

CT BOARD OF REGENTS FOR HIGHER EDUCATION
MINUTES – REGULAR MEETING - 10:00 AM., THURSDAY, JANUARY 21, 2016
61 Woodland Street, Hartford, CT

REGENTS PARTICIPATING

Nicholas M. Donofrio, Chair	David R. Jimenez
Stephen Adair*	Gordon Plouffe
Robert E. Brown* ¹ (<i>via teleconference</i>)	Elease E. Wright
Naomi K. Cohen	Catherine H. Smith*
Lawrence J. DeNardis	Sarah Greco
Matt Fleury	Dennis Murphy*
Merle W. Harris <i>via teleconference</i>	William J. McGurk <i>via teleconference</i>

REGENTS ABSENT

Yvette Meléndez, Vice Chair	JoAnn H. Price ²
Jewel Mullen*	Richard J. Balducci
Dianna R. Wentzell*	

**ex-officio, non-voting member*

CSCU SYSTEM STAFF

Mark E. Ojakian, President
Alice Pritchard, Chief of Staff
Estela Lopez, interim Provost & Senior Vice President, Academic and Student Affairs
Elsa Nunez, VP State Universities and President, Eastern Connecticut State University
David Levinson, VP Community Colleges & President, Norwalk Community College
Erin A. Fitzgerald, Associate Director of Board Affairs/BOR Secretary
Michael Kozlowski, Director of Strategic Initiatives
Maribel La Luz, Director of Communications

STATE UNIVERSITY/COMMUNITY COLLEGE PRESIDENTS

James Lombella, Asnuntuck Community College
Wilfredo Nieves, Capital Community College
Dorsey Kendrick, Gateway Community College
Paul Broadie, Housatonic Community College
Daisy Cocco De Filippis, Naugatuck Valley Community College
Michael Rooke, Northwestern Connecticut Community college
Carlee Drummer, Quinebaug Valley Community College
Mary Ellen Jukoski, Three Rivers Community College
Cathryn Addy, Tunxis Community College
Edward Klonoski, Charter Oak State College
Mary Papazian, Southern Connecticut State University
John Clark, Western Connecticut State University

¹ Robert Brown joined the meeting at 10:51 am

CALL TO ORDER/ADOPTION OF AGENDA

Chairman Donofrio called the meeting to order at 10:02 am and, following roll call, declared a quorum present. **On a motion by Regent DeNardis, seconded by Regent Fleury, the agenda as presented was unanimously adopted.**

BOR CHAIRMAN NICHOLAS M. DONOFRIO

Chairman Donofrio “welcomed back” Dennis Murphy sharing that he was serving as an ex-officio member of the Board in his capacity as interim Commissioner of Labor and shared that Sarah Greco along with Robert Brown were completing their service on the Board and thanked them for their service.

CSCU SYSTEM PRESIDENT MARK E. OJAKIAN

President Ojakian provided an update on CSCU system-wide issues and initiatives, including ongoing budgetary discussions, legislative priorities and interagency outreach and collaboration. President Ojakian introduced Maribel La Luz noting that would begin serving as Director of Communications effective February 5th and that Michael Kozlowski was now serving as Director of Strategic Initiatives. President Ojakian also noted that the CSCU Day at the Capitol was scheduled for April 19 from 1-3:30 and urged Board members to stop by, indicating that additional information would be forthcoming.

APPROVAL OF MINUTES

On a motion by Regent Fleury, seconded by Regent DeNardis, the [December 3, 2015, Regular meeting minutes](#) were unanimously approved as submitted.

CONSENT AGENDA

Chairman Donofrio called for a motion on the Consent Agenda. **On a motion by Regent Cohen, seconded by Regent Plouffe, the items listed on the Consent Agenda below were unanimously approved.**

January Tenure

- WCSU

New Programs

- Accounting Certificate – Licensure and Accreditation – Southern CSU
- Digital and Interactive Media Arts – BA – Licensure – Western CSU

Revision to BOR Pre-Employment Background Verification Policy

RESOLUTIONS APPROVED ON CONSENT:

January Tenure – WCSU

RESOLVED: That the Board of Regents for Higher Education approve the following January 2016 tenure recommended by the president of Western Connecticut State University: Dr. Stavros Christofi (Math Department)

New Programs

Accounting Certificate – Licensure and Accreditation – Southern CSU

RESOLVED: That the Board of Regents for Higher Education approve the licensure and accreditation of a new undergraduate, post-baccalaureate Certificate of Accounting at Southern Connecticut State University.

Digital and Interactive Media Arts – BA – Licensure – Western CSU

RESOLVED: That the Board of Regents for Higher Education approve the licensure of a new program in Digital and Interactive Media Arts (DIMA) leading to a Bachelor of Arts degree at Western Connecticut State University for a period of three years until January 30, 2019.

Revision to BOR Pre-Employment Background Verification Policy

WHEREAS, The Board of Regents for Higher Education, in accord with the Connecticut State Colleges and Universities, comprised of seventeen institutions and a System Office, is committed to providing a safe learning and working environment for its students, faculty and staff, and

WHEREAS, the Board of Regents for Higher Education adopted policy regarding “Pre-Employment Background Verification at the Connecticut State Colleges and Universities” on October 9, 2014, and revised such policy on January 15, 2015, and further revised such policy on June 25, 2015; and

WHEREAS, The Connecticut State Colleges and Universities seek to hire employees of the highest integrity in order to maintain a safe educational community, and

WHEREAS, In order to further strengthen the policy, the Board has determined that pre-employment background verifications must include a reference by the candidate’s employing state agency(ies) when the candidate has prior employment with the State of Connecticut , now therefore be it

RESOLVED, That the Board of Regents formally amends its policy to include such reference (ATTACHMENT A) in its policy regarding “Pre-Employment Background Verification” effective immediately.

ATTACHMENT A - PRE-EMPLOYMENT BACKGROUND CHECK POLICY CONNECTICUT STATE COLLEGES & UNIVERSITIES

The above-referenced Policy is hereby amended by adding thereto the following:

(NEW) When a candidate’s employment history includes prior service with the State of Connecticut, a reference must be obtained from the candidate’s employing state agency(ies). Such reference shall be obtained by the human resources office of the prospective employer from the human resources office(s) of the prior state employer(s), reduced to writing, made a part of the record, and retained as specified herein. No screening shall be considered complete without such written record(s).

ACADEMIC & STUDENT AFFAIRS COMMITTEE

Following a detailed overview by Committee Chair Merle Harris of the **proposed resolution concerning the Licensure of a program in Construction Technology leading to an Associate of Applied Science Degree (A.A.S.) at Three Rivers Community College, with tracks for three concentrations; architecture, civil, and construction management technology, on a motion by Regent Harris and a second by Regent DeNardis the following resolution passed unanimously.**

LICENSURE CONSTRUCTION TECHNOLOGY - AAS - THREE RIVERS CC

RESOLVED: That the Board of Regents for Higher Education approve the licensure of a program in Construction Technology leading to an Associate of Applied Science degree (AAS) at Three Rivers Community College with tracks for three concentrations in architecture, civil and construction management technology for a period of three years until January 30, 2019.

AUDIT COMMITTEE

Audit Committee Chair Elise Wright reported that the Committee reviewed the below-listed statements with the respective audit firms and management, and, in accordance with the Committee charter, had accepted the following reports, the final versions of which will be shared upon publication.

- FY2015 Audit of [Charter Oak State College and CT Distance Learning Consortium](#)
- [FY2015 Audit of Project Expenditures CSCU 2020](#)
- FY2015 Financial Statements and [Report to Management](#) for the [Connecticut State Universities](#) and [Community Colleges](#)

Committee Chair Wright reported the auditors reported they were given full and complete access to books, records and management of the system office and institutions and that there were no material controls weaknesses or significant deficiencies identified during the audits.

Concerning compliance with the standards of Governmental Accounting Standards Board (GASB 68), Regent Wright stated the following: “Back in September of 2015, I reported to this Board that GASB 68 would require that the financial statements disclose the full amount of the calculated liability for pension costs for all of our employees. In the past, this has been disclosed by the State in aggregate, and will continue to be disclosed in total. However, the various fund entities of the State did not historically disclose individually. Because GASB 68 is new and the calculations were both complex and could not be calculated by us, it took a little bit longer to both complete, audit, and ultimately issue our financial statements for the year ended June 30, 2015. There are no funding or cash implications that change as a part of this new requirement, however,

the large liabilities that are now on our financial statements have, in effect, eliminated any unrestricted reserves as currently disclosed, and have created a large negative reserve on each constituent financial statement.”

In closing, Regent Wright noted that the Committee also approved the appointment and compensation of Pricewaterhouse Coopers as CSCSU’s external auditors for the Fiscal Years 2016 through 2018, and heard an update on the status of Internal Audit Department activities.

FINANCE AND INFRASTRUCTURE COMMITTEE

Finance & Infrastructure Committee Chair Matt Fleury reported that the Committee had the following items for the board’s consideration

Following Committee Chair Fleury’s overview of the proposed resolution concerning an authorization to seek legislation providing a right of first refusal concerning Windham Tech HS/ECSU, **.on a motion by Regent Fleury and a second by Regent Cohen the following resolution passed unanimously.**

Authorization to seek legislation providing right of first refusal - Windham Tech HS/ECSU

- 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.

Following Committee Chair Fleury’s overview of the proposed resolution concerning an Authorization of land conveyance (MCC to Town of Manchester), pending legislation, **.on a motion by Regent Fleury and a second by Regent DeNardis the following resolution passed unanimously.**

Authorization of land conveyance, pending legislation – Manchester CC

- 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.

Following Committee Chair Fleury’s overview of the proposed resolution concerning a reallocation of authorized, unallocated Funds (Three Rivers Community College), **.on a motion by Regent Fleury and a second by Regent Cohen the following resolution passed unanimously.**

Reallocation of authorized, unallocated bond funds – Three Rivers CC

- 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.

Committee Chair Fleury noted that the committee received the CSCU 2020 semi-annual report (*Attachment A to these minutes*) and commended Keith Epstein, VP of Facilities, Real Estate & Infrastructure Planning, for his oversight of the project and detailed submittal of the status update reports to the committee at every meeting. He also pointed out that the committee received an informational update concerning the proposed redevelopment of the Long Wharf site at Southern (*Attachment B to these minutes*)

HUMAN RESOURCES AND ADMINISTRATION COMMITTEE

No report or action items for Board consideration.

EXECUTIVE COMMITTEE

No report or action items for Board consideration.

ADJOURNMENT

On a motion by Regent Cohen seconded by Regent Fleury, the meeting adjourned at 10:58 am.

Submitted,

Erin A. Fitzgerald, Associate Director, Office of Board Affairs
Secretary of the CT Board of Regents for Higher Education

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CT BOARD OF REGENTS FOR HIGHER EDUCATION
REGULAR MEETING - 10:00 a.m., Thursday, January 21, 2016
61 Woodland Street, Hartford, CT

Attachments to Minutes and Meeting Handouts/ Presentations

Posted online at <http://www.ct.edu/regents/minutes>

- A. **CSCU 2020 Semi-Annual Report**
- B. **Informational update proposed redevelopment of Long Wharf site – Southern CSU**

SEMI-ANNUAL REPORT ON THE STATUS AND PROGRESS OF CSUS 2020

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 01/13/2015	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	\$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	\$0	\$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/IDF 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. Repave & Loop Road Addition		\$236,000	\$0	\$0	\$0	\$236,000.00							

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 01/1/2015	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			

STAFF REPORT

FINANCE AND INFRASTRUCTURE COMMITTEE

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.

1/7/16 Finance & Infrastructure Committee
1/21/16 BOR