCE AND INFRASTRUCTURE COMMITTEE

INFORMATION ITEM

State Funding of Higher Education Update

ANALYSIS

Since the initiation of the FY16 Budget, there have been several changes to lapses, holdbacks, rescissions, and other adjustments to CSCU constituent general funds. The following table traces the original general fund allotments to funds allotted as of January 4, 2016 (\$000s):

SID	SID Desc.	Original Allotment	General Employee Lapse	General Lapse	Target Savings Lapse	Deficit Mitigation 1	Deficit Mitigation 2	Total Reductions (2)	Revised Allotment
12235	Workers' Compensation Claims	3,877.4			(58.2)			(58.2)	3,819.3
12531	Charter Oak State College	2,733.4		(8.2)		(27.3)		(35.5)	2,697.9
12532	Regional Community - Technical Colleges	163,191.0		(488.7)				(488.7)	162,702.4
12533	Connecticut State University	163,728.1		(490.3)				(490.3)	163,237.9
12534	Board of Regents for Higher Education	566.0	(5.6)	(1.7)		(22.6)	(5.7)	(35.6)	530.4
12578	Transform CSCU (1)	19,406.1				(582.2)	(194.1)	(776.2)	18,629.9
Total		353,502.1	(5.6)	(988.8)	(58.2)	(632.1)	(199.7)	(1,884.4)	351,617.7

(1) "Transform CSCU" includes (in the original budget) \$10M for tuition rate mitigation for the Community Colleges and \$9.4M for Developmental Education. This funding does not carry fringe benefits; all other SID categories carry approximately 75% fringe benefits paid by the State

(2) The Community Colleges and State Universities had Reserve Reductions in lieu of current year general fund reductions

The original deficit mitigation included 1% reductions to the Community Colleges' and State Universities' general funds, or \$1.6M for each constituent group. As noted above, these general funds carry fringe benefits so such reduction would be required an additional \$1.2M for fringes NOT covered by the State, or a total of \$2.8M which would need to be cut from expenses, or covered by operating funds (generally tuition and fee revenues).

Subsequently, via Public Act 15-1 of the December Special Session, the Community Colleges and State Universities had this \$1.6M general fund reductions reinstated, however each constituent group had accumulated unrestrictive reserves reduced by \$1.8M each. As the general fund carries fringe benefits, this was in effect a \$1.8M reduction in lieu of \$2.8M originally proposed.

The total impact of the State's Deficit Mitigation is as follows (\$000s):

	\$ 000s
General Fund Impact (excluding Transform CSCU)	(1,939.4)
General Fund Impact of Transform CSCU	(776.2)
CSU Reserves	(1,800.0)
CCC Reserves	(1,800.0)

As footnoted above, the original Transform CSU budget included \$10M of tuition mitigation which was devoted entirely to the Community Colleges. This has already been allocated out and are either consumed or committed at this time. The \$776.2 reduction to this line item will therefore come out of Developmental Education funding, in proportion to the amounts originally allocated to the institutions.

B. Use of Designated Fund Balances to Purchase Constituent Relationship Management Software at Southern Connecticut State University

EVP Rozewski explained that in an effort to reinforce and reorganize its enrollment management functions, SCSU seeks permission for the one-time use of up to \$400,000 in unrestricted funds to purchase certain software. Among other benefits, purchase of this software will allow the University to view student progress and strengthen retention efforts. This software is already in use at Charter Oak State College in conjunction with the Go Back to Get Ahead program. Operational costs going forward will be built into SCSU's annual budget. SCSU has sufficient funds to cover the expense.

The Resolution was unanimously approved on a motion by Regent Balducci, seconded by Regent McGurk.

B. Resolution concerning Extension of the United Technologies Corporation Program

Chairman Fleury turned to CCSU CFO Casamento for further explanation. She provided overview and background on the success of the pilot program over the previous year, indicating the University had forged a good relationship with UTC and that any cost had been greatly outweighed by the revenue generated. Regents asked they be updated with the number of students (by degree program) associated with the UTC program.

The Resolution was unanimously approved on a motion by Regent Balducci, seconded by Regent McGurk.

With no other business to discuss, the meeting was adjourned at 11:15 a.m.



Board of Regents for Higher Education

2016 Meeting Schedule

Academic and Student Affairs 9:30 am	Audit 10:00 am Tuesdays unless otherwise noted	HR & Administration 1:00 pm Thursdays unless otherwise noted	Finance & Facilities 10:00 am Thursdays unless otherwise noted	Executive Comm. Meets when called. 10 am placeholders added to schedule on months Board is not in session	Board of Regents 10:00 am Thursdays unless otherwise noted
Friday, January 8	Wed., January 13 2 pm via teleconf	January 7	January 7		January 21 Hartford
Tuesday, March 8		March 3	February 18 after Exec. March 10	Thurs., February 18	March 17 Central CSU
Thurs., March 24	March 15				April 7 Middlesex CC
Friday, April 29		April 28	April 14		Tuesday, May 10 Hartford
Friday, June 3	June 14	June 2	May 11, 12, 13 – W, R, F 9 AM Spending Plan ½ days June 9		June 16 Hartford
<i>August full Board meeting is for consideration and adoption of Biennium budget; no other items anticipated moving forward.</i>			August 18	Thurs., July 21	August 25 Hartford <i>approve Biennium</i>
Thurs., August 25 [after BOR mtg]	September 13	September 1			September 15 Quinebaug Valley CC
Friday, Sept. 30		October 6	October 13		October 20 Southern CSU
Friday, Nov. 18		November 10	Friday, November 17 after Exec Committee	Thurs., November 17	December 8 Hartford
Friday, January 13	December 13	January 12	January 12, 2017		January 19, 2017 Hartford

12/30; 12/3/15 BOR ADOPTED 11/9/15

Yellow shading indicates a Special Meeting

Unless otherwise noted, meetings are held at the Regents' Offices – 39 and 61 Woodland Street, Hartford (agendas will specify address and room location)

Info/contact: Erin Fitzgerald fitzgeralde@ct.edu, or 860 723-0013

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2015 Grant Report (Preliminary)

The Office of Sponsored Programs collected data and completed a grant inventory of the 17 Connecticut State Colleges and Universities in October, 2015. A total of 304 grants (non-financial aid) for \$42,245,351 were awarded in 2015 (as of September 30th):

CSCU Grants Awarded in 2015 Number of Grants Awarded by Funding Source Type (as of September 30th)

Institution	Federal	State	Foundation/Private/Other	Totals
ASCC	3	0	0	3
CACC	4	0	4	8
GWCC	3	5	5	13
HOCC	1	3	13	17
MACC	5	0	22	27
MXCC	2	0	15	17
NVCC	3	6	0	9
NWCC	10	2	2	14
NKCC	2	1	20	23
QVCC	0	5	0	5
TRCC	0	4	4	8
TXCC	1	1	0	2
CCC TOTAL #	34	27	85	146
CCC Total \$	\$20,852,691	\$3,302,904	\$2,748,550	\$26,904,145
BOR	1	1	0	2
BOR \$	\$4,927,350	\$601,652	\$0	\$5,529,002
CCSU	23	19	10	52
ECSU	15	15	7	37
SCSU	11	13	31	55
WCSU	1	2	8	11
CSU TOTAL #	50	49	56	155
CSU Total \$	\$4,552,028	\$3,414,094	\$1,546,082	\$9,512,204
COSC	1	0	0	1
COSC \$	\$300,000	\$0	\$0	\$300,000
CSCU TOTAL #	86	77	141	304
TOTAL FUNDING¹	\$ 30,632,069	\$ 7,318,650	\$4,294,632	\$42,245,351

¹ 270 grants are 1 year or less, 20 grants are awarded for a two-year period and 11 grants are awarded for 3 years or more.

Funded projects include support of numerous programs and projects, including student safety and violence prevention, student success and retention, college readiness and transition to college, middle college, learning outcomes assessment, career pathways and student safety and violence prevention on campuses. Grants also funded early childhood education and school readiness and teacher preparation, as well as child welfare, obesity, Lyme disease, and smoking cessation. Other funded projects include learning and/or research in municipal climate change and energy, watershed and ocean salinity, math, science and STEM, history, cultural and fine arts, philosophy and archeology.

Federal funding agencies include the U.S. Department of Labor, U.S. Department of Justice, National Science Foundation, Federal Emergency Management Agency, United States Department of Education, National Institute of Health, Department of Health and Human Services, National Endowment for the Humanities, National Endowment for the Arts, National Aeronautics and Space Administration, and the US Geological Survey.

State funding agencies include the Connecticut State Department of Education, the Department of Mental Health and Addiction Services, Department of Social Services, Connecticut Department of Labor, Office of Higher Education, Department of Energy and Environmental Protection, Judicial Services, Office of Policy and Management, Department of Children and Families, Department of Mental Health and Addiction Services, Department of Economic and Community Development and the Department of Public Health.

Foundations and other private organizations that provided funding include the Nellie Mae Foundation, New England Board of Higher Education, Community Foundation of Greater New Haven, Newman's Own, American Association of Nurse Practitioners, numerous insurance companies, banks and other corporations; hospitals, the American Association of Community Colleges, the Davis Foundation, the Hartford Foundation for Public Giving, American Wildlife Federation, and the Greater Hartford Foundation for the Arts, private and out of state universities. Municipalities and college and university foundations also awarded funds in 2015.

The Office of Sponsored Programs (OSP) facilitated/wrote/submitted four consortium grants in 2015. Two were awarded—the Connecticut Advanced Manufacturing Initiative and the Safe and Friendly Environment grant, totaling \$15,750,000. These awards are included under the lead institutions in the chart above. Two were not awarded (State Longitudinal Data Systems and the Career Pathways Planning Partnership (totaling \$2,788,374).

OSP is currently assisting the Community Colleges with managing four consortium grants in addition to six previously awarded BOR grants. OSP also submitted a letter of intent to participate in the Second Chance Pell initiative on behalf of the 12 community colleges. During the past year we convened all 17 institutions to discuss grant resources and needs and conducted numerous training sessions and presentations throughout the year. We developed a website and will be adding a resource library in the coming year.



39 Woodland Street
Hartford, CT 06105-2337
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www.ct.edu

Mark E. Ojakian
President

December 23, 2015

Dear Legislator:

As required pursuant to CGS Section 10a-91f, attached please find the twelfth semi-annual report on the status and progress of the CSCU 2020 Program. This report provides a status of all funded projects through November 30, 2015.

Our last report to you covered the period through May 31, 2015. Since that time, a number of projects have been completed at Southern Connecticut State University. These include construction of a new academic laboratory building, as well as mechanical and electrical upgrades at Earl Hall and Jennings Hall.

Additionally, we are pleased to inform you that construction of the Fine Arts Instruction Center at Eastern Connecticut State University is on schedule for occupancy in early 2016.

If you have any questions or would like any further information, please do not hesitate to contact our Legislative Program Manager, Sean Bradbury at 860-723-0017 or via email at bradburys@ct.edu.

Sincerely,

A handwritten signature in cursive script that reads "Mark E. Ojakian".

Mark E. Ojakian
President
Board of Regents for Higher Education
Connecticut State Colleges & Universities

MEO:ke
Attachment



SEMI-ANNUAL REPORT ON THE STATUS AND PROGRESS OF CSUS 2020
AS OF NOVEMBER 30, 2015

University	Project or Program	Estimated Total Project Cost	*Phase I Fiscal Years 2009 - 2011	Phase II Fiscal Years 2012 - 2014	Phase III Fiscal Years 2015-2019	Phase III Available as of Fiscal Year 2016	Total Available as of Fiscal Year 2016	Amount Committed as of 11/30/2015	Amount Expended as of 01/30/15	Projected Fiscal Year 2016	Scheduled Design Completion	Scheduled Construction Completion	Status/Comments	
Central	Code Compliance/Infrastructure Improvements <u>Project Listing</u>	\$22,312,636	\$16,418,636	\$5,894,000	\$0	\$0	\$22,312,636.00	\$19,197,174	\$17,877,476	\$1,298,758			Multi-phased program.	
	- Replace Maloney Hall Elevator		\$51,953	\$0	\$0	\$0	\$51,953	\$47,612	\$47,612	\$0	Jun-10	May-12	Complete	
	- Window Replacements in Four Buildings		\$569,690	\$0	\$0	\$0	\$569,690	\$569,690	\$569,690	\$0	Apr-09	T.B.D.	Complete	
	- Burritt Library HVAC Code Compliance Improvements		\$1,989,000	\$0	\$0	\$0	\$1,989,000	\$1,884,020	\$842,183	\$1,041,837	Jan-15	Feb-16	Complete	
	- Founder's Hall HVAC Installation		\$697,492	\$0	\$0	\$0	\$697,492	\$696,521	\$696,521	\$0	Mar-09	Aug-13	Complete	
	- Davidson Hall Window & Door Replacements (phase 1 & 2)		\$1,961,987	\$0	\$0	\$0	\$1,961,987	\$1,961,987	\$1,941,048	\$0	Dec-09	Aug-13	Complete	
	- Security Improvements to General Fund Buildings		\$805,542	\$0	\$0	\$0	\$805,542	\$805,542	\$805,542	\$0	Jun-11	Nov-13	Complete	
	- Burritt Library Exterior Repairs		\$86,921	\$0	\$0	\$0	\$86,921	\$86,921	\$86,921	\$0	Jun-09	Jul-10	Project Complete (design)	
	- Kaiser Hall Gym and Lobby HVAC Improvements		\$82,500	\$0	\$0	\$0	\$82,500	\$82,016	\$10,816	\$71,200	Feb-10	Sep-15	Project scope being readdressed	
	- Campus Wide Signage Program (phase 1)		\$534,370	\$0	\$0	\$0	\$534,370	\$533,631	\$533,631	\$0	May-10	Sep-13	Complete	
	- Marcus White Fire Code Improvements		\$1,086,000	\$0	\$0	\$0	\$1,086,000	\$890,018	\$890,018	\$0	Sep-09	Dec-12	Complete	
	- Replace Barnard Hall Roof/Entry Improvements		\$1,943,949	\$0	\$0	\$0	\$1,943,949	\$1,943,949	\$1,943,949	\$0	Feb-11	Jan-13	Complete	
	- HVAC Improvements in General Fund Buildings (Phase 1, 2 & 3)		\$5,227,000	\$0	\$0	\$0	\$5,227,000	\$5,227,000	\$5,227,000	\$0	Sep-09	T.B.D.	Multiple Phased Project	
	- Remove Old Telecom Equipment from Buildings		\$0	\$327,000	\$0	\$0	\$327,000	\$326,024	\$326,024	\$0	Mar-14	Dec-16		
	- Maloney Hall HVAC Improvements		\$0	\$1,220,000	\$0	\$0	\$1,220,000	\$532,162	\$532,162	\$0	T.B.D.	T.B.D.		
	- Arute Field Stadium Turf Replacement		\$0	\$912,000	\$0	\$0	\$912,000	\$768,283	\$768,283	\$0	May-14	Aug-14	Complete	
	- Kaiser Hall and Kaiser Annex Renovations		\$0	\$210,000	\$0	\$0	\$210,000	\$0	\$0	\$0	T.B.D.	Sep-18		
	- Minor Capital Improvements Program		\$987,500	\$3,235,000	\$0	\$0	\$4,222,500	\$2,841,800	\$2,656,079	\$185,722	Ongoing	Ongoing	Multiple Phased Projects	
	- Future Projects to Be Determined		\$394,732	\$0	\$0	\$0	\$394,732	\$0	\$0	\$0	T.B.D.	T.B.D.		
	Renovate/Expand Willard and DiLoreto Halls		\$61,085,000	\$5,892,000	\$55,193,000	\$55,193,000	\$61,085,000.00	\$5,287,416	\$775,414	\$4,512,002	Jun-15	Mar-17	Fund design and construction in phase II, and equipment in phase III.	
	New Classroom Office Building		\$29,478,000	\$29,478,000	\$0	\$0	\$29,478,000.00	\$29,478,000	\$29,478,000	\$0	Mar-11	Aug-13	Complete	
East Campus Infrastructure Development (construction only)		\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0			Funds Reallocated		
Burritt Library Design & Expansion/Renovations		\$16,500,000	\$0	\$0	\$16,500,000	\$5,161,000	\$5,161,000.00	\$0	\$0	T.B.D.	T.B.D.	Fund design and construction in phase III.		
Kaiser Hall/Bubble Renovations		\$25,385,809	\$6,491,809	\$210,000	\$18,684,000	\$18,684,000	\$25,385,809.00	\$0	\$0	\$1,000,000	Sep-16	Sep-18	Design	
Engineering Classroom Building		\$62,700,000	\$9,900,000	\$0	\$52,800,000	\$0	\$9,900,000.00	\$0	\$0	\$1,500,000	Dec-16	Jun-19	Design	
Barnard Hall Renovations		\$22,000,000	\$3,680,000	\$0	\$18,320,000	\$0	\$3,680,000.00	\$0	\$0	\$1,250,000	12/11/16	Dec-18	Design	
New Maintenance/Salt Shed Facility		\$2,503,000	\$2,503,000	\$0	\$0	\$2,503,000.00	\$2,010,431	\$2,010,431	\$0	Oct-10	May-12	Complete		
Eastern	Code Compliance/Infrastructure Improvements <u>Project Listing</u>	\$13,763,849	\$8,938,849	\$4,825,000	\$0	\$0	\$13,763,849.45	\$12,188,835	\$11,456,002	\$832,781			Multi-phased program.	
	- Campus Wide Brick Repointing Program		\$1,655,223	\$500,000	\$0	\$0	\$2,155,222.74	\$1,254,924	\$1,254,924	\$100,000	Jan-10	On Going	Phased project.	
	- Planetarium Window Replacement		\$115,766	\$0	\$0	\$0	\$115,766.00	\$115,766	\$115,766	\$0	Mar-09	Dec-09	Complete	
	- Develop Major Campus Entrances		\$480,582	\$0	\$0	\$0	\$480,582.00	\$480,582	\$480,529	\$0	Dec-09	Apr-12	Complete	
	- South Electrical Loop		\$221,291	\$0	\$0	\$0	\$221,291.00	\$221,189	\$221,189	\$0	Mar-09	Aug-09	Complete	
	- High Temperature Hot Water Line Repairs		\$1,216,865	\$0	\$0	\$0	\$1,216,864.99	\$1,217,256	\$1,217,256	\$0	Aug-09	Dec-11	Complete	
	- South Campus Heat Plant Foundation Repairs		\$399,513	\$0	\$0	\$0	\$399,513.00	\$399,508	\$399,508	\$0	Mar-11	Mar-11	Complete	
	- Damper and Air Handler Controls in Webb Hall		\$37,250	\$0	\$0	\$0	\$37,250.00	\$37,250	\$37,250	\$0	Mar-09	Aug-09	Complete	
	- Soccer Field Drainage Upgrade		\$338,282	\$0	\$0	\$0	\$338,282.00	\$299,437	\$299,437	\$0	Oct-10	Dec-10	Complete	
	- Renovate 333 Prospect Street (Phase 1 & 2)		\$1,264,555	\$0	\$0	\$0	\$1,264,554.74	\$1,264,380	\$1,264,380	\$0	Jul-11	Jul-13	Complete	
	- Arboretum Sewer Main Replacement		\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0			Project Postponed	
	- Minor Capital Projects Program		\$2,256,343	\$4,325,000	\$0	\$0	\$6,581,343.21	\$6,714,676	\$5,981,895	\$732,781	Ongoing	Ongoing	Multiple Phased Projects.	
	- Sports Center Lobby Upgrades		\$183,868	\$0	\$0	\$0	\$183,867.77	\$183,868	\$183,868	\$0	Jan-14	Aug-14	Complete	
	- Future Projects to Be Determined		\$769,312	\$0	\$0	\$0	\$769,312.00	\$0	\$0	\$0	T.B.D.	T.B.D.		
	Fine Arts Instructional Center		\$87,671,000	\$12,000,000	\$71,556,000	\$4,115,000	\$87,671,000.00	\$85,355,282	\$58,659,922	\$26,695,360	Mar-13	Jan-16	Fund design in phase I, construction in phase II and equipment in phase III. Project within schedule.	
	Goddard Hall Renovation		\$20,334,000	\$0	\$2,551,000	\$17,783,000	\$17,783,000	\$20,334,000.00	\$4,699,000	\$27,739	\$750,000	Apr-15	Dec-16	Fund design and construction in phase II, and equipment in phase III. Design process started
	Sports Center Addition and Renovation (design only)		\$11,048,000	\$0	\$0	\$11,048,000	\$0	\$0.00	\$0	\$0	T.B.D.	T.B.D.	Fund design in phase III.	
	Outdoor Track -- Phase II		\$1,506,396	\$1,506,396	\$0	\$0	\$1,506,396.00	\$1,422,654	\$1,422,643	\$0	Mar-10	Dec-10	Complete	
	*Athletic Support Building		\$1,921,000	\$1,921,000	\$0	\$0	\$1,921,000.00	\$1,777,153	\$1,777,153	\$0	Dec-11	Dec-13	Complete	
	*New Warehouse		\$1,894,868	\$1,894,868	\$0	\$0	\$1,894,868.00	\$1,833,913	\$1,833,913	\$0	Jan-12	Sep-13	Complete	
	Southern	Code Compliance/Infrastructure Improvements <u>Project Listing</u>	\$18,664,683	\$16,335,683	\$2,329,000	\$0	\$0	\$18,664,682.55	\$23,098,304	\$21,270,564	\$1,856,341			Multi-phased program.
- Install Elevator/Entrance to Former Student Center			\$1,777,645	\$0	\$0	\$0	\$1,777,645.00	\$1,777,645	\$1,777,645	\$0	Aug-09	Jun-12	Complete	
- Shuttle System Infrastructure			\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0	T.B.D.	T.B.D.	Funding Reallocated to Buley Library	
- Repairs to Pool in Moore Field House (Phases 1 & 2)			\$839,415	\$0	\$0	\$0	\$839,415.00	\$821,800	\$821,800	\$0	Mar-10	Sep-12	Complete	
- Moore Field House Mechanical and Electrical Improv. (Phase 1)			\$233,000	\$0	\$0	\$0	\$233,000.00	\$233,000	\$233,000	\$0	Sep-11	Aug-12	Complete	
- Earl Hall Mechanical/Electrical Upgrade			\$4,184,111	\$0	\$0	\$0	\$4,184,111.17	\$4,184,112	\$4,184,112	\$0	Sep-10	Aug-15	Complete	
- Jennings Hall Mechanical/Electrical Upgrade			\$4,495,163	\$0	\$0	\$0	\$4,495,162.94	\$4,495,198	\$4,495,198	\$0	Sep-10	Aug-15	Complete	
- Lyman Auditorium Mechanical/Electrical Upgrade			\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0	T.B.D.	T.B.D.	Funding Reallocated to Buley Library	
- Admissions House Roof and Exterior Repairs			\$221,000	\$0	\$0	\$0	\$221,000.00	\$217,957	\$217,678	\$0	Aug-10	Mar-12	Complete	
- Jess Dow Field Turf Replacement			\$743,262	\$0	\$0	\$0	\$743,262.00	\$725,071	\$725,071	\$0	Mar-11	Feb-12	Complete	
- Wintergreen Building Water Infiltration			\$370,760	\$0	\$0	\$0	\$370,760.00	\$366,468	\$366,468	\$0	Oct-11	Oct-13	Complete	
- Moore Field House Locker Room Renovations: Phase II & III			\$929,500	\$0	\$1,119,592	\$1,119,592	\$2,049,092.00	\$1,987,382	\$1,110,681	\$876,702	Jan-11	Feb-14	Phased Project	
- Moore Field House Roof Replacement - Phase II			\$0	\$0	\$963,600	\$0	\$0.00	\$850,354	\$781,254	\$69,100				
- Old Student Center North Wing Concept Design			\$20,000	\$0	\$0	\$0	\$20,000.00	\$0	\$0	\$0			Project Cancelled	
- Earl Hall Communications Dept. Entrance/Security Corridor			\$47,687	\$0	\$0	\$0	\$47,686.55	\$0	\$0	\$0	T.B.D.	T.B.D.	Project on Hold	
- Improvements to the Academic Mall			\$0	\$30,000	\$0	\$0	\$29,999.55	\$0	\$0	\$28,879	Jun-14	Mar-15	Study	
- Wintergreen Building Renovations			\$0	\$0	\$1,975,000	\$1,975,000	\$1,975,000.00	\$1,932,043	\$1,057,205	\$874,838	Aug-15	Aug-16	Construction	
- Minor Capital Projects Program			\$2,432,845	\$2,299,000	\$0	\$0	\$4,731,845.00	\$4,731,845	\$4,725,023	\$6,822	Ongoing	Ongoing	Multiple phased projects.	
- Future Projects to Be Determined			\$41,295	\$0	\$819,808	\$0	\$41,295.34	\$775,429	\$775,429	\$0	Ongoing	Ongoing		
New Academic Laboratory Building			\$72,115,000	\$8,944,000	\$57,698,000	\$5,473,000	\$72,115,000.00	\$64,068,188	\$59,596,218	\$4,471,970	Jan-13	Sep-15	Design of parking garage funded from pre-CSUS 2020 bonds. Bond Commission allocation occurred in October 2009. Academic lab building design and Seabury Hall demolition funded in phase I. Academic lab design in process. Academic lab building construction and equipment funded in phase II.	
Health and Human Services Building			\$60,412,000	\$0	\$0	\$60,412,000	\$6,031,000	\$6,031,000.00	\$0	\$0	\$1,500,000	Dec-15	Dec-18	Fund design and construction in phase III.
Fine Arts Instructional Center		\$70,929,000	\$0	\$0	\$70,929,000	\$0	\$0.00	\$0	\$0	\$0	T.B.D.	T.B.D.	Fund design and construction in phase III.	
Buley Library - Phase 2		\$17,436,817	\$17,006,817	\$430,000	\$0	\$17,436,817.00	\$16,386,585	\$15,966,402	\$420,183	Jan-13	Apr-15	Complete		
Western	Code Compliance/Infrastructure Improvements <u>Project Listing</u>	\$10,389,330	\$7,658,330	\$2,731,000	\$0	\$0	\$10,389,329.50	\$9,501,621	\$8,010,145	\$1,444,368			Multi-phased program.	
	- Feldman Arena Improvements		\$819,636	\$0	\$0	\$0	\$819,636.43	\$493,655	\$493,655	\$0	Sep-09	Jun-11	Complete	
	- Midtown Perimeter Site Improvements		\$463,019	\$0	\$0	\$0	\$463,019.00	\$463,020	\$463,020	\$0	Apr-10	Jul-11	Complete	
	- Campus Wide Utilities/Site Improvements		\$1,682,694	\$0	\$0	\$0	\$1,682,693.57	\$1,671,967	\$1,624,858	\$0	Ongoing	Mar-14	Complete	
	- Higgins Annex HVAC Improvements		\$136,541	\$0	\$0	\$0	\$136,540.62	\$136,541	\$136,541	\$0	Sep-10	Jul-12	Complete	
	- Higgins Hall and Annex: Roof Repairs/Replacements (Phase 1 & 2)		\$510,500	\$0	\$0	\$0	\$510,500.00	\$508,211	\$508,211	\$0	Jul-10	Oct-11	Complete	
	- Higgins Annex Learning Emporium		\$174,531	\$0	\$0	\$0	\$174,530.80	\$173,216	\$173,216	\$0	May-13	Sep-13	Complete	
	- Renovate Restrooms in Founders Hall: Waterbury Campus		\$186,213	\$0	\$0	\$0	\$186,212.56	\$186,213	\$186,213	\$0	Jun-09	Dec-10	Complete	
	- Elevator Upgrades in Berkshire Hall		\$40,571	\$0	\$0	\$0	\$40,571.02	\$40,571	\$40,571	\$0	Oct-09	Feb-10	Complete	
	- Install HVAC for MDF/JDF and Server Rooms		\$350,000	\$0	\$0	\$0	\$350,000.00	\$397,735	\$397,735	\$0	Mar-10	Oct-11	Complete	
	- Replace Portions of University Boulevard		\$297,723	\$0	\$0	\$0	\$297,722.92	\$297,723	\$297,723	\$0	Sep-09	Dec-10	Complete	
	- Minor Capital Projects Program		\$2,498,217	\$2,495,000	\$0	\$0	\$4,993,216.58	\$4,475,037	\$3,030,669	\$1,444,368	Ongoing	Ongoing	Multi-phased projects.	
	- Renovate Former Holy Trinity Church		\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	\$0			Project funding reallocated	
	- University Blvd. Repace & Loop Road Addition		\$236,000	\$0	\$0	\$0	\$236,000.00	\$159,048	\$159,048	\$0	Sep-14	T.B.D.		
	- Higgins Annex													

SEMI-ANNUAL REPORT ON THE STATUS AND PROGRESS OF CSUS 2020
AS OF NOVEMBER 30, 2015

University	Project or Program	Estimated Total Project Cost	*Phase I Fiscal Years 2009 - 2011	Phase II Fiscal Years 2012 - 2014	Phase III Fiscal Years 2015-2019	Phase III Available as of Fiscal Year 2016	Total Available as of Fiscal Year 2016	Amount Committed as of 11/30/2015	Amount Expended as of 01/30/15	Projected Fiscal Year 2016	Scheduled Design Completion	Scheduled Construction Completion	Status/Comments
	SCSU: Recreation Center Study		\$0	\$30,000	\$0	\$0	\$30,000	\$29,960	\$29,960	\$0	TBD	TBD	Complete
	SCSU: Schwartz Hall Chiller/Cooling Tower		\$0	\$983,791	\$0	\$0	\$983,791	\$30,000	\$14,250	\$900,000	Apr-15	Aug-15	Multiple phased projects
	WCSU: Residence Hall Repairs		\$1,081,000	\$0	\$0	\$0	\$1,081,000	\$323,534	\$128,204	\$195,330	TBD	TBD	
	WCSU: Midtown Student Center Roof		\$985,000	\$0	\$0	\$0	\$985,000	\$723,538	\$687,559	\$35,979	Jul-15	Jan-16	Multiple Project
	WCSU: Aux. Service Minor Capital Program			\$1,215,000	\$0	\$0	\$1,215,000	\$187,600	\$187,600	\$0	T.B.D.	T.B.D.	
	- Future Projects to Be Determined		\$1,167,760	\$5,185,000	\$0	\$10,000,000	\$16,352,760	\$0	\$0	\$2,000,000	T.B.D.	T.B.D.	
	Telecommunications Infrastructure Upgrade	\$18,415,000	\$10,000,000	\$2,841,000	\$5,574,000	\$1,574,000	\$14,415,000.00	\$12,829,946	\$12,484,260	\$1,000,000	Ongoing	Ongoing	Multi-phased program. Per Public Act 10-44, effective July 1, 2010 phase I funding is increased by \$5,000,000 by reducing phase I funding of Land and Property Acquisition program
	<u>Project Listing</u>						\$0.00						
	- CCSU: Upgrade Telecom Infrastructure in ITBD Building		\$850,000	\$0	\$0	\$0	\$0.00	\$832,297	\$832,297	\$0	May-10	Jan-13	Complete
	- ECSU: Complete Network Backbone Loop: Admin. to Facilities		\$585,000	\$0	\$0	\$0	\$0.00	\$481,019	\$453,232	\$0	Oct-09	Mar-11	Complete
	- SCSU: Addit. Fiber and Conduit on North Side of Campus		\$266,000	\$0	\$0	\$0	\$0.00	\$85,000	\$85,000	\$0	Jan-10	Oct-11	Complete
	- WCSU: Redundant Dark Fiber to Westside Campus		\$799,000	\$0	\$0	\$0	\$0.00	\$298,000	\$298,000	\$0	Mar-10	Jul-11	Complete
	- System-Wide Infrastructure Upgrades		\$7,500,000	\$2,841,000	\$5,574,000	\$1,574,000	\$0.00	\$11,133,630	\$10,815,731	\$0	Ongoing	Ongoing	
	Land and Property Acquisition	\$10,250,190	\$3,650,190	\$2,600,000	\$4,000,000	\$1,000,000	\$7,250,190.00	\$3,889,481	\$3,662,501	\$2,000,000	Ongoing	Ongoing	Multi-phased program. Per Public Act 10-44, effective July 1, 2010 phase I funding is decreased by \$5,000,000 and phase I funding of Telecommunications Infrastructure Upgrade increased by \$5,000,000.
	Deferred Maintenance/Code Compliance Infrastructure Improvement	\$58,977,000			\$58,977,000	\$42,977,000	\$42,977,000.00	\$6,805,517	\$5,661,208	\$4,000,000	Ongoing	Ongoing	Multi-phased program.
	Strategic Master Plans of Academic Programs	\$3,000,000			\$3,000,000	\$3,000,000	\$3,000,000.00	\$3,144,442	\$0	\$2,000,000	Ongoing	Ongoing	Multi-phased program.
	Consolidation & Upgrade of System Student Financial Information Technology System	\$20,000,000			\$20,000,000	\$20,000,000	\$20,000,000.00	\$20,000,000	\$19,993,451	\$0	Ongoing	Ongoing	Multi-phased program.
	Advanced Manufacturing at Asnuntuck Community College	\$25,500,000			\$25,500,000	\$25,500,000	\$25,500,000.00	\$2,000,000	\$1,525,000	\$12,000,000	Feb-16	Aug-17	Design
	Totals	\$1,053,500,000	\$190,000,000	\$285,000,000	\$578,500,000	\$293,500,000	\$768,500,000	\$413,759,958	\$330,222,450	\$103,468,019			

INFORMATION ITEM

Proposed Redevelopment of the Southern Connecticut State University Long Wharf Site

BACKGROUND

Southern was awarded care and control of the former Gateway Long Wharf site by action of the Board of Regents on March 1, 2014. The site consists of a 140,250 gross square-foot building, built in 1975, on 6.57 acres of land at 60 Sargent Drive in New Haven. Southern subsequently commissioned a study, completed in January 2015, which assessed the condition and feasibility to repurpose the facility. Southern additionally reviewed relocating their Health and Human Services (HHS) program to the site. The study determined that the existing facility cannot be cost-effectively kept in service for continued academic use. Subsequent campus discussion led to the conclusion that new facilities for HHS were better accommodated on the main campus.

Southern has identified other academic uses for the site, and a method of redeveloping the site that may not rely on significant state or student funding. The uses include certain graduate programs and outreach activities. The proposed redevelopment would involve an owner/developer joint venture.

ANALYSIS

The Long Wharf site is directly visible and accessible from I-95, just west of the I-95/I-91 interchange; one of the most heavily traveled highways in New England. The area around the site has seen considerable recent redevelopment for destination retail, including an IKEA store. A new Jordan's furniture outlet is directly across the street. To date, Southern's assessments of the Long Wharf location show considerable value that can be accessed to serve the needs of the university. The principal goal of the project is to meet Southern's academic needs and access without requiring significant state or student funding.

Southern proposes soliciting real estate developers through a formal request for proposal (RFP) process who would enter into a long term agreement to build physical improvements at the Long Wharf site. The Board of Regents would provide a long term site lease or license allowing a proposed developer to raze the existing Long Wharf facility and construct a new facility or facilities at the site. It is therefore possible, and likely, that portions of the site may see commercial use in addition to the portion dedicated to Southern's academic purposes. As such, portions of the project would pay property taxes and be subject to local land use controls. The selected developer would be responsible for paying any property or other taxes that pertain to the project and securing all local land use approvals. Southern would retain the right of design approval and have the right to approve all proposed uses of the site beyond the academic portion, to insure compatibility with Southern's goals. Many possible ownership or occupancy structures are possible, from a discounted lease of space for Southern, to others that will be reviewed during the RFP development phase. The project development will be coordinated with the City of New Haven.

This proposal is at an extremely early stage, and this submission to the Finance Committee is for informational purposes only. As the process is further defined, the Committee will be

kept apprised. At an appropriate time, the Board may be asked to approve the selection of a primary developer identified through the RFP process, and the business terms of any resulting agreement.

ITEM

First Right of Refusal for Property Acquisition for Eastern Connecticut State University

BACKGROUND

An Eastern long term land use policy has been to acquire additional land when available. The largest single land mass adjacent to Eastern is the Windham Technical High School property owned by the State. In future years, Windham Tech may relocate to a new site. Eastern would like the Board of Regents to obtain a first right of refusal option for the property.

ANALYSIS

Eastern Connecticut State University, located in Willimantic, was established in 1894. Through the years Eastern has undergone significant growth. Growth for the academic curriculum, student population & facilities required to support both academic and student life has and continues to occur. Supporting the growth, Eastern has expanded across 110 acres at their main campus and 73 acres at the Mansfield campus, ¼ mile north of the main campus. The main campus accommodates all academic, student life and some outdoor athletic functions. The south end of the main campus, approximately 10 acres, consists of three major buildings constructed between 1919 and 1946. Construction at the north end of the main campus, approximately 100 acres, commenced in 1946 and continues. When acquired, the north end of the main campus was primarily landlocked behind residential structures and other state land that was later developed as Windham Technical High School. The Mansfield campus supports most outdoor intercollegiate athletic programs with development starting in 1998.

Periodic Facility Master Plans have been conducted for Eastern so that the projected academic and student life demands related to facilities could be properly staged through a comprehensive capital plan. As early as 1970, Eastern's Master Plan indicated a 1,300 full-time student population with a 10-year projected growth of 2,750 full time students and a long term goal of 5,500 full time students. Subsequent Master Plan Updates in 1995, 2001, 2008 and 2015 reinforced the 5,500 student projected growth. The fall, 2015, head count was 5,300 full time students and is projected for 5,500 students in year 2020. Current campus facilities total 1,945,000 gross square feet with a future 242,000 gross square feet projected to meet current and projected academic and support service demands.

Consistent with historic Master Plan projections, available land for new facilities and open space is critical. In response to growth patterns, Eastern has had a long standing policy to acquire adjacent residential structures, increase available land and usable square feet and decrease being land locked when new property and funding are available. As part of the policy, acquisitions of residential property have occurred on an ongoing basis and acquiring the Mansfield campus occurred in the 1990's.

Windham Technical High School is an 80,000 gross square foot state facility that occupies approximately 20 acres to the west and adjacent to Eastern. Originally constructed in the 1960's the facility is deemed outdated to fully support its' mission. We are aware that the

State Technical High School System has an ongoing search for a new building site to replace the current Windham Tech location. As early as Eastern's 1970 Master Plan recommendations were provided to obtain the Windham Tech site for Eastern if university growth occurred as projected. An alternate design option was produced during Eastern's 2015 Master Plan that located new Eastern facilities in the current Windham Tech athletic fields. Preliminary estimates of the design option indicate significant cost savings to construct new facilities at the Windham Tech site opposed to available locations at Eastern do to difficult site conditions. Another part of the option eliminated the need for a new two-level parking garage do to available site parking at Windham Tech. None of the building's reviewed as part of the design option is funded to date.

Occupancy of a new Windham Tech, assuming a site approval in the near future, would not occur for at least five-years. When a new Windham Tech is occupied it is anticipated the old facility will be first offered by the Office of Policy and Management (OPM) as surplus property to all State agencies. Consistent with Eastern's long term policy the BOR's acquisition of this site will be at no cost to the Board of Regents as a state property transfer, will reduce Eastern's overall capital expenditure projections, will allow Eastern's building development to be less dense and will allow new opportunities and flexibility for future university development.

The release of state property is conducted by OPM as a competitive property surplus process first involving all interested state agencies as required by Public Act 13-263. In an effort to assure the state land is acquired to support Eastern's future growth Eastern is requesting legislation be written that provides the BOR first right of refusal for custody and control of the Windham Tech property prior to OPM conducting a surplus process. BOR acceptance of custody and control will be formally requested from the BOR if or when the first right of refusal is available.

This request is for the BOR to have legislation approved that provides the BOR first right of refusal for the Windham Technical High School site, 210 Birch Street in Windham, prior to the OPM offering the property to any other state or private agency.

PRESIDENT'S RECOMMENDATION

Approve request for legislation providing the BOR the first right of refusal for the Windham Technical High School site, prior to the OPM offering the property to any other state or private agency at such time as the property may be surplus.

RESOLUTION

concerning

A LAND ACQUISITION
FOR
EASTERN CONNECTICUT STATE UNIVERSITY
January 21, 2016

- WHEREAS, The BOR for Eastern Connecticut State University has a long standing policy to acquire land contiguous to Eastern’s main campus, when available; and
- WHEREAS, The acquisition of land for Eastern has promoted campus growth and decreased its landlocked status; and
- WHEREAS, As early as 1970, Eastern Facility Master Plans have indicated a desire to obtain the adjacent Windham Technical High School site, if available; and
- WHEREAS, Obtaining the Windham Technical High School site for Eastern will increase available developable land for the university while decreasing projected capital expenses; and
- WHEREAS, The State Technical High School System has an ongoing search for a site to relocate Windham Technical High School; and
- WHEREAS, A transfer of property from one state agency to another state agency is “surplused” on a competitive basis conducted by the Office of Policy and Management (OPM); therefore, be it
- RESOLVED, The BOR will seek a legislative modification providing a right of first offer to obtain custody and control of the Windham Technical High School site, prior to the OPM offering the property to any other state or private agency, at such time as the property may be surplused.

A True Copy:

Erin A. Fitzgerald
Secretary

ITEM

Transfer of State land at Manchester Community College to the Town of Manchester for Hillstown Road.

BACKGROUND

The Town of Manchester has requested the transfer of property under the Board of Regents' care and control at Manchester Community College to complete its project to widen Hillstown Road. Board of Regents property transfers to municipalities require legislative authorization through a land conveyance act.

ANALYSIS

Manchester Community College (MCC) is bounded on its western most edge by Hillstown Road which runs in a north/south direction. Hillstown Road is a moderately traveled two lane road that contains a major MCC vehicle access point and is a major feeder to the north for Interstate Highway 84 and 384 access points.

Since 1998, and in conjunction with MCC's Learning Center and Lowe building renovation projects, the Town of Manchester has planned for improvements to Hillstown Road by widening it, both for safety purposes, and, to increase roadway sightlines to the north and south of the College entrance.

The Town is now requesting that the State transfer a parcel of land approximately 1,100 feet long by 20 feet at its widest section, totaling 13,682 square feet (.314 acres) in order to complete this project. The requested land is not useable for any other purpose than roadway development and this project will enhance accessibility to the College. The land transfer would be at no cost to the Town. Additionally, road improvements will be at no cost to the State.

The Department of Administrative Services Real Estate Division has advised that the transfer of property under custody and control of the Board of Regents to a municipality is not controlled by Connecticut State Statutes and can only occur as part of a legislative land conveyance act.

Board of Regents approval will authorize staff to pursue the transfer of 13,682 square feet of land associated with the "Hillstown Road Widening Project" as an inclusion in a legislative land conveyance act.

RECOMMENDATION

Seek legislation that will transfer property to the Town of Manchester for the Hillstown Road widening project.

RESOLUTION

concerning

CONVEYANCE OF A CERTAIN PARCEL OF LAND
SITUATED IN MANCHESTER, CONNECTICUT
TO
THE TOWN OF MANCHESTER

January 21, 2016

- WHEREAS, Manchester Community College is bounded on its western-most edge by Hillstown Road; and
- WHEREAS, Hillstown Road is a moderately traveled two lane road that contains a major college vehicle access point and is a major feeder to the north for Interstate Highway 84 & 384 access points; and
- WHEREAS, The Town of Manchester (“The Town”) has, since 1998, planned to widen Hillstown Road for safety purposes, in combination with the college’s Learning Center & Lowe building renovations project; and
- WHEREAS, Widening the road will increase college safety with greater sightlines both to and from the Hillstown Road college entrance; and
- WHEREAS, The Town has requested the BOR transfer 13,682 square feet (.314 acres) of land to The Town; and
- WHEREAS, Property under custody and control of The Board of Regents to a municipality can only occur as part of a legislative land conveyance act; now therefore, be it
- RESOLVED, Pending legislation, the Board of Regents authorizes 13,682 square feet of land, associated with the “Hillstown Road Widening Project” at Manchester Community College, be transferred to the Town of Manchester via a land conveyance act.

A True Copy:

Erin A. Fitzgerald
Secretary

ITEM

Reallocation of authorized but unallocated bond funds and cancellation of the Theater and Entrance project for Three Rivers Community College.

BACKGROUND

Three Rivers Community College (TRCC) has reassessed its current, critical academic and student service needs in addition to conducting a study of operating cost impacts of potential building additions to the college. These activities have resulted in a change of priorities for the College.

BOR approval is requested to initiate a legislative action which would cancel TRCC's Theater and Entrance project and reallocate the authorized but unallocated funds to two new projects.

ANALYSIS

Public Act 09-2, Section 42(e)(6) authorized \$11,606,676 to fund construction of a new 15,076 gross square foot addition at TRCC. The addition would house a 300-seat auditorium with a theatrical stage, dressing rooms, green room, scheme shop, storage & other miscellaneous support spaces.

In the spring of 2015, TRCC re-evaluated their most current and demanding academic and student program needs in addition to projecting operating costs for the new Theater and Entrance project. Based on the academic and financial evaluation, TRCC requested that the bond funds be reallocated to College facility needs that are deemed more critical in nature to student performance, and to cancel funding for the Theater and Entrance project.

TRCC's evaluation included an in depth study that outlined a number of building enhancements to better support academic demands and student. TRCC identified three major areas where interior renovations could accommodate those needs:

1. Tutoring and Academic Success Center – This project includes renovations to the existing 1,645 square foot tutoring space and capturing an additional 2,000 square feet from an available adjacent space. The increased and modified space will allow better flexibility and expanded capabilities for guiding students to academic success.
2. Library – Over the last decade, technology integrated into library and media disciplines has significantly changed many functions and demands of higher education's library services. Proposed library renovations would meet contemporary and projected space needs. Further, renovations would enhance the utilization of the two library levels, consolidate and compress book stacks and expand computer work areas for both individual and group work. Additional space reconfigurations would result in allocating some space to the adjacent tutoring center expansion.

3. Student Services –The first floor A-Wing area consists of approximately 9,500 square feet of offices, financial aid, admissions, registration, student welcome center, advising, counseling, and student reception areas for each of the services.

Projected renovations for those areas include a more inviting welcome center, additional space for a new student advising center, a centralized scanning center to further provide electronic records, increase privacy for certain job requirements, decrease ambient noise levels, reconfigured testing center with increased IT capabilities and establish a career services center.

Estimated design, construction and equipment costs related to the interior renovations are \$5,700,000.

The remaining \$5,906,676 undesignated bond funds, would be allocated to the Community College System-Wide Code Compliance/Infrastructure Improvement program. These additional funds will backfill funding that fell short of requested amounts in the FY 16-17 biennium budget. Major examples of projects currently estimated at \$1,000,000 or more that may be funded in part or whole from this supplemental funding include indoor air quality improvements at TRCC, partial roof replacement at Norwalk, ADA compliance at Naugatuck Community College, and boiler and chiller replacements at Middlesex Community College, miscellaneous building envelope improvements and energy conservation enhancements.

Board approval of this item will allow a request for legislative action to reallocate funds previously authorized but unallocated under Public Act 09-2, Section 42(e) (6) of \$11,606,676 for Three Rivers Community College to two new projects:

1. \$5,700,000 – Design, construction and equipment for TRCC renovations at their Tutoring & Academic Success Center, Library and Student Services.
2. \$5,906,676 – Community College System-Wide Code Compliance/Infrastructure Improvement Program.

\$11,606,676 – Funds reallocated

This funding reallocation will cancel TRCC's proposed 15,076 foot new Theater and Entrance project.

RECOMMENDATION

Approve fund reallocation request for the interior renovations and Code Compliance/Infrastructure Improvements projects and cancel the Three Rivers Community College proposed Theater and Entrance project.

RESOLUTION

concerning

BOND FUND REALLOCATION
FOR
THREE RIVERS COMMUNITY COLLEGE
January 21, 2016

- WHEREAS, Public Act 09-2, Section 42(e)(6) authorized \$11,606,676 to fund construction of a new 15,076 gross square foot Theater and Entrance addition at Three Rivers Community College; and
- WHEREAS, Three Rivers financial reviews do not display the proposed additional square feet as a cost effective model; and
- WHEREAS, Current academic evaluations conducted by the college conclude more critical needs related to student performance; and
- WHEREAS, Three Rivers will renovate existing interior space and provide or enhance the Tutoring and Academic Success Center, Library and Student Service area; and
- WHEREAS, \$5,700,000 of the bond funds will be reallocated from the proposed Theater and Entrance Project to the new Tutoring and Academic Success Center, Library modifications and Student Service area projects; and
- WHEREAS, Many of the Community Colleges' FY 2016 – FY 2017 biennium deferred maintenance projects remained underfunded; and
- WHEREAS, \$5,906,676 of remaining undesignated bond funds will be reallocated for deferred maintenance to the System-Wide Community College Code Compliance/Infrastructure Improvement program; therefore, be it
- RESOLVED, Pending a legislative modification to Public Act 09-2, Section 42(e)(6) that authorized \$11,606,676, \$5,700,000 will be reallocated to the new Tutoring and Academic Success Center, Library and Student Service renovations/modifications project at Three Rivers Community College, while \$5,906,676 will be reallocated for deferred maintenance to the System-Wide Community College Compliance/Infrastructure Improvement program and the Three Rivers Theater and Entrance project will be cancelled.

A True Copy:

Erin A. Fitzgerald
Secretary