



Board of Regents

**Joint Meeting of the
Human Resources & Administration Committee
and the**

Finance & Infrastructure Committee

10:30 am, Wednesday, March 11, 2020

conducted via WebEx/teleconference originating from

BOR Boardroom, Ground Floor, 61 Woodland Street, Hartford, CT

AGENDA & NOTICE OF SPECIAL MEETING

- 1. Call to Order and Roll Call**
- 2. Approval of Meeting Minutes**
 - a) Finance & Infrastructure – January 29, 2020
 - b) Human Resources & Administration – January 23, 2020
- 3. Information Items**
 - a) CSCU 2020 Semi-annual Report
 - b) Guided Pathways Implementation
 - c) Students First update – shared services
- 4. Action Items**
 - a) Property Conveyance Between Gateway CC, North Haven Campus and the Area Cooperative Educational Services (ACES)
- 5. Adjournment**

HR & Administration Committee members

Naomi K. Cohen, Chair
Richard J. Balducci
David R. Jimenez
Elease E. Wright

Finance & Infrastructure Committee members

Richard J. Balducci, Chair
Felice Gray-Kemp
David R. Jimenez
JoAnn Ryan

**BOARD OF REGENTS FOR HIGHER EDUCATION
FINANCE & INFRASTRUCTURE COMMITTEE
MINUTES**

Wednesday, January 29, 2020 @10:00 a.m.

Regents Boardroom, System Office, 61 Woodland Street, Hartford, CT 06105

COMMITTEE MEMBERS PARTICIPATING

Richard J. Balducci, Chairman
David R. Jimenez
JoAnn Ryan (via teleconference)

CSCU STAFF PARTICIPATING

Ben Barnes, Chief Financial Officer
Keith Epstein, Vice President of Facilities, Real Estate & Infrastructure Planning

CALL TO ORDER

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

APPROVAL OF MINUTES FROM THE DECEMBER 4, 2019 MEETING

Regent Jimenez moved, seconded by Regent Ryan, the minutes of the December 4, 2019 meeting were unanimously approved as submitted.

• **FY2020 Mid-Year Spending Plan Review**

CFO Barnes presented the results of the mid-year 2020 spending plan review that includes present actual results of fiscal year ended June 30, 2019 and current fiscal year projections. The overall projection shows a modest improvement compared to the revised budget. The system is slightly better than budget overall with respect to operating results. This is being achieved despite a 2% shortfall in revenue. Operating results continue to improve by the ongoing efforts under Students First initiatives. In FY2020, it is projected that the colleges' spending will be \$12.5 million lower than it would have been if administrative consolidation had not been undertaken.

Overall, revenues are down due to lower than expected tuition and fees (down 2%) and lower fringe benefit contributions from the state. This is offset by lower expenses in salaries and fringes. Fall semester FTE enrollment was down and Spring semester FTE enrollment is estimated to be 10% lower than Fall. It is anticipated that the Spring decline in enrollment will be attributed to the PACT program. Enrollment is expected to grow in the following academic year.

FY2019 actual results for fiscal year ended on June 30, 2019 were better than projected for State Universities and Charter Oak State College. For Colleges, the actual results shows a slight improvement and are better than projected.

- **Students First: 5-Year Financial Forecast**

CFO Barnes reported on CSCU five-year budget projection for the Community Colleges. Students First has already produced annual savings of \$10.9 million in FY20. These savings are expected to grow to \$24 million in 2023 and thereafter. In addition to non-faculty attrition, a major push to implement advisement in line with Guided Pathways also promises to increase enrollment and revenue within a few years under Student First. The PACT program will also contribute to enrollment and revenue growth. The combined impact of these initiatives has potential to convert a projected enrollment decline into enrollment growth. In turn, an increase in revenue for the system.

- **FY2021 Tuition and Fees**

CFO Barnes reviewed the proposed tuition changes for the fall 2020 academic year. The changes include a freeze on tuition and mandatory fees at the 2020 level at the community colleges; a 4% tuition increase and an average of 3.5% increase in fees for the Connecticut State Universities; and Charter Oak State College proposes to freeze tuition and fees and eliminate the third installment of the Student Services fee.

The tuition freeze recommended for the colleges is made possible by the savings being achieved under Students First and the anticipated revenue from increased enrollment due to PACT. A tuition freeze will enhance affordability for the students who are not benefitted by PACT. The recommended tuition and fee levels for the Universities compromises between affordability and fiscal stability. The 4% increase in tuition is intended to limit the growth in costs for students at the CSUs. The tuition and fee recommendation for Charter Oak reflects a system-wide focus on access and affordability. The cost reduction will strengthen Charter Oak's competitiveness with other on-line institutions.

CFO Barnes noted that the resolution grants limited authority to adjust tuition and fees to the system President in order to implement Board policies such as PACT, provided those adjustments do not increase costs for students. This will allow some changes to the structure of fees in manufacturing programs to ensure that all these costs are eligible for state support under the new program.

It was unanimously voted to approve the FY2021 Tuition and Fee rates on motion of Regent Jimenez, seconded by Regent Ryan.

- **CSCU 2020 Property Acquisition for Eastern CT State University**

VP Epstein provided information on Eastern CT State University's long-term goal to obtain certain properties that are adjacent to the university in an effort to connect main campus to college buildings south of Prospect Street. The Town of Willimantic has expressed interest in selling the Kramer Building located at 322 Prospect Street to the State for Eastern's use. Acquisition of the property will support Eastern's mission and accelerate development of a new Professional Studies Academic Building.

The purchase of 322 Prospect Street will be funded from CSCU 2020 Land and Property Acquisition Program. The Department of Administrative Services (DAS) completed two independent real estate appraisals for this property. Approval of the purchase is contingent upon final approvals of DAS, Office of Policy and Management, State Properties Review Board and Attorney General.

On motion of Regent Jimenez, seconded by Regent Ryan, the CSCU 2020 Property Acquisition for Eastern CT State University was approved.

Adjournment

There being no further business, on motion of Regent Jimenez, seconded by Regent Ryan, the meeting adjourned at 11:00 a.m.



Board of Regents

HUMAN RESOURCES & ADMINISTRATION COMMITTEE

REGULAR MEETING MINUTES – JANUARY 23, 2020
BOR BOARDROOM, 61 WOODLAND STREET, HARTFORD, CT

COMMITTEE MEMBERS PARTICIPATING	PRESENT
Naomi Cohen, Chair	Yes
Elease Wright	Yes
Holly Howery	Via teleconference
David Jimenez	Via teleconference
Richard J. Balducci	no

CSCU STAFF PRESENT:

Andrew Kripp, Vice President, Human Resources
Ernestine Weaver, Counsel
Erin A Fitzgerald, Director of Board Affairs
Cheryl Connor, Admin. Assistant, Board Affairs

CALL TO ORDER

With a quorum present, Chair Cohen called the meeting to order at 9:31 am.

APPROVAL OF MEETING MINUTES

On a motion by Elease Wright, seconded by David Jimenez, the meeting minutes of November 21, 2019 were approved as submitted.

ACTION ITEM

Revisions to Section 6.5 of the CSCU Human Resources Policies for Management & Confidential Professional Personnel and the CSCU Classification and Compensation Procedures for Management and Confidential Professional Personnel

Chair Cohen explained that the Committee was meeting to vote on revisions to both the human resources policy and the human resources procedures for classification and compensation for management and confidential professional employees. She further explained that the Committee had been working on reviewing and updating these documents since 2015, when the CSCU HR manuals were created that harmonized the previous policies of the three legacy institutions.

Andy Kripp then explained that based on the guidance and instruction from the October committee meeting, the objective was to not only consolidate all of the administration and compensation into a single procedure, but also to address oversight and authority. He then provided a summary of the proposed revisions. See attached Staff Report (SR) and Attachment A to the resolution.

Upon conclusion of Andy’s summary, Chair Cohen thanked Andy, Michael Lopez, Erin Fitzgerald, and Cheryl Connor for all of the work that it took to put this report together.

Discussion ensued among Committee members. At the conclusion of Committee discussion, Chair Cohen requested a motion to adopt the subject resolution. **On a motion by Elease Wright, seconded by Holly Howery, the resolution below was unanimously adopted.**

Revisions to the CSCU HR Policies for Management & Confidential Professional Personnel and the CSCU Classification and Compensation Procedures for Management & Confidential Professional Personnel

WHEREAS In November 2015, via BR 15-090, the Board adopted a Consolidated Classification and Compensation Structure for management and confidential professional personnel at the 17 CSCU institutions and provided the CSCU President with the authority to establish a Classification and Compensation Procedures Manual; and

WHEREAS The Board's Human Resources and Administration Committee and System Office Human Resources leadership have been reviewing existing policies; and

WHEREAS The HR & Administration Committee at its October, 2019 meeting discussed revisions to compensation and classification policies and procedures to consolidate such procedures in a single document that reflects appropriate board oversight and shifts certain administrative, business-as-usual, functions from the governing board to Administration; and

WHEREAS Administration therefore recommends modifications to Section 6.5, Salary Ranges, of the CSCU HR Policies and to the CSCU Classification and Compensation Procedures for Management and Confidential Professional Personnel.

NOW, THEREFORE, BE IT RESOLVED, That Section 6.5, Salary Ranges, of the CSCU HR Policies for Management & Confidential Professional Personnel, will be amended and transferred from said HR Policies to the CSCU Classification and Compensation Procedures Manual for Management and Confidential Professional Personnel; and be it further

RESOLVED, That Attachment A to this resolution fully details the associated revisions to the CSCU Classification and Compensation Procedures Manual and are hereby adopted pursuant thereto.

NEW BUSINESS

There was no new business brought before the committee.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

On a motion by Elease Wright, seconded by Holly Howery, the meeting adjourned at 9:48 am.

HUMAN RESOURCES & ADMINISTRATION COMMITTEE

REGULAR MEETING – JANUARY 23, 2020

Attachments to Minutes and/or Meeting Handouts/Presentations

- 1) 01-23-2020 Staff Report
- 2) Attachment A to Board Resolution revising 6.5 HR Policies for MC & Class Comp Procedures

Click on links below:

- 3) [HR Policies for Management and Confidential Professional Personnel eff 7/1/19](#)
- 4) [Classification and Compensation Procedures for Management and Confidential Personnel](#)

SEMI-ANNUAL REPORT ON THE STATUS AND PROGRESS OF CSUS 2020
AS OF NOVEMBER 30, 2019

University	Project or Program	Estimated Total Project Cost	*Phase I Fiscal Years 2009 - 2011	Phase II Fiscal Years 2012 - 2014	Phase III Fiscal Years 2015-2021	Phase III Available as of Fiscal Year 2020	Total Available as of Fiscal Year 2020	Amount Committed as of 11/30/19	Amount Expended as of 11/30/19	Projected Fiscal Year 2021	Scheduled Design Completion	Scheduled Construction Completion	Status/Comments
Central	Code Compliance/Infrastructure Improvements	\$24,238,366	\$16,418,636	\$5,763,579	\$2,056,151	\$2,056,151	\$24,238,366	\$22,843,592	\$22,644,898	\$1,394,774			Multi-phased program.
	<u>Project Listing</u>												
	- 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	Apr-11	Complete
	- Burritt Library HVAC Code Compliance Improvements		\$1,989,000	\$0	\$0	\$0	\$1,989,000	\$1,808,007	\$1,808,007	\$0	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	\$1,961,987	\$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	Complete
	~ Burritt Library Renovation (Construction)			\$216,000		\$0	\$216,000	\$216,000	\$216,000	\$0	Oct-16	Mar-17	Complete
	- Kaiser Hall Gym and Lobby HVAC Improvements		\$82,500	\$0	\$0	\$0	\$82,500	\$82,016	\$82,016	\$0	Jul-09	Mar-12	Complete
	- 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	Oct-11	Complete
	- Remove Old Telecom Equipment from Buildings		\$0	\$327,000	\$0	\$0	\$327,000	\$326,024	\$326,024	\$0	Mar-14	Dec-16	Complete
	- Maloney Hall HVAC Improvements		\$0	\$1,004,000	\$0	\$0	\$1,004,000	\$532,162	\$532,162	\$0	Jun-13	Mar-15	Complete
	- Arute Field Stadium Turf Replacement		\$0	\$912,000	\$0	\$0	\$912,000	\$768,283	\$768,283	\$0	May-14	Aug-14	Complete
	~ Improvements to ITBD Building			\$0		\$0	\$0	\$0	\$0	\$0	T.B.D.	T.B.D.	Funds Reallocated to Copernicus Hall Low Roof Replacement
	~ Copernicus Hall Low Roof Replacement			\$200,000	\$0	\$0	\$200,000	\$200,000	\$200,000	\$0	Aug-17	Mar-18	Complete
	- Minor Capital Improvements Program		\$987,500	\$3,104,579	\$0	\$0	\$4,092,079	\$4,092,079	\$4,092,079	\$0	May-17	May-17	Complete
	- Future Projects to be Determined		\$394,732	\$0	\$2,056,151	\$2,056,151	\$2,056,151	\$2,056,151	\$1,857,458	\$198,694	Jul-09	Aug-20	Multi-phased program.
	Renovate/Expand Willard and DiLoreto Halls	\$61,085,000	\$0	\$5,892,000	\$55,193,000	\$55,193,000	\$61,085,000	\$60,681,948	\$59,257,479	\$1,424,469	Jun-15	Jan-19	In Close-out
	New Classroom Office Building	\$29,042,113	\$29,042,113	\$0	\$0	\$0	\$29,042,113	\$29,042,113	\$29,042,113	\$0	Mar-11	Aug-13	Complete
	East Campus Infrastructure Development (construction only)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			Funds Reallocated
	Burritt Library Design & Expansion/Renovations	\$16,500,000	\$0	\$0	\$16,500,000	\$16,500,000	\$16,500,000	\$0	\$0	\$500,000	Sep-19	Jul-21	In Design

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Eastern	Kaiser Hall/Bubble Renovations	\$25,385,809	\$6,491,809	\$210,000	\$18,684,000	\$18,684,000	\$25,385,809	\$24,526,125	\$19,887,768	\$859,684	Apr-17	Dec-20	In Close-out	
	Engineering Classroom Building	\$62,700,000	\$9,900,000	\$0	\$52,800,000	\$52,800,000	\$62,700,000	\$44,750,088	\$4,107,915	\$40,642,173	Dec-16	May-21	In Construction	
	Barnard Hall Renovations	\$23,099,000	\$4,359,730	\$130,421	\$18,608,849	\$18,608,849	\$23,099,000	\$22,539,680	\$5,092,542	\$17,447,138	Dec-18	Sep-20	In Construction	
	New Maintenance/Salt Shed Facility	\$2,259,157	\$2,259,157	\$0	\$0	\$0	\$2,259,157	\$2,259,157	\$2,259,157	\$0	Oct-10	May-12	Complete	
	Code Compliance/Infrastructure Improvements	\$14,907,318	\$8,441,961	\$4,825,000	\$1,640,357	\$1,640,357	\$14,907,318	\$14,368,329	\$14,150,061	\$518,065		Dec-20		Multi-phased program.
	<u>Project Listing</u>													
	- Campus Wide Brick Repointing Program		\$1,654,773	\$500,000	\$0	\$0	\$2,154,773	\$1,654,924	\$1,454,924	\$499,849	Jan-10	Ongoing		Phased project.
	- Planetarium Window Replacement		\$115,766	\$0	\$0	\$0	\$115,766	\$115,766	\$115,766	\$0	Mar-09	Dec-09		Complete
	- Develop Major Campus Entrances		\$480,582	\$0	\$0	\$0	\$480,582	\$480,582	\$480,529	\$0	Dec-09	Apr-12		Complete
	- South Electrical Loop		\$221,291	\$0	\$0	\$0	\$221,291	\$221,189	\$221,189	\$0	Mar-09	Aug-09		Complete
	- High Temperature Hot Water Line Repairs		\$1,217,268	\$0	\$0	\$0	\$1,217,268	\$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	\$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	\$37,250	\$37,250	\$0	Mar-09	Aug-09		Complete
	- Soccer Field Drainage Upgrade		\$338,282	\$0	\$0	\$0	\$338,282	\$299,437	\$299,437	\$0	Oct-10	Dec-10		Complete
	- Renovate 333 Prospect Street (Phase 1 & 2)		\$1,264,555	\$0	\$0	\$0	\$1,264,555	\$1,264,380	\$1,264,380	\$0	Jul-11	Jul-13		Complete
	- Arboretum Sewer Main Replacement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				Project Postponed
	- Minor Capital Projects Program		\$2,528,813	\$4,325,000	\$0	\$0	\$6,853,813	\$6,853,813	\$6,853,813	\$0	Jul-09	Jan-19		Complete
	- Sports Center Lobby Upgrades		\$183,868	\$0	\$0	\$0	\$183,868	\$183,868	\$183,868	\$0	Jan-14	Aug-14		Complete
	- Future Projects to Be Determined		\$0	\$0	\$1,640,357	\$1,640,357	\$1,640,357	\$1,640,357	\$1,622,141	\$18,216	Jul-15	Ongoing		Multi-phased program.
	Fine Arts Instructional Center		\$85,461,643	\$12,000,000	\$71,234,213	\$2,227,430	\$2,227,430	\$85,461,643	\$85,461,643	\$85,461,643	\$0	Mar-13	Jan-16	
Goddard Hall /Communications Building Renovation		\$32,951,000	\$0	\$2,872,787	\$30,078,213	\$30,078,213	\$32,951,000	\$32,363,001	\$23,672,126	\$2,655,725	Apr-15	Sep-19	In Construction	
Sports Center Addition and Renovation (design only)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-	Funds Reallocated to Communications Building	
Outdoor Track – Phase II		\$1,629,152	\$1,629,152	\$0	\$0	\$0	\$1,629,152	\$1,629,152	\$1,629,152	\$0	Mar-10	Dec-10	Complete	
Athletic Support Building		\$1,921,000	\$1,921,000	\$0	\$0	\$0	\$1,921,000	\$1,777,153	\$1,777,153	\$0	Dec-11	Dec-13	Complete	
New Warehouse		\$2,269,000	\$2,269,000	\$0	\$0	\$0	\$2,269,000	\$1,886,660	\$1,886,660	\$0	Jan-12	Sep-13	Complete	

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Southern	Code Compliance/Infrastructure Improvements	\$25,899,406	\$16,335,683	\$2,329,000	\$7,234,723	\$7,234,723	\$25,899,406	\$24,272,188	\$22,495,941	\$2,354,258			Multi-phased program.
	<u>Project Listing</u>												
	- Install Elevator/Entrance to Former Student Center		\$1,777,645	\$0	\$0	\$0	\$1,777,645	\$1,777,645	\$1,777,645	\$0	Aug-09	Jun-12	Complete
	- Shuttle System infrastructure		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-	Funding Reallocated to Buley Library
	- Repairs to Pool in Moore Field House (Phases 1 & 2)		\$839,415	\$0	\$0	\$0	\$839,415	\$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	\$233,000	\$233,000	\$0	Sep-11	Aug-12	Complete
	- Earl Hall Mechanical/Electrical Upgrade		\$4,184,111	\$0	\$0	\$0	\$4,184,111	\$4,184,112	\$4,184,112	\$0	Sep-10	Aug-15	Complete
	- Jennings Hall Mechanical/Electrical Upgrade		\$4,495,163	\$0	\$0	\$0	\$4,495,163	\$4,495,198	\$4,495,198	\$0	Sep-10	Aug-15	Complete
	- Lyman Auditorium Mechanical/Electrical Upgrade		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	-	Funding Reallocated to Buley Library
	- Admissions House Roof and Exterior Repairs		\$221,000	\$0	\$0	\$0	\$221,000	\$217,957	\$217,678	\$0	Aug-10	Mar-12	Complete
	- Jess Dow Field Turf Replacement		\$743,262	\$0	\$0	\$0	\$743,262	\$725,071	\$725,071	\$0	Mar-11	Feb-12	Complete
	- Wintergreen Building Water Infiltration		\$370,760	\$0	\$0	\$0	\$370,760	\$366,468	\$366,468	\$0	Oct-11	Oct-13	Complete
	- Moore Field House Locker Room Renovations: Phase II & III		\$929,500	\$0	\$1,057,682	\$1,057,682	\$1,987,182	\$1,057,682	\$1,057,682	\$0	Jan-11	Jun-15	Complete
	- Moore Field House Roof Replacment - Phase II		\$0	\$0	\$772,264	\$772,264	\$772,264	\$772,264	\$772,264	\$0	Sep-14	Sep-15	Complete
	- Old Student Center North Wing Concept Design		\$20,000	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	-	-	Project Cancelled
	- Earl Hall Communications Dept. Entrance/Security Corridor		\$47,687	\$0	\$0	\$0	\$47,687	\$0	\$0	\$0	-	-	Project on Cancelled
	- Improvements to the Academic Mall		\$0	\$30,000	\$0	\$0	\$30,000	\$28,879	\$28,879	\$0	Jun-14	Mar-15	Complete
	- Wintergreen Building Renovations		\$0	\$0	\$1,972,815	\$1,972,815	\$1,972,815	\$1,965,301	\$1,965,301	\$0	Aug-15	Aug-16	Complete
	- Minor Capital Projects Program		\$2,432,845	\$2,299,000	\$0	\$0	\$4,731,845	\$4,731,845	\$4,731,845	\$0	Jul-09	Jan-18	Complete
	- Future Projects to Be Determined		\$41,295	\$0	\$3,431,962	\$3,431,962	\$3,473,257	\$2,894,966	\$1,118,999	\$2,354,258	Jul-15	Ongoing	Multi-phased program.
	New Academic Laboratory Building	\$72,115,000	\$8,944,000	\$57,698,000	\$5,473,000	\$5,473,000	\$72,115,000	\$72,115,000.00	\$72,115,000	\$0	Jan-13	Feb-18	Complete
	Health and Human Services Building (Phase 1 and Phase 2)	\$76,507,344	\$0	\$0	\$76,507,344	\$76,507,344	\$76,507,344	\$6,844,969	\$4,696,952	\$20,000,000	Mar-19	Sep-21	Bidding for Construction
	Fine Arts Instructional Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			Funds reallocated to Phase 2 of Health & Human Services Building
	Buley Library - Phase 2	\$17,436,817	\$17,006,817	\$430,000	\$0	\$0	\$17,436,817	\$16,435,195	\$16,435,195	\$0	Jan-13	Apr-15	Complete
	School of Business	\$52,476,933			\$52,476,933	\$6,476,933	\$6,476,933	\$3,736,507	\$3,238,628	\$12,000,000	Jul-20	Jun-22	In Design
Western	Code Compliance/Infrastructure Improvements	\$17,734,734	\$7,658,330	\$2,825,404	\$7,251,000	\$7,251,000	\$17,734,734	\$12,860,782	\$12,860,783	\$0			Multi-phased program.

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	<u>Project Listing</u>				\$0	\$0	\$0						
	- Feldman Arena Improvements		\$819,636	\$0	\$0	\$0	\$819,636	\$819,636	\$819,636	\$0	Sep-09	Jun-11	Complete
	- Midtown Perimeter Site Improvements		\$463,019	\$0	\$0	\$0	\$463,019	\$463,020	\$463,020	\$0	Apr-10	Jul-11	Complete
	- Campus Wide Utilities/Site Improvements		\$1,682,694	\$0	\$0	\$0	\$1,682,694	\$1,682,694	\$1,682,694	\$0	Jul-09	Mar-14	Complete
	- Higgins Annex HVAC Improvements		\$136,541	\$0	\$0	\$0	\$136,541	\$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	\$510,500	\$510,500	\$0	Jul-10	Oct-11	Complete
	- Higgins Annex Learning Emporium		\$173,216	\$0	\$0	\$0	\$173,216	\$173,216	\$173,216	\$0	May-13	Sep-13	Complete
	- Renovate Restrooms in Founders Hall: Waterbury Campus		\$186,213	\$0	\$0	\$0	\$186,213	\$186,213	\$186,213	\$0	Jun-09	Dec-10	Complete
	- Elevator Upgrades in Berkshire Hall		\$40,571	\$0	\$0	\$0	\$40,571	\$40,571	\$40,571	\$0	Oct-09	Feb-10	Complete
	- Install HVAC for MDF/IDF and Server Rooms		\$349,990	\$0	\$0	\$0	\$349,990	\$349,990	\$349,990	\$0	Mar-10	Oct-11	Complete
	- Replace Portions of University Boulevard		\$297,723	\$0	\$0	\$0	\$297,723	\$297,723	\$297,723	\$0	Sep-09	Dec-10	Complete
	- Minor Capital Projects Program		\$2,499,542	\$2,748,452	\$0	\$0	\$5,247,994	\$5,247,994	\$5,247,994	\$0	Jul-12	May-18	Complete
	- Renovate Former Holy Trinity Church		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			Project funding reallocated
	- Higgins Annex Classroom Renovations for Lecture Halls		\$498,686	\$0	\$0	\$0	\$498,686	\$498,686	\$498,686	\$0	Mar-11	Jan-12	Complete
	- Future Projects to Be Determined		\$0	\$0	\$2,454,000	\$2,454,000	\$2,454,000	\$2,454,000	\$2,454,000	\$0	Jul-15	Jul-19	Complete
	White Hall Renovation - Second & Third Floors	\$0		\$76,952	\$4,797,000	\$4,797,000	\$4,873,952	\$4,441,142	\$1,182,805	\$3,258,337	Aug-19	Aug-20	In Construction
	Fine Arts Instructional Center	\$84,226,596	\$0	\$84,226,596	\$0	\$0	\$84,226,596	\$84,226,596	\$84,226,596	\$0	May-11	Aug-14	Complete
	Higgins Hall Renovations	\$34,576,000	\$0	\$2,982,000	\$31,594,000	\$31,594,000	\$34,576,000	\$33,488,417	\$27,542,946	\$5,945,470	Sep-17	Aug-19	In Close-out
	Berkshire Hall Renovations (design only)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	T.B.D.	T.B.D.	
	University Police Department Building	\$6,445,000	\$0	\$4,745,000	\$1,700,000	\$1,700,000	\$6,445,000	\$6,445,000	\$6,445,000	\$0	Aug-15	Feb-18	Complete
	Midtown Campus Mini-Chiller Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N.A.	N.A.	Project Cancelled
System Wide													
	New and Replacement Equipment	\$103,239,000	\$18,000,000	\$18,395,000	\$66,844,000	\$66,844,000	\$103,239,000	\$99,810,000	\$92,424,647	\$10,814,353	Ongoing	Sep-20	Multi-phased program.
	Alterations/Improvements: Auxiliary Service Facilities	\$53,672,422	\$13,672,422	\$15,000,000	\$25,000,000	\$25,000,000	\$53,672,422	\$47,799,969	\$37,424,107	\$10,375,862	Ongoing	Dec-20	Multi-Phased Program
	CCSU: Barrows Hall Basement Renovations		\$0	\$236,663	\$0	\$0	\$236,663	\$236,663	\$236,663	\$0	Jun-13	Aug-13	Complete
	CCSU: HVAC Improvements In Res. Halls (Phase I, II & III)		\$1,717,398	\$0	\$0	\$0	\$1,717,398	\$1,717,398	\$1,717,398	\$0	Sep-09	Jul-14	Complete
	CCSU: Campus-Wide Residence Halls Side Improvements		\$219,602	\$0	\$0	\$0	\$219,602	\$219,602	\$219,602	\$0	Sep-16	May-17	Complete

SEMI-ANNUAL REPORT ON THE STATUS AND PROGRESS OF CSUS 2020
AS OF NOVEMBER 30, 2019

University	Project or Program	Estimated Total Project Cost	*Phase I Fiscal Years 2009 - 2011	Phase II Fiscal Years 2012 - 2014	Phase III Fiscal Years 2015-2021	Phase III Available as of Fiscal Year 2020	Total Available as of Fiscal Year 2020	Amount Committed as of 11/30/19	Amount Expended as of 11/30/19	Projected Fiscal Year 2021	Scheduled Design Completion	Scheduled Construction Completion	Status/Comments
	CCSU: Vance Hall Basement Renovations		\$0	\$134,800	\$0	\$0	\$134,800	\$134,800	\$134,800	\$0	Jun-13	Dec-13	Complete
	CCSU: Vance Hall Floors 1-6 Bathroom Renovations		\$0	\$106,023	\$0	\$0	\$106,023	\$106,023	\$106,023	\$0	Jun-13	Aug-13	Complete
	CCSU: Vance Hall Renovations- Ground, 1, 2, 5 & 6 Floor			\$770,176	\$0	\$0	\$770,176	\$770,176	\$770,176	\$0	Jun-15	Aug-15	Complete
	CCSU: Student Center & Memorial Hall Sidewalk Imp.		\$0	\$184,514	\$0	\$0	\$184,514	\$184,514	\$184,514	\$0	Jun-15	Aug-15	Complete
	CCSU: Vance Hall Door Lock Upgrades			\$379,904	\$0	\$0	\$379,904	\$379,904	\$379,904	\$0	Jun-15	Aug-15	Complete
	CCSU: Aux. Service Minor Capital Program		\$0	\$2,387,920	\$8,000,000	\$8,000,000	\$10,387,920	\$9,292,174	\$4,447,348	\$4,844,826	Ongoing	Dec-20	Multiple Phased Program
	ECSU: Fire Alarm - Burnap,Crandall and Noble Halls		\$655,465	\$0	\$0	\$0	\$655,465	\$655,465	\$655,465	\$0	Mar-12	Sep-12	Complete
	ECSU: High Rise Elevator Upgrades		\$625,441	\$0	\$0	\$0	\$625,441	\$625,441	\$625,441	\$0	Jan-12	Sep-13	Complete
	ECSU: Academic Quad Landscape		\$0	\$316,900	\$0	\$0	\$316,900	\$316,900	\$316,900	\$0			Complete
	ECSU: Aux. Service Minor Capital Program		\$0	\$1,341,286	\$5,000,000	\$5,000,000	\$6,341,286	\$3,704,781	\$3,004,781	\$2,636,505	Ongoing	Dec-20	Multiple Phased Program
	ECSU: HTHW Lines Repairs Five Residential Halls			\$276,726	\$0	\$0	\$276,726	\$276,726	\$276,726	\$0	Dec-16	Dec-16	Complete
	ECSU: Hurley Hall Addition & Renovation Study		\$0	\$70,000	\$0	\$0	\$70,000	\$70,000	\$70,000	\$0	Apr-15	N.A.	Feasibility Study
	ECSU: Landscape at Mead, Neidjalik & Hurley		\$0	\$9,500	\$0	\$0	\$9,500	\$9,500	\$9,500	\$0	Jun-14	Sep-14	Complete
	ECSU: Low Rise Apartments Roof Replacements		\$456,759	\$0	\$0	\$0	\$456,759	\$456,760	\$456,760	\$0	Apr-11	Jul-12	Complete
	ECSU: Low Rise Apartments Structural Study (phase 1)		\$17,500	\$0	\$0	\$0	\$17,500	\$17,500	\$17,500	\$0	Oct-10	Jan-11	Study Complete
	ECSU: Low Rise Apartments Walkway and Stair Replacement (Phase 1)		\$258,611	\$0	\$0	\$0	\$258,611	\$258,570	\$258,570	\$0	Apr-11	Dec-11	Complete
	ECSU: Low Rise Apartments Walkway and Stair Replacement (Phase2)		\$170,949	\$0	\$0	\$0	\$170,949	\$170,949	\$170,949	\$0	Apr-11	Sep-12	Complete
	ECSU: Masonry Repointing Study & Repairs		\$0	\$46,680	\$0	\$0	\$46,680	\$46,680	\$46,680	\$0	Nov-13	Aug-15	Complete
	ECSU: Nobel Hall Cooling Tower		\$0	\$154,900	\$0	\$0	\$154,900	\$154,900	\$154,900	\$0	Jun-13	Dec-13	Complete
	ECSU: Occum Hall Building Automation		\$0	\$265,561	\$0	\$0	\$265,561	\$265,561	\$265,561	\$0	May-15	Aug-15	Complete
	ECSU: Student Center Lighting Control System		\$0	\$388,713	\$0	\$0	\$388,713	\$388,713	\$388,713	\$0	Jan-13	Aug-13	Complete
	ECSU: Windham St. Sidewalk Expansion		\$0	\$270,414	\$0	\$0	\$270,414	\$270,414	\$270,414	\$0	Jan-14	Aug-14	Complete
	SCSU: Repair/Resurface North Campus Parking Lot		\$1,055,895	\$0	\$0	\$0	\$1,055,895	\$1,055,895	\$1,055,895	\$0	Mar-12	Aug-12	Complete
	SCSU: Underground HTHW Pipe & Temporary Boiler Installation		\$69,667	\$0	\$0	\$0	\$69,667	\$69,667	\$69,667	\$0	Aug-15	Oct-15	Complete
	SCSU: Connecticut Hall - Flooring Replacement & Painting		\$703	\$0	\$0	\$0	\$703	\$703	\$703	\$0	Apr-19	May-19	Complete
	SCSU: Brownell Hall Mechanical & Electrical Improvements (Design)			\$308,738	\$0	\$0	\$308,738	\$308,738	\$308,738	\$0	Jul-15	Aug-15	Complete
	SCSU: Aux. Service Minor Capital Program		\$0	\$2,320,010	\$6,970,000	\$6,970,000	\$9,290,010	\$9,216,890	\$6,371,745	\$2,918,265	Ongoing	Dec-20	Multiple Phased Program

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AS OF NOVEMBER 30, 2019

University	Project or Program	Estimated Total Project Cost	*Phase I Fiscal Years 2009 - 2011	Phase II Fiscal Years 2012 - 2014	Phase III Fiscal Years 2015-2021	Phase III Available as of Fiscal Year 2020	Total Available as of Fiscal Year 2020	Amount Committed as of 11/30/19	Amount Expended as of 11/30/19	Projected Fiscal Year 2021	Scheduled Design Completion	Scheduled Construction Completion	Status/Comments
	SCSU: CT Hall Renovations		\$0	\$1,468,254	\$0	\$0	\$1,468,254	\$1,464,232	\$1,464,232	\$0	Mar-13	Aug-13	Complete
	SCSU: Farnham Hall Renovations		\$4,977,238	\$0	\$0	\$0	\$4,977,238	\$4,977,238	\$4,977,238	\$0	Jun-09	Feb-12	Complete
	SCSU: North Campus Water Infiltration Study		\$0	\$30,000	\$0	\$0	\$30,000	\$30,000	\$30,000	\$0	Jul-14	Sep-14	Complete
	SCSU: 190 Pine Rock Existing Conditions Review			\$35,600	\$0	\$0	\$35,600	\$35,600	\$35,600	\$0	Jan-14	Mar-14	Complete
	SCSU: Recreation Center Study		\$0	\$29,960	\$0	\$0	\$29,960	\$29,960	\$29,960	\$0	Jan-14	Mar-14	Complete
	SCSU: Schwartz Hall Chiller/Cooling Tower		\$0	\$977,753	\$0	\$0	\$977,753	\$977,752.52	\$977,753	\$0	Apr-15	Aug-15	Complete
	SCSU: West Camps Residence Hall Masonry Evaluation				\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	Sep-16	Nov-16	Complete
	WCSU Residence Hall Repairs		\$1,081,000	\$0	\$0	\$0	\$1,081,000	\$1,003,870	\$1,003,870	\$0	Jul-10	Aug-19	Complete
	WCSU: Midtown Student Center Roof		\$985,000		\$0	\$0	\$985,000	\$985,000	\$985,000	\$0	Jul-15	Feb-17	Complete
	WCSU: Aux. Service Minor Capital Program			\$2,215,000	\$5,000,000	\$5,000,000	\$7,215,000	\$5,229,109	\$3,243,218	\$1,985,891	Ongoing	Aug-20	Multiple Project
	- Future Projects to Be Determined		\$1,381,194	\$274,005	\$0	\$0	\$1,655,199	\$1,655,199	\$1,655,199	\$0	Jul-18	Jul-18	Complete
	Telecommunications Infrastructure Upgrade	\$18,415,000	\$10,000,000	\$2,841,000	\$5,574,000	\$5,574,000	\$18,415,000	\$18,415,000	\$18,413,287	\$1,713	Ongoing	Ongoing	Multi-phased program. Per Public Act 10-44, effective July 1, 2010 phase I
	<u>Project Listing</u>												
	- CCSU: Upgrade Telecom Infrastructure in ITBD Building		\$832,297	\$0	\$0	\$0	\$0	\$832,297	\$832,297	\$0	May-10	Jan-13	Complete
	- ECSU: Complete Network Backbone Loop: Admin. to Facilities		\$480,439	\$0	\$0	\$0	\$0	\$480,439	\$480,439	\$0	Oct-09	Mar-11	Complete
	- SCSU: Addit. Fiber and Conduit on North Side of Campus		\$85,000	\$0	\$0	\$0	\$0	\$85,000	\$85,000	\$0	Jan-10	Oct-11	Complete
	- WCSU: Redundant Dark Fiber to Westside Campus		\$298,000	\$0	\$0	\$0	\$0	\$298,000	\$298,000	\$0	Mar-10	Jul-11	Complete
	- System-Wide Infrastructure Upgrades		\$8,304,264	\$2,841,000	\$5,574,000	\$2,574,000	\$13,719,264	\$13,719,264	\$13,572,719	\$0	Jul-09	Aug-18	Complete
	Land and Property Acquisition	\$10,250,190	\$3,650,190	\$2,600,000	\$4,000,000	\$4,000,000	\$10,250,190	\$6,823,626	\$4,000,000	\$2,823,626	Jul-09	Ongoing	Multi-phased program. Per Public Act 10-44, effective July 1, 2010 phase I
	Deferred Maintenance/Code Compliance Infrastructure Improvement	\$48,557,000			\$48,557,000	\$48,557,000	\$48,557,000	\$43,414,363	\$42,841,754	\$3,000,000	Jul-15	Ongoing	Multi-phased program.
	Stategic Master Plans of Academic Programs	\$3,000,000			\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$2,992,898	\$7,102	Jan-15	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	\$20,000,000	\$20,000,000	\$0	Oct-15	Dec-16	Complete
	Advanced Manufacturing at Asnuntuck Community College	\$25,500,000			\$25,500,000	\$25,500,000	\$25,500,000	\$23,477,806	\$21,455,613	\$2,022,194	Feb-16	Jan-19	Complete
	Supplemental Project Funding	\$16,000,000			\$16,000,000	\$16,000,000	\$16,000,000						
	Totals	\$1,069,500,000	\$190,000,000	\$285,000,000	\$594,500,000	\$548,500,000	\$1,023,500,000	\$849,846,922	\$760,478,014	\$138,044,945			

RESOLUTION

concerning

PROPERTY CONVEYANCE
BETWEEN GATEWAY COMMUNITY COLLEGE, NORTH HAVEN CAMPUS
and
THE AREA COOPERATIVE EDUCATIONAL SERVICES (ACES)
March 26, 2020

- WHEREAS, In 2012 Gateway Community College (GCC) relocated from the North Haven Campus at 88 Bassett Road to the new Church Street, New Haven, campus except for the Automotive Technology program; and
- WHEREAS, CSCU capital plans programmed the relocation of the Automotive Technology program to a new location by 2015; and
- WHEREAS, To date state bond funds have not supported development of a new location for the Automotive Technology Program; and
- WHEREAS, Of the 170,000 square foot North Haven facility approximately 105,000 square feet is leased to ACES for their Wintergreen Interdistrict (k-8) Magnet School; and
- WHEREAS, As a cost savings measure for Gateway and ACES's desire of a permanent home for the Wintergreen School, the CSCU in combination with ACES, wish to obtain legislation allowing the conveyance of the North Haven campus from the Board of Regents for Higher Education to ACES; and
- WHEREAS, Prior to finalizing conveyance approvals a Leaseback Agreement with ACES for GCC's Automotive Technology program will be subject to approval by the Board of Regents for Higher Education, therefore be it
- RESOLVED, The CSCU is authorized to obtain legislation conveying GCC's North Haven campus to ACES, subject to the Board's approval of a Leaseback Agreement with ACES for GCC's Automotive Technology program.

A True Copy:

Erin A. Fitzgerald, Board Secretary
CT Board of Regents for Higher Education

ITEM

Approval to pursue and obtain legislation conveying ownership of the Gateway Community College, North Haven Campus, to ACES.

BACKGROUND

Gateway Community College (GCC) relocated all academic programs, except Automotive Technology, from the North Haven Campus to the new Church Street location in 2012. Additional bond funds for a new Automotive Technology location were anticipated, but have not been secured to date. Of the overall 170,000 square foot North Haven facility, the Automotive Technology program continues to utilize approximately 65,000 square feet. Since 2012, the unused building area had been leased to the New Haven Public School System and as of the 2019-2020 academic School year, has been leased to ACES.

As a cost savings measure the CSCU, together with ACES, would like to obtain legislation for a conveyance bill to transfer ownership of GCC's North Haven campus from the Care and Custody of the Board of Regents for Higher Education to ACES. A long term leaseback for GCC's Automotive Technology program will be subject to BOR for approval prior to finalizing conveyance approvals.

ANALYSIS

In 1985, the State of Connecticut purchased Orchard Hill Junior High School at 88 Bassett Road, North Haven, from the town for \$5,000,000. This acquisition provided an academic facility and parking for Greater New Haven State Technical College. The athletic playing fields remained North Haven property for community use. In 1992, the merger of the Technical College and South Central Community College rebranded both as Gateway Community College (GCC). The North Haven campus became one of two GCC locations. In 2012, GCC opened its new Church Street, New Haven, campus, resulting in the closing of their Long Wharf campus and portions of the North Haven Campus. GCC's Automotive Technology program remained at North Haven, with original plans to relocate the program to a new facility by 2015. To date, state bond funds have not supported development of a new location for the Automotive Technology Program. Of the 170,000 North Haven square foot facility, the Automotive Technology program occupies approximately 65,000 square feet in lower level space. From 2013 to 2018, the New Haven School System leased much of the available 105,000 square feet as academic high school space for the Creed School and, in the final two years, the Hyde School. As of the 2019 - 2020 academic year, ACES holds the lease on the available 105,000 square feet.

As previously presented to the Board of Regents, ACES is one of six Regional Educational Service Centers (RESCs) in Connecticut. Their mission has been to work with member districts in order to promote and improve the quality of education for all their participants. Funding for RESCs are provided from a combination of State and participating district funds. The RESCs Board is considered an agent of the State and is approved to sell bonds, take loans, enter into contracts, purchase and sell real property. Established in 1969 and authorized as a RESC in 1972 by General Statute 10-66 a-I, ACES currently conducts programs involving more than 980 skilled staff members across 19 facilities and manages 9 schools for 25 K-12 school districts.

One such ACES school is the Wintergreen Interdistrict Magnet School (K-8) that had operated for over 20-years in a school space leased to them by the Town of Hamden. The Wintergreen School currently occupies the leased GGC North Haven space.

Lease conditions for the Wintergreen School include a 5-year initial term with provisions for an additional 5- year extension. For their first and second floor space, ACES is responsible for all cleaning, security, interior maintenance, any required tenant improvements, code conformance or other operating requirements. Of the projected \$900,000 annual North Haven campus operating expense, ACES is charged an annual lease amount of \$350,000, with future adjustments consistent with energy cost increases. Although ACES occupies more than 60% of the building, the lease price is reduced, recognizing the increased costs associated with maintaining an older building infrastructure. The leased building area is in poor condition with many infrastructure, code, cosmetic and environmental improvements required.

CSCU administration and ACES have discussed obtaining legislative approval to transfer ownership of the North Haven Campus to ACES. The advantage to GCC is the reverse of the current lease terms with GCC's operating expenses and future capital improvement exposures significantly decreased. ACES' advantage in assuming ownership of the facility, is that they will be able to seek grant funds from the State Department of Education of an approximate 60% reimbursement for applicable building improvements.

RECOMMENDATION

1. Approve CSCU to obtain legislation which will convey ownership of Gateway's North Haven campus at 88 Bassett Road from the Board of Regents to ACES.
2. Prior to final property conveyance a leaseback approval for GCC to maintain occupancy in the North Haven campus space will be subject to approval by the Board of Regents.

3/11/20 Finance & Infrastructure Committee
3/26/20 Board of Regents