



University of Connecticut
Financial Planning and Management

August 1, 2007

To: Members of the Board of Trustees

From: Lorraine M. Aronson
Vice President and Chief Financial Officer

Barry M. Feldman, Ph.D.
Vice President and Chief Operating Officer

Subject: Fiscal Year 2008 Capital Budget

RECOMMENDATION:

That the Board of Trustees approve a capital budget in the amount of \$115,000,000 in UCONN 2000 General Obligation Bonds for Fiscal Year 2008.

BACKGROUND:

During the past session of the legislature, Governor Rell introduced a proposal which would create a new final year (2016) for the UCONN 2000 program, funded at \$90.9 million. Because this funding is made available by reducing existing annual bond authorizations (2008 through 2015), the total cost of the program would remain unchanged. The first year of the proposed deferral is FY 08 with a reduction of \$5 million (from \$120 million to \$115 million). The impact of the deferrals will be felt more in later years as the dollar amount of authorization reductions rise significantly. While this presents some challenges, there is also some benefit to the one-year extension of the program.

The General Assembly is now not expected to take action on this bill until later in the summer. However, in order to enable our capital program to move forward we have developed a budget plan which assumes the Governor's proposal will be enacted. This has required adjustments in funding and phasing, which have been informed by up-to-date assessments of project status and cash flow. Should the Governor's proposal not be adopted, we will return to the Board with appropriate revisions.

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We therefore bring to you the proposed capital budget for UCONN 2000 Phase III (also known as 21st Century UConn) for FY 08, which reflects the proposed statutory authorization “cap” of \$115,000,000 for FY 08. This amount includes \$94,525,000 to the Storrs-based capital program and \$20,475,000 for the Health Center. To support this capital activity, we also submit to the Board the Fourteenth Indenture authorizing University of Connecticut General Obligation Bonds for the fourteenth issuance under the Master Indenture in an amount not to exceed \$115,000,000 plus cost of issuance. As with previous issuances, these funds support cash flows for both current year projects and prior years’ projects where bonding has not yet occurred.

Attachment B displays the funding analysis of proposed projects, and Attachments C and D are the proposed Deferred Maintenance/Code/ADA Renovation Lump Sum projects for the Health Center and the Storrs-based program for FY 08. Also enclosed for your information are two documents we update for you annually (and sometimes more frequently): the UCONN 2000 Phase III Preliminary Outline, which is our tentative general plan going forward, and the Master UCONN 2000 schedule, which shows all allocations (estimated and actual) for all funding sources to date for all three phases of the program. Please note that the Preliminary Outline is likely to see some significant revision, in both timetable and dollars, as planning for the Storrs classroom buildings (Arjona/Monteith) and the science neighborhood progresses. Finally, there are a host of individual project budgets which require Board approval.

The key elements underlying the revisions to the phasing outline are as follows.

1. Program and planning adjustments. There are some significant changes here. At the Health Center, the proposal for FY08 contains three revisions from last year’s preliminary plan for FY08 for the Health Center. The most significant change results from a reexamination of the new research building timetable. Roughly \$18 million in cash flow for the new research building has been reallocated from FY08 to later years. This reflects the fact that planning and design for the new research building will not be completed before the end of FY08. Programming of the building began in April and is on schedule to proceed to design in late July. The design phase is projected to be completed in September, 2008. The need for significant construction cash flow dollars will therefore not occur until FY09.

A second notable revision is the proposed designation of funding in FY 08 to begin design of the Health Center Support Building Addition/Renovation, a named project under the law. Should the Board approve the clarification of the project definition, funding will be used to begin design of a support building on the Munson Road site to house the relocation of the Data Center from the former Administrative Services Building. The main building at Munson Road currently houses, or will soon be home to, UCHC’s major administration support services including human resources, information technology, compliance, audit, finance and communications.

The last revision of note is a proposed \$2,800,000 increase in deferred maintenance. \$2 million of this amount will allow the Health Center to implement its comprehensive multi-year security master plan. This project involves extensive safety and security improvements across the campus to improve emergency communication, emergency response and safety surveillance.

At Storrs, one of the most significant changes involves the Academic Plan and its recognition of the pivotal role of the sciences. You will recall the Board's request to the General Assembly to add the Old Central Warehouse renovation to the named project list. The request has now become law. This fundamentally sound structure is located near to virtually all of our science activity and is big enough to make a serious contribution to meeting our space demands (in the past six years, enrollment in the biological sciences has increased by 354 students, engineering by 610 students, and math by 126). The program planning for the science neighborhood is extremely complex, involving new construction, renovation and sequencing of many projects: Old Central Warehouse, Gant, Torrey and Engineering. The FY 08 budget moves this process forward with funds for planning and design allocated to the Old Central Warehouse and Torrey. Another project will be key: the Library Storage Facility will house our new data center, whose relocation from the Gant complex is an important first step in the complicated series of moves necessary to the success of the project. (As you will see from the project description below, the Library Storage Facility project has always included a centralized data center, quaintly referred to as a "server farm" in our original description to the General Assembly.) Another change, driven by our desire to respond to the state's workforce needs, is the acceleration of the addition to Storrs Hall, home to our School of Nursing. Finally, the very significant expansion of funding for Deferred Maintenance/Code/ADA Renovation Lump Sum will allow us to begin or continue our infrastructure (water, sewer) improvement plans, and to meet the many other needs intended to be addressed by this project line.

2. Cash flow. We have made changes to accommodate revised cash flow needs, both actual and projected, keeping in mind IRS requirements related to spending. For example, the revised program plan and timetable for Storrs' new classroom buildings (the Arjona/Monteith project) means major cash flow demand will not kick in until FY 09. As a result, the project does not appear in the FY 08 budget because enough funds remain from FY 07 to cover planning and design activity. Another example: the permitting process for North Hillside Road has slowed our need for cash, with major construction demand moved to late FY 08 and FY 09. The phasing outline also displays how funding moved to cover Storrs activity in the near-term is "repaid" to the Health Center in the out-years. As long as we operate within the annual bond caps, and as long as the plan totals \$297 million for the Health Center and \$1 billion for Storrs, the authority to make these adjustments is assigned to the Trustees by law. This statutory flexibility is absolutely critical to managing the budgets and financing of the building program.

3. Audit adjustments. The adoption of the capital budget sometimes entails Board action on a number of adjustments to prior indentures to reflect changes in project budgets, corrections based on audit findings, revised cash flow needs and other adjustments described below. You may recall that we have been making all necessary and appropriate adjustments, from project subaccount to associated indenture, as we have uncovered inaccuracies through internal review or external audit over the past couple of years. At this time, no changes to prior indentures are necessary; however, should the audit currently being performed by UHY point to the need for some changes, we will bring appropriate adjustments to the Board in a timely manner. (These types of revisions are standard operating procedure, and all changes to indentures are undertaken with the assistance of Marie Phelan, our bond counsel.)

4. Other changes. The annual revision of the phasing outline allows us to incorporate various other updates. This year, there are two very significant changes. The first is Governor Rell's proposed restructuring of the program described above. The changes in the statutory bond caps are the following:

	<u>Current Law</u>	<u>Proposed Revision</u>
FY 08	\$120,000,000	\$115,000,000
FY 09	155,000,000	140,000,000
FY 10	160,500,000	140,500,000
FY 11	161,500,000	146,500,000
FY 12	138,100,000	123,100,000
FY 13	129,500,000	114,500,000
FY 14	126,500,000	111,500,000
FY 15	90,900,000	100,000,000
FY 15	0	90,900,000

Again, our proposed FY 08 capital budget— and indeed the entire revised phasing outline— assume the Governor's proposal will be enacted. Should this not happen when (or if) the legislature reconvenes, we will bring an adjustment, based on current law, to the FY 08 budget to the Board. In the meantime, we thought it advisable to take a conservative approach to available funding.

The second major change was the addition of the Old Central Warehouse renovation project to the law's named project list, described in more detail above. A third factor affecting the FY 08 proposal has been the campus-wide code review; the timing of projects such as Beach Hall, Jorgensen, Gentry and Residential Life Facilities has been reconfigured to allow us to address code issues more quickly, but still within the context of the larger planned renovation. Finally, with bids due on the Law School Library project, we believe it appropriate to err on the side of caution and have therefore allocated additional funds pending more information.

5. Indenture Amendments. As you know, the law specifically gives the Board the authority to make revisions to project budgets and related indentures; indeed, it would be virtually impossible to manage a ten-or twenty-year program without the authority to make such adjustments. These revisions are technically complex, however, because 1) we have many projects, 2) we must operate within statutory annual bond caps, 3) we must observe tax-related expenditure requirements and 4) the adjustment of the equipment and deferred maintenance lines generally involves revisions for a number of years. In short, while revisions may affect current projects, given the annual bond caps they also have a rollout effect over the next decade. The Board of Trustees also has the authority to amend past indentures in order to reflect changes as project budgets are finalized, audit adjustments are required, or other eventualities affect the capital budget for a given prior fiscal year. As mentioned above, there are no revisions to past indentures at this time, but should the UHY audit raise issues that might require such revisions, we will bring the appropriate items to the Board in the fall or winter.

Below you will find a brief description of each of the projects in the FY 08 capital budget. These are very general summaries; individual project budget descriptions (which are acted upon separately) provide much more detail regarding project scope, timetable, cost and funding sources. As always, the proposed use of capital funds for the Health Center is forwarded to you with the recommendation and endorsement of the Health Center's Board of Directors, who discussed and acted on these items on July 16, 2007.

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

STORRS

Avery Point Campus Undergraduate And Library Building

During the UCONN 2000 program the needs for research space were addressed with the new Marine Sciences building, as well as construction of a new facility for Project Oceanology. With the repairs to the Branford House, the needs for administrative space were met when new infrastructure was installed. However, the remaining significant need is for undergraduate program space, currently housed in the WWII era former Coast Guard facilities. This project will support new or renovated undergraduate instructional and library space.

Beach Hall Renovations

Beach Hall was constructed in 1929. This four-story building contains research labs, offices and classrooms for various schools in the College of Liberal Arts and Sciences. It has 83,500 square feet of space. A general renovation (including building systems, code/ADA and interior upgrades) of the facility is required to meet its current use.

Benton State Art Museum Addition

With the addition to the Benton State Art Museum now complete, the next phase of project activity is renovation of the main building.

Deferred Maintenance/Code/ADA Renovation Lump Sum

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

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

The total eleven-year project budget now stands at \$388.8 million.

Equipment, Library Collections & Telecommunications

The enhancement of the University’s infrastructure includes its instructional and scientific equipment. The equipment replacement category permits the University to replace outmoded items with state of the art laboratory devices and computers. The funding covers seven major categories: management information systems, computers, research equipment, instructional equipment, furnishings, operational and public safety support, and library materials. The total eleven-year project line now tallies \$321.6 million.

Gentry Completion

The addition to the Gentry Building, home to the Neag School of Education, was completed in 2004. The next phase of the project will see a major renovation of the old building.

Jorgensen Renovation

This facility was constructed in 1956 for orchestra performances. Over the years it has been modified to accommodate events and gatherings ranging from student functions to dance, ballet, and theater performances. The building contains five levels, including mezzanine levels above the basement and first floor. With a total of 76,408 square feet of space, the lower floor houses the Little Theatre, the Jorgensen Gallery, and a television studio. The upper floor contains a 2,600-seat auditorium, lobby areas, and support facilities. The project will support a renovation, including building systems, code/ADA and interior upgrades.

Law School Renovations/Improvements

In May 2000 as part of a plan to undertake a renovation of the Starr building (former Law Library building) a facility program was developed for all original campus buildings. The new Law School Library has now been added to the list of buildings requiring work.

The Law School Library was built by the Department of Public Works (DPW) and was completed in 1996. Almost immediately, problems with water infiltration were apparent and pointed out to DPW, but were never adequately addressed. Through a series of tests, it has been determined that the problems can only be corrected by removing the exterior façade and reinstalling the waterproofing and flashing.

The corrective action plan calls for the removal of the exterior façade; new flashing installation; new waterproofing system for the structural steel and concrete masonry structural wall; installation of the exterior stone façade wall with proper anchoring and structural support; removal of windows to drain water and reinstall in watertight manner; removal and replacement of sheetrock, carpentry and other interior materials that have water damage; and the installation of containment systems to protect occupants from construction operations or release of mold or other microbial contamination.

The University is working with the Office of the Attorney General in an aggressive effort to pursue remedy from the original contractors. In the meantime, repairs must be undertaken. Special Act 04-2 contains a legislative authorization for \$8 million in State General Obligation Bonds for the repair work for this facility. To date, these funds have not been allocated by the Bond Commission. Given the urgent nature of the project, the Board of Trustees has approved funding of the project while recovery efforts continue.

Library Storage Facility

The descriptive materials submitted to the Governor and General Assembly prior to their discussion of, and action on, Phase III of UCONN 2000 contained the following description of this project: "The University is running out of storage space in Babbidge Library for books and periodicals. Most universities have developed storage facilities out of the campus core to meet these needs to provide for efficient storage and access without using up prime campus real estate. A retrieval system is then implemented to meet requests for this material. This storage facility would be constructed at the Depot campus (the former Mansfield Training School). Also included in the facility would be a centralized 'Server Farm' to meet the University's growing computer needs."

The project is contemplated as a facility with a controlled interior environment suited to archival storage and sophisticated computer systems. This will address three significant needs: library storage, museum collection storage and a new data center. Use of a Depot Campus site will allow us to achieve two additional goals: freeing up prime campus space by locating certain administrative functions outside the campus core, and enabling the renovation of the Gant Building by relocating the University's Information Technology Services (UITS). The major renovations to the Gant Building are currently planned for FY 11 through FY 14.

Mansfield Training School Improvements

This named project provides for capital activities at what is now called the Depot Campus. Funds are earmarked for renovations, demolition and new construction at the Depot Campus facility to accommodate a number of activities, including the relocation of certain Fine Arts facilities from property to be used for the development of the Storrs Center project, and the expansion of incubator space.

North Hillside Road Completion

This project provides for the extension of Hillside Road by 3,400 feet to Route 44. The project also provides for related utilities including gas, electrical, water, sewer and telecommunications to the new extension.

The project will provide for enhanced access to the Storrs campus directly from Route 44 and provide sorely needed relief from traffic congestion on Route 195. Additionally, both the road and accompanying utilities will permit future development of this important area. The North Campus is envisioned as the primary area of expansion for the main campus, permitting new science buildings, residential capacity, public/private partnerships (including incubator space) and other initiatives. The Town of Mansfield is supportive of the project. UCONN 2000 funds will be augmented by \$6.1 million in federal funds.

Old Central Warehouse

The Old Central Warehouse is a structurally sound, three-story, 48,000 square foot facility built in 1957. Its size and central location in the Storrs campus Tech Quad (adjacent to the new Chemistry, Pharmacy/Biology, Biology/Physics and other science and engineering facilities) make it an ideal candidate for renovation and use as an academic facility.

Residential Life Facilities

Although the quantity and the diversity of campus living arrangements were expanded under the first two phases of UCONN 2000, much remains to be done. Some renovation of the older dormitories, with code improvements and sprinkler installations, was accomplished. However, a number of the older facilities still await renovation, and the West Campus and Graduate Dormitory complexes have remained essentially untouched (except for sprinkler/safety improvements) pending a final residential facility plan. This project line provides funds for renovation and construction activity as deemed appropriate by the Board of Trustees.

Storrs Hall Addition

Earlier in the UCONN 2000 program, Storrs Hall was renovated for the School of Nursing. Currently, the School has offices in a temporary modular building next to Storrs Hall. This project would construct a 9,500 square foot addition to Storrs Hall to provide a permanent home for these functions and to expand instructional space for a growing program under pressure to address severe workforce shortages in nursing.

Torrey Renovation Completion & Biology Expansion

This project is a replacement facility for the programs in the Torrey Life Science building. It will include new research and teaching laboratories, classrooms and offices for various biology programs. Planning is being integrated into the comprehensive plan for the science neighborhood.

West Hartford Campus Renovations/Improvements

The major buildings on the West Hartford campus are: Library Building (67,700 square feet of space), School of Social Work (34,000 square feet of space), and the Undergraduate Building (67,400 square feet of space). The buildings were constructed in 1964, 1968 and 1971 respectively. Virtually no renovation or expansion has taken place in the intervening decades. In order for the buildings to meet their functional needs for the twenty-first century renovations/improvements are needed on all buildings. The renovations would be phased over several years.

HEALTH CENTER

CLAC Renovation

This project entails renovations to the building housing the Center for Laboratory Animal Care. The 59,000 square foot facility was built in 1972. The proposed renovation would include upgrades of the HVAC system, lighting, power, flooring and lab casework.

Deferred Maintenance/Code/ADA Renovation Lump Sum

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

- Roof and exterior repairs
- Safety, code and ADA required improvements
- Building mechanical system improvements
- Utilities repair and upgrades
- Classroom renovations
- Roads, walks and grounds

The eleven-year project total is \$47.3 million.

Dental School Renovation

The School of Dental Medicine has facilities in the “C”, “L” and “A” Buildings totaling 103,118 square feet. Most of these areas remain the same as when they were originally constructed in 1975 and are in need of major renovations to bring the facilities in line with current code and accreditation standards. This project will be accomplished in phases.

Equipment, Library Collections and Telecommunications

These funds support the Health Center's equipment, library collections and telecommunications infrastructure. More specifically, the project line covers computers, management information systems, research equipment, instructional equipment, furnishings, operational and public safety support and library materials. Outmoded items must be replaced with equipment that is necessary to support research and instructional activities, maintain building compliance, conserve energy, and provide a safe environment for the students, staff, and those who use Health Center services. The eleven-year project total is \$74 million.

Main Building Renovation

The Health Center's enormous main building includes access areas used by the general public as well as research, academic and clinical space. This renovation's focus would be the building's research facility, major building systems and public areas. The facility consists of seven floors, which house over 200 research labs and support space, and five floors of mixed use that include classrooms, student support spaces, operations support and mechanical spaces. Over the life of the building, no substantial renovations or upgrades have been undertaken. This major project will be accomplished over the entire life of Phase III of the UCONN 2000 program.

Medical School Academic Building Renovation

The Academic Building was built in the late 1960's to house the Schools of Medicine and Dental Medicine. The 181,880 square foot facility includes classrooms, laboratory space, lecture halls, bookstore, and academic and administrative support areas for both schools. This project will provide for renovations to approximately 60,000 square feet of the existing Academic Building and support facilities. Renovations will focus on lecture halls, classrooms and student support spaces. The lecture halls will be converted from theater seating to tables with computer stations to incorporate information technology into the teaching environment.

Research Tower

This project provides for the acquisition and renovation of approximately 100,000 square feet of wet lab research and wet lab support space and an additional 12,000 gross square feet of newly renovated incubator space.

Support Building Addition/Renovation

The descriptive materials submitted to the Governor and General Assembly prior to their discussion of, and action on, Phase III of UCONN 2000 contained the following description of this project: "The Health Center has a shortage of space available to expand current programs. This project would construct a 30,000 square foot addition to the existing support building and house administrative and other related functions that would be relocated from the Main Health Center Complex. This would free up valuable space in the Center Complex that could be used for expansion of current and future academic and research programs. The existing Administrative Service Building contains 67,245 square feet and was built in 1989. It provides office space for administrative functions and computer center. This building has not had any major renovation since it

was originally constructed. A general renovation of the building is required to meet its current use.”

Based on the relocation of administrative activity to a facility at 16 Munson Road acquired in 2004, Board action is sought clarifying the definition of this project to include construction of a facility suited to administrative and support purposes. Please see separate action item entitled “Health Center Support Building Addition/Renovation Project Definition,” as well as the project budget, for further detail.

UCONN 2000 Year 13 Proposed FY 2008 Authorized Projects

Storrs & Regional Campuses

<u>Project Name</u>	<u>Phase III Funding</u>
Avery Point Campus Undergraduate & Library Building	\$ 5,000,000
Beach Hall Renovations	2,500,000
Benton State Art Museum Addition	1,700,000
Deferred Maintenance/Code/ADA Renovation Lump Sum	40,525,000
Equipment, Library Collections & Telecommunications	17,000,000
Gentry Completion	1,900,000
Jorgensen Renovation	1,600,000
Law School Renovations/Improvements	9,500,000
Library Storage Facility	2,000,000
Mansfield Training School Improvements	1,500,000
North Hillside Road Completion	1,000,000
Old Central Warehouse	1,500,000
Residential Life Facilities	3,300,000
Storrs Hall Addition	1,000,000
Torrey Renovation Completion and Biology Expansion	3,500,000
West Hartford Campus Renovations/Improvements	1,000,000
Subtotal of Storrs & Regional Campuses	\$ 94,525,000

Health Center

<u>Project Name</u>	<u>Phase III Funding</u>
CLAC Renovation Biosafety Level 3 Lab	\$ 500,000
Deferred Maintenance/Code/ADA Renovation Sum — Health Center	6,700,000
Dental School Renovation	1,750,000
Equipment, Library Collections and Telecommunications - Health Center	4,275,000
Main Building Renovation	500,000
Medical School Academic Building Renovation	950,000
Research Tower	5,000,000
Support Building Addition/Renovation	800,000
Subtotal of Health Center	\$ 20,475,000

Grand Total FY 2008 **\$ 115,000,000**

UCONN 2000 Year 13 Funding Analysis of Proposed Projects

Storrs & Regional Campuses

<u>Project Name</u>	<u>Previous Authorizations</u>	<u>FY08 Amount</u>	<u>Remaining Balance</u>
Avery Point Campus Undergraduate & Library Building	\$ -	\$ 5,000,000	\$ 27,750,000
Beach Hall Renovations	-	2,500,000	5,500,000
Benton State Art Museum Addition	700,000	1,700,000	1,300,000
Deferred Maintenance/Code/ADA Renovation Lump Sum	203,837,597	40,525,000	144,420,850
Equipment, Library Collections & Telecommunications	193,221,575	17,000,000	111,350,000
Gentry Completion	-	1,900,000	8,100,000
Jorgensen Renovation	-	1,600,000	5,600,000
Law School Renovations/Improvements	10,500,000	9,500,000	7,500,000
Library Storage Facility	-	2,000,000	7,500,000
Mansfield Training School Improvements	6,500,000	1,500,000	14,000,000
North Hillside Road Completion	1,000,000	1,000,000	3,820,000
Old Central Warehouse	-	1,500,000	16,500,000
Residential Life Facilities	750,000	3,300,000	55,950,000
Storrs Hall Addition	-	1,000,000	6,000,000
Torrey Renovation Completion and Biology Expansion	3,181,000	3,500,000	39,805,000
West Hartford Campus Renovations/Improvements	500,000	1,000,000	23,500,000
Subtotal of Storrs & Regional Campuses		\$ 94,525,000	

Health Center

<u>Project Name</u>	<u>Previous Authorizations</u>	<u>FY08 Amount</u>	<u>Remaining Balance</u>
CLAC Renovation Biosafety Level 3 Lab	\$ 30,000	\$ 500,000	\$ 13,470,000
Deferred Maintenance/Code/ADA Renovation Sum — Health Center	11,395,000	6,700,000	29,195,000
Dental School Renovation	1,325,000	1,750,000	1,925,000
Equipment, Library Collections and Telecommunications - Health Center	24,340,850	4,275,000	45,434,150
Main Building Renovation	1,245,000	500,000	72,165,000
Medical School Academic Building Renovation	3,400,000	950,000	5,600,000
Research Tower	11,935,000	5,000,000	43,065,000
Support Building Addition/Renovation	-	800,000	7,000,000
Subtotal of Health Center		\$ 20,475,000	

Grand Total FY 2007 **\$ 115,000,000**

University of Connecticut

Storrs & Regional Campuses

FY08 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects

Deferred Maintenance - Buildings

Gulley Hall Roof and Structural Repair	\$ 600,000
Hawley Armory Façade and Interior Repairs	2,620,000
Gant Roof and Parapets	600,000
Wilbur Cross Façade Repair	1,679,500
Mold Lead Asbestos	500,000
Koons Façade Clean, Repoint, Seal	150,000
Beach Exterior Façade Cleaning and Repair	120,000
Dorm Window Replacement	500,000
Castleman Roof and Parapet	50,000
Miscellaneous Masonry Repairs	250,000
Avery Point Precast Panel Repairs	60,000
Poultry Roof Repairs	100,000
Castleman Building Drainage	500,000
Communication Sciences Main Disconnect	50,000
Psychology Condensate Pump	60,000
Gant/UTEB Utility Master Planning	45,000
UTEB Roof	350,000
	\$ 8,234,500

Deferred Maintenance - Infrastructure

Meter Installation - Multiple Locations	\$ 600,000
Tie in Drum Heaters on #9	600,000
Upgrade & Replace Chemical House Design	500,000
Upgrade & Replace Chemical House Construction	3,000,000
Greater Hartford EI and Mech Upgrades Kitchen	30,000
Convert Farm Depot & Dmr to 13,800/Metering	100,000
Convert White House to CL&P Power and Metering	55,000
Longley - Convert to 13,800 System	75,000
Remove Obsolete Switch Gear - Depot Sub Station	175,000
Sequin, Cap Lab to 13,800 System	175,000
Hydraulic Study of Cup to Modify Control System	200,000
Re-roof 2000 Chiller Plant	65,000
Re-roof Old Boiler Room	50,000
Replace Blowdown Tank	95,000
Remove Asbestos Cup Feed Water Lines	100,000
Replace Outdated UPS System in Cup Addition	75,000
Longley School Drip In-station with Controls	70,000
W-Lot Water Improvements	100,000
Graywater/Reclaimed Water Study	250,000
South Campus Express Line Modifications	500,000
Replace Two Older Water Towers	2,000,000
Street Construction/Sidewalk Repair and Related Imp	1,000,000
Remove Older Storage Tanks	110,000
East Campus Steam & Condensate Piping Replacement at the Avery Point Campus	1,475,000
WPCF Gray Water Facility	300,000
Central Utility Plant Emergency Generator System	700,000
Sewage Treatment Plant Clarifier Repairs	1,000,000
Steam Pit Replacements	1,300,000
Scada System	1,000,000
	\$ 15,700,000

Code / ADA

Code Repair/Renovation	\$ 2,500,000
Fire Alarm Upgrade Projects	1,000,000
Security Alarms and Monitoring	100,000
Family Studies Elevator Replacement	775,500
Greater Hartford Life Safety Improvements	100,000
Law School Door Hardware	20,000
Miscellaneous FM Global Repairs	150,000
	\$ 4,645,500

Renovation and Lump Sum Projects

Landfill Closure	\$ 3,212,595
Hazardous Waste Storage Facility	1,400,000
South Garage Slope and Ramp Repair	515,000
North Eagleville Road Study - Implementation	150,000
Master Planning - University Wide	500,000
Compost Facility	600,000
Mansfield Road Alignment	650,000
Waterbury Campus Property Transfer	100,000
Sherman Complex Repairs	1,000,000
Subtotal	\$ 8,127,595

Total Project Allocations	\$ 36,707,595
Emergency / Reserve	3,817,405
Total	\$ 40,525,000

