



University of Connecticut  
*Financial Planning and Management*

April 20, 2010

TO: Members of the Board of Trustees

FROM: Barry M. Feldman  
Vice President and Chief Operating Officer

Richard D. Gray  
Vice President and Chief Financial Officer

RE: UCONN 2000 Fiscal Year 2011 Capital Budget

RECOMMENDATION:

That the Board of Trustees approve a capital budget in the amount of \$138,800,000 in UCONN 2000 General Obligation Bonds for Fiscal Year 2011.

BACKGROUND:

We bring to you the proposed capital budget for UCONN 2000 Phase III (also known as 21<sup>st</sup> Century UConn) for FY11, which reflects the statutory authorization "cap" of \$138,800,000 for FY11. This amount includes \$93,800,000 for the Storrs-based capital program and \$45,000,000 for the Health Center. To support this capital activity, we will be submitting to the Board at a later date the Seventeenth Indenture authorizing University of Connecticut General Obligation Bonds for the seventeenth issuance under the Master Indenture in an amount not to exceed \$138,800,000 plus cost of issuance. The approval of this Indenture is delayed until the General Assembly passes the new UCONN 2000 legislation. As with previous issuances, these funds support cash flows for both current year projects and prior years' projects where bonding has not yet occurred.

The proposed FY11 capital budget is Attachment A. 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 Storrs-based program and the Health Center for FY11. 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 UCONN 2000 Phasing Outline, which shows adjustments to allocations. Please note that the Preliminary Outline contains significant revisions, in both timetable and dollars, which are described below.

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

1. Program and planning adjustments. Significant changes have been made at Storrs and at the Health Center from last year's preliminary plan. The Governor deferred the approval of the UCONN 2000 General Obligation bonds for FY10. As a result of this action, the University reprioritized some projects included in the FY08 and FY09 plans during this past year in order to keep design and construction moving forward.

On March 9, 2010, Governor M. Jodi Rell announced plans to establish the UConn Health Network – a unique partnership with area hospitals aimed at creating jobs and improving access to quality health care in the state. The centerpiece of the partnership is a new patient care tower and renovations to John Dempsey Hospital at the Health Center. The Governor estimates the state "stands to gain 5,000 new jobs in the years to come."

The UConn Health Network would involve the cooperation of all the area hospitals including Hartford Hospital, St. Francis Hospital and Medical Center, Connecticut Children's Medical Center, and other health care facilities and providers.

The plan for the hospital is estimated to cost \$332 million and funding would come from various sources.

- UCHC Existing UCONN 2000 Allocation: \$25M
- Federal or Other Non-State Funds: \$100M
- Increase in UCONN 2000 Bonding: \$207M

Features of the Network to be funded with \$20M in General Obligation Bonds to be issued directly by the state include:

- Neonatal Intensive Care Unit: The operations will be managed by Connecticut Children's Medical Center. Patients will continue to be treated at the Health Center; NICU physicians and staff will remain Health Center employees.
- Nationally recognized cancer center: The goal will be to achieve National Institutes of Health designation as a Comprehensive Cancer Center, making it the second in the state outside of Yale.
- Regional Simulation Center: It will train up to 2,000 medical practitioners each year on newest equipment and technology in simulated care settings and will be located at Hartford Hospital.
- Primary Care Institute: It will be located at St. Francis Hospital and will develop new models of chronic disease management and primary care delivery and education. It will also address the impending shortage of primary care providers in Connecticut.
- Health Disparities Institute: It will promote enhanced healthcare research, training and delivery to minority communities.
- Institute for Clinical and Translational Sciences: It will be a super-site by network partners and will speed lab-to-bedside clinical trials and breakthrough medicine.
- Bioscience Enterprise Zone: It will offer state tax breaks to private companies that create jobs and work with UConn Health Network partners.

The UConn Health Network plan will be presented to the state legislature in hopes of getting legislation passed before the end of the spring session which is scheduled to adjourn May 5, 2010. Once this legislation passes, we will come back to you for approval of the 17<sup>th</sup> Supplemental Indenture. After approval, we will be submitting the FY11 request to the Governor.

The administration of the University is certain these initiatives and the investment of federal and state funds in a new John Dempsey Hospital patient tower substantially enhances the reputation of the University as a whole. However, given the current economic climate, if the hospital project moves forward, the University will be required to make both direct and indirect investments to leverage other incremental sources of funds.

A direct investment of \$25 million from the University of Connecticut Health Center's existing UCONN 2000 bond allocation will be required. This means sacrifice at the Health Center in that other planned projects will either not proceed or have their scope reduced.

The responsibility for the indirect investment component of the proposed construction project will fall on the University at Storrs and Regional Campuses and the University of Connecticut Health Center. As currently projected, the annual bonding caps under UCONN 2000 will be reduced, while additional UCONN 2000 bonds are issued to construct the John Dempsey Hospital. These reductions as well as the FY10 amount of \$140.5 million deferred by the Governor will be restored over the remaining life of the program through an extension of the current end date of FY16 to FY18.

The rescheduling and extension of UCONN 2000 allows for the issuance of bonds to construct the hospital without the cancellation of other capital projects across the state thereby increasing the probability of a successful effort at the General Assembly. The net total effect of the revised bonding program, not including the opportunity costs associated with the delay, is zero. These deferrals will cause delays in the original building program and the opportunity costs associated with the delays, along with the extension of the program to FY18, will likely require a change in scope of UCONN 2000 named projects. This will require some sacrifice by a variety of stakeholders at the Storrs and Regional campuses; but given the economic environment, sacrifices would likely occur in the absence of a new hospital. This revision to the schedule is a proactive attempt on the part of the UConn administration to restore some level of predictability to annual funding levels, while continuing the building program, albeit at a slower rate than anticipated.

Given the extension of the building program to 2018 and the changes in the annual allocations necessitated by debt limitation, there will certainly be the need to revise our building schedules in the future. The senior administration of the university will consult with appropriate campus bodies as re-prioritizations are made and will ensure that the community is kept well informed.

2. Cash flow. We have made changes to accommodate revised cash flow needs, actual and projected, keeping in mind IRS requirements related to spending. Generally speaking, any delay in a large project means a delay in a significant amount of expenditure. The revised

program plan and timetable primarily for the Arjona and Monteith project means a major cash flow demand in FY11. In addition, we anticipate a continuation of planning and design for a number of small projects that will move quickly and allow us to spend funds as soon as we can from the May 2010 bond issuance. The phasing outline also displays how funding is fluid in terms of meeting Storrs and Health Center needs. As long as we operate within the annual bond caps, and as long as the plan totals \$504 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. 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. At this time, there are not any indenture amendments.

Below you will find a brief description of each of the projects in the FY11 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 April 12, 2010.

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

## **Storrs and the Regional Campuses**

### **Arjona and Monteith (New Classroom Buildings)**

These two original classroom buildings, perhaps the most highly visible on campus, were constructed in 1959 with each having 68,600 square feet of space on four levels. Connected to the Monteith building is the 4,000 square foot Schenker Lecture Hall. These two buildings are the most heavily used classroom facilities on the Storrs Campus. They also contain offices for many of the departments within the College of Liberal Arts and Sciences. It was anticipated within the UCONN 2000 program that these buildings would be renovated; however, 1) the cost far exceeded planned allocations and 2) the University could not take critically important existing classroom space off-line. The current project includes the construction of two new classroom buildings. One building will contain the departmental offices and some of the classrooms currently in Arjona and Monteith. The second building is a dedicated classroom and lecture hall building. Construction of the West building started in the fall of 2009 at the former site of the Pharmacy Building. Funding authorized in the FY11 budget will allow construction to begin in the fall of 2010 on the East building at the former site of the Co-op.

### **Avery Point Campus Undergraduate and Library Building**

During the first phases of 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. This project will support new or renovated undergraduate instructional and library space, an expanded and enhanced student union, demolition of WWII era buildings and unoccupied houses, and repairs to the existing buildings. FY11 funding will allow the continued design of the student union as well as the demolition of the old Coast Guard buildings.

### **Biobehavioral Complex Replacement**

At the Biobehavioral complex on Horsebarn Hill Road are a number of metal prefab buildings that are used as research laboratories. One of the buildings, HBH4 (Horsebarn Hill 4), is a larger facility (21,208 square feet) with a relatively new addition (23,332 square feet). All of the buildings require improvement or replacement to accommodate research needs. The original plan for the project involved construction of a centralized facility and, upon completion, demolition of the old buildings. Based on evaluation of the complex, renovation of HBH4 now appears to be a more cost-effective approach than replacement. The FY11 plan provides funding for building roof and HVAC repairs.

### **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 undertaken fall into one or more of the following categories:

- Safety and code required improvements
- Roof and exterior repairs

- Building mechanical system improvements
- Utilities repairs and upgrades
- General building renovations
- Roads, walkways and grounds

The Phase III total project budget is now projected at \$285.6 million.

### **Engineering Building**

The School of Engineering is located in five buildings on the Storrs campus. Of the five, the new Information Technology building and Castleman (renovated in 1991) meet academic and research program needs. The remaining three buildings, Bronwell (37,700 square feet-constructed 1968), Engineering II (58,000 square feet-constructed 1959) and UTEB (47,000 square feet-constructed 1987), need extensive renovations to meet the engineering academic and research programmatic needs. This project as originally envisioned would consolidate engineering programs in these three buildings into a new building and then demolish the old buildings. The planning phase of this project will help determine whether new construction or renovation would best serve the University goals. Should renovation be the preferred option, the Board will be asked to clarify the project definition. FY11 funding will allow planning and design work to continue.

### **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. Library materials are no longer purchased with UCONN 2000 funds; this expense has been moved to the operating budget. The total Phase III project budget is now projected at \$56.4 million.

### **Floriculture Greenhouse**

This facility is located on Route 195, south of the Towers Dormitories. Constructed in 1953, it contains 23,750 square feet of headhouse and greenhouse space. The headhouse has both classroom lab space and support space for the greenhouses. The original materials used to construct this facility require a large amount of annual maintenance given the significant impact of a greenhouse environment. The ventilation systems are outdated and the glazing systems require replacement. Current plans envision interior renovations and repairs to the roof, façade, and the greenhouses.

### **Psychology Building Renovation/Addition**

This facility, which contains 87,000 square feet, was constructed in 1974. Its three levels have offices, classrooms, research laboratories and animal care facilities. Previously, in the UCONN 2000 program, the animal care facilities were renovated and roofs and plazas re-built. The programs of the Psychology Department are in increasingly high demand; with expanded enrollment and research activity a general renovation and addition to the building are essential. The building needs general renovation work including HVAC, lighting and other utility

upgrades, replacement of windows/doors/restroom fixtures, and new interior finishes. Consolidation of faculty currently located in a temporary building necessitates an addition to the existing building. FY11 funding will allow for continued design of this project.

### **Storrs Hall Addition**

Earlier in the UCONN 2000 program, Storrs Hall was renovated for the School of Nursing. Currently, next to Storrs Hall the School has offices in a temporary modular building. This project would construct an 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. The current funding plan reflects an added commitment to this project and will satisfy programmatic needs and critical work in the existing facility. FY11 funding will allow for construction of this project to begin during the spring 2011.

### **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 are being phased over several years. FY11 funding will allow for façade repairs and window restoration at the School of Social Work and Library Building.

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

This building was constructed in 1953 and has 71,937 square feet of office, classroom and lab spaces. The occupant of the building is the College of Agriculture and Natural Resources. Additionally, within the College of Agriculture and Natural Resources, the Nutritional Sciences Department is housed in the Jones Building. This building, because of its lab needs and general poor condition of all its systems, was slated for a full renovation and an addition should space needs require. The renovation work is the first order of business, with the project scope including:

- Replace windows
- Repoint masonry
- ADA modifications
- Replace or upgrade HVAC and other utility systems
- Upgrade fume hoods, lighting and other fixtures
- Replace restroom fixtures

FY11 funding will support continued design of this project.

## **Health Center**

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

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 includes upgrades of the HVAC system, lighting, power, flooring and lab casework. FY11 funding will support the completion of the design as well as pre-construction services.

### **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 types of work:

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

The Phase III project total is now projected at \$44.9 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. It is extremely important that we have up-to-date facilities and equipment to properly train our students in the most modern dental techniques utilizing equipment that is appropriate for private practice, keeping in mind that the Health Center is the primary provider of new dentists for the entire state of Connecticut. This project would provide general renovation to all dental teaching and support space and the installation of new dental equipment to meet current and future needs. The FY11 funding would be for the design and construction of the Orthodontics Clinic.

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

Funds are needed to support the Health Center’s equipment, library collections and telecommunications infrastructure. 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 hospital patients. It is essential that the equipment be current in the laboratories and student learning environments for the institution to remain competitive for research dollars and top faculty and students. Equipment startup packages are key elements in attracting talented new faculty to the Health Center. Library acquisitions are also integral to the support of academics and research. The medical resources in the library require continued updating to ensure rapid access to all forms of printed and electronic documents. The total Phase III project budget is now projected at \$62.6 million.

### **Hospital Planning and Design Costs**

This is a new named project which will allow for the planning and design of the UConn Health Network. Among the items to be included in the planning are the construction of a new bed tower at John Dempsey Hospital and renovation to other academic, clinical and research space at the University of Connecticut Health Center. While it is anticipated that planning and design activity may span a few years, all funding for this project is allocated in FY11.



### **Library/Student Computer Center Renovation**

This project will address long-standing deficiencies within the 50,000 square foot medical library. The thirty-year-old library has had few upgrades to the layout or furnishings during this period and consequently, can no longer adequately meet the needs of the students, faculty and the general public. It is important to point out that the Health Center's library is the State's primary health resource for medical providers and the general public. This project will include the Electronic Reference Center and Classroom, which will provide computer workstations and network connections to accommodate Internet-based health information searches, instruction, and training.

Integral to the project is a new Student Center facility. The space would provide 24- hour study rooms, a lounge area with recreational/physical fitness equipment, and men's and women's locker rooms with shower facilities. FY11 funding will provide for the design and construction of the student lounge.

### **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 is the building's research space, 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. The FY11 funding will allow continued design of the project.

# UCONN 2000 Year 16

## Proposed FY 2011 Authorized Projects

### Storrs & Regional Campuses

<u>Project Name</u>	<u>Phase III Funding</u>
Arjona & Monteith (new classroom buildings)	\$ 45,900,000
Avery Point Campus Undergraduate & Library Building	1,500,000
Biobehavioral Complex Replacement	1,000,000
Deferred Maintenance/Code/ADA Renovation Lump Sum	25,425,000
Engineering Building	2,500,000
Equipment, Library Collections & Telecommunications	2,500,000
Floriculture Greenhouse	4,400,000
Psychology Building Renovation/Addition	2,000,000
Storrs Hall Addition	4,980,000
West Hartford Campus Renovations/Improvements	1,500,000
Young Building Renovation/Addition	2,095,000
Subtotal of Storrs & Regional Campuses	<u>\$ 93,800,000</u>

### Health Center

<u>Project Name</u>	<u>Phase III Funding</u>
CLAC Renovation Biosafety Level 3 Lab	\$ 35,000
Deferred Maintenance/Code/ADA Renovation Sum - Health Center	4,000,000
Dental School Renovation	975,000
Equipment, Library Collections & Telecommunications - Health Center	8,750,000
Hospital Planning & Design Costs	25,000,000
Library/Student Computer Center Renovation	250,000
Main Building Renovation	5,990,000
Subtotal of Health Center	<u>\$ 45,000,000</u>

**Grand Total FY 2011** **\$ 138,800,000**

## UCONN 2000 Year 16 Funding Analysis of Proposed Projects

### Storrs & Regional Campuses

<u>Project Name</u>	<u>Phase III Previous Authorizations</u>	<u>FY11 Amount</u>	<u>Phase III Remaining Balance</u>
Arjona & Monteith (new classroom buildings)	\$ 49,100,000	\$ 45,900,000	\$ -
Avery Point Campus Undergraduate & Library Building	2,050,000	1,500,000	9,250,000
Biobehavioral Complex Replacement	100,000	1,000,000	3,900,000
Deferred Maintenance/Code/ADA Renovation Lump Sum	121,491,292	25,425,000	138,691,959
Engineering Building	2,500,000	2,500,000	36,200,000
Equipment, Library Collections & Telecommunications	48,914,575	2,500,000	5,000,000
Floriculture Greenhouse	600,000	4,400,000	-
Psychology Building Renovation/Addition	750,000	2,000,000	17,250,000
Storrs Hall Addition	1,550,000	4,980,000	7,470,000
West Hartford Campus Renovations/Improvements	6,900,000	1,500,000	4,250,000
Young Building Renovation/Addition	750,000	<u>2,095,000</u>	7,155,000
Subtotal of Storrs & Regional Campuses		\$ 93,800,000	

### Health Center

<u>Project Name</u>	<u>Previous Authorizations</u>	<u>FY11 Amount</u>	<u>Remaining Balance</u>
CLAC Renovation Biosafety Level 3 Lab	\$ 1,030,000	\$ 35,000	\$ 13,935,000
Deferred Maintenance/Code/ADA Renovation Sum - Health Center	24,505,125	4,000,000	16,394,875
Dental School Renovation	3,525,000	975,000	500,000
Equipment, Library Collections & Telecommunications - Health Center	41,155,725	8,750,000	12,690,125
Hospital Planning & Design Costs	-	25,000,000	-
Library/Student Computer Center Renovation	1,150,000	250,000	3,850,000
Main Building Renovation	3,645,000	<u>5,990,000</u>	68,004,150
Subtotal of Health Center		\$ 45,000,000	

**Grand Total FY 2011**

**\$ 138,800,000**

# University of Connecticut

## Storrs & Regional Campuses

### FY11 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects

#### **Deferred Maintenance - Buildings**

Miscellaneous Asbestos/Mold/Lead Abatement Allowance	\$	500,000	
Elevator Replacement		500,000	
Atwater Window Replacement		160,000	
Budds Building Window Replacement		130,000	
Budds Building Mechanical Systems Upgrade		300,000	
Allotment <\$500,000 projects		1,000,000	
Hall Dorm Ground Floor Restoration - East		700,000	
Wood Hall Façade		700,000	
Williams Infirmary Roof		300,000	
Motor Pool Roof		150,000	
Fine Arts Roofs		600,000	
Art Design House-Roofs		50,000	
Horse Barn Arena Snow and Ice Guards		25,000	
Insulate Piping Mechanical Rooms		100,000	
Chemistry Building Skylight		50,000	
South Campus Entry Area Snow and Ice Protection-Rome		50,000	
Museum of Natural History Exterior		150,000	
Bishop Mechanical System - Long-Term Improvements		100,000	
Drama Music Mechanical System - Long-Term Improvements		120,000	
Athletics Mechanical Systems - Long-Term Improvements		150,000	
Jorgensen Mechanical System Improvements		250,000	
McConaghy Dining Mechanical - Long Term Improvements		75,000	
Co-op Icicle Issue North Side		50,000	
	<b>Subtotal</b>		<b>\$ 6,210,000</b>

#### **Deferred Maintenance - Infrastructure**

Corrosion Control Tunnel High Pressure Piping	\$	50,000	
Phase III Roads, Sidewalks & Miscellaneous Repairs		850,000	
Gampel to McMahon Steam Line Replacement		3,000,000	
Steam Condensate, Pipe & Pipe Replacement (South Campus Loop)		2,000,000	
Sidewalk Lighting		280,000	
	<b>Subtotal</b>		<b>\$ 6,180,000</b>

#### **Code / ADA**

Miscellaneous ADA Improvements	\$	75,000	
Code Correction UCONN 2000 Reserve		2,000,000	
Code Correction OSFM Reserve		2,000,000	
Alarm Improvements		1,000,000	
Security Alarms & Monitoring		350,000	
	<b>Subtotal</b>		<b>\$ 5,425,000</b>

#### **Renovation and Lump Sum Projects**

Historic House Renovations	\$	1,500,000	
Student Union Quadrangle (Phase 3)		1,240,350	
Pedestrian Safety Improvements Phase II (North Eagleville Road)		675,000	
Landscape Improvements Campus Wide		1,200,000	
Allotment for New Faculty Support		500,000	
	<b>Subtotal</b>		<b>\$ 5,115,350</b>

<b>Total Project Allocations</b>	<b>\$ 22,930,350</b>
<b>Emergency / Reserve</b>	<b>2,494,650</b>
<b>Total</b>	<b>\$ 25,425,000</b>

# University of Connecticut Health Center

## FY11 Deferred Maintenance/Code/ADA Renovation Lump Sum Projects

### Deferred Maintenance - Buildings

Roof Replacement - Building A	\$1,050,000	
Re-Caulk Main Building	2,000,000	
	Subtotal	\$ 3,050,000

### Deferred Maintenance - Infrastructure

Site Improvements - Sidewalks, Stairs and Parking Pavement	100,000	
	Subtotal	\$ 100,000

### Code/ADA

ADA Improvements	50,000	
	Subtotal	\$ 50,000

### Renovation and Lump Sum Projects

Signage and Way-finding Improvements	50,000	
Master Landscape Plan Implementation	50,000	
Fire House Improvements	275,000	
	Subtotal	\$ 375,000

		\$ 3,575,000
Total Project Allocations		425,000
Emergency / Reserve		425,000
Total		\$ 4,000,000

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

Revised 4/20/10

FY 05 Phase II	Project	Est./Budget	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	Total Phase III
	Arjona and Monteith (new classroom buildings)	\$ 95,000,000	\$ 1,400,000	\$ -	\$ 7,700,000	\$ 28,800,000	\$ 11,200,000	\$ -	\$ 45,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000,000
	Avery Point Campus Undergraduate & Library Building	12,800,000	-	-	-	500,000	1,550,000	-	1,500,000	4,600,000	-	-	-	-	2,250,000	2,400,000	12,800,000
\$ 1,875,717	Avery Point Renovation	447,283	-	-	-	-	447,283	-	-	-	-	-	-	-	-	-	447,283
	Beach Hall Renovations	8,000,000	-	-	-	1,000,000	500,000	-	-	-	-	3,000,000	2,500,000	-	-	1,000,000	8,000,000
	Benton State Art Museum Addition	3,400,000	-	-	-	200,000	3,200,000	-	-	-	-	-	-	-	-	-	3,400,000
	Biobehavioral Complex Replacement	5,000,000	-	-	-	-	100,000	-	1,000,000	-	-	-	-	-	-	3,900,000	5,000,000
	Bishop Renovation	6,000,000	-	-	-	-	-	-	-	-	-	-	600,000	5,400,000	-	-	6,000,000
	Commissary Warehouse	500,000	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
3,295,111	Deferred Maintenance/Code/ADA Renovation Lump Sum	285,608,252	17,360,000	10,659,575	24,700,000	26,924,000	41,847,717	-	25,425,000	16,397,000	9,468,000	13,900,000	20,150,000	26,270,109	24,503,000	28,003,850	285,608,252
	Engineering Building	41,200,000	-	-	-	-	2,500,000	-	2,500,000	15,000,000	14,200,000	7,000,000	-	-	-	-	41,200,000
6,689,000	Equipment, Library Collections & Telecommunications	56,414,575	-	6,100,000	20,809,575	17,000,000	5,005,000	-	2,500,000	2,000,000	1,500,000	1,000,000	500,000	-	-	-	56,414,575
	Family Studies (DRM) Renovation	6,500,000	-	-	-	375,000	3,325,000	-	-	-	-	-	-	2,800,000	-	-	6,500,000
	Farm Buildings Repairs/Replacement	4,600,000	2,100,000	500,000	-	-	1,145,000	-	-	-	-	-	-	-	855,000	-	4,600,000
	Fine Arts Phase II	23,000,000	-	-	-	500,000	1,750,000	-	-	3,000,000	2,000,000	2,000,000	5,000,000	-	8,750,000	-	23,000,000
	Floriculture Greenhouse	5,000,000	-	-	-	-	600,000	-	4,400,000	-	-	-	-	-	-	-	5,000,000
	Gant Building Renovations	63,600,000	-	-	-	-	1,750,000	-	-	13,128,000	7,150,000	26,500,000	10,542,000	1,530,000	3,000,000	-	63,600,000
	Gentry Completion	10,000,000	-	-	-	5,000,000	5,000,000	-	-	-	-	-	-	-	-	-	10,000,000
	Incubator Facilities	500,000	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
	Intramural, Recreational & Intercollegiate Facilities	34,000,000	4,700,000	26,300,000	-	-	500,000	-	-	-	-	-	-	-	-	2,500,000	34,000,000
	Jorgensen Renovation	7,200,000	-	-	-	100,000	2,100,000	-	-	-	-	-	1,000,000	4,000,000	-	-	7,200,000
	Koons Hall Renovation/Addition	7,000,000	-	-	-	-	100,000	-	-	1,000,000	-	-	-	-	-	5,900,000	7,000,000
	Lakeside Renovation	3,800,000	3,800,000	-	-	-	-	-	-	-	-	-	-	-	-	-	3,800,000
	Law School Renovations/Improvements	19,500,000	500,000	1,020,000	8,980,000	4,500,000	150,000	-	-	2,350,000	-	-	-	-	-	2,000,000	19,500,000
	Library Storage Facility	500,000	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
	Manchester Hall Renovation	6,000,000	-	-	-	-	-	-	-	-	1,000,000	-	-	-	-	5,000,000	6,000,000
	Mansfield Training School Improvements	8,500,000	-	-	3,000,000	-	-	-	-	1,500,000	-	-	-	-	-	4,000,000	8,500,000
	Natural History Museum Completion	500,000	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000
	North Hillside Road Completion	8,200,000	1,000,000	-	-	250,000	250,000	-	-	-	6,700,000	-	-	-	-	-	8,200,000
	Observatory	500,000	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
	Old Central Warehouse	10,000,000	-	-	-	126,000	-	-	-	1,000,000	-	-	-	-	4,874,000	4,000,000	10,000,000
	Parking Garage #3	5,500,000 *	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
	Psychology Building Renovation/Addition	20,000,000	-	-	-	-	750,000	-	2,000,000	6,900,000	10,350,000	-	-	-	-	-	20,000,000
	Residential Life Facilities	87,000,000 *	750,000	-	-	1,050,000	-	-	-	-	-	-	-	13,470,000	14,458,000	27,272,000	57,000,000
30,820,172	School of Pharmacy/Biology Completion	6,000,000	-	6,000,000	-	-	-	-	-	-	-	-	-	-	-	-	6,000,000
	Stamford Campus Improvements	2,300,000	250,000	250,000	-	-	-	-	-	-	1,800,000	-	-	-	-	-	2,300,000
	Storrs Hall Addition	14,000,000	-	-	-	550,000	1,000,000	-	4,980,000	7,470,000	-	-	-	-	-	-	14,000,000
7,320,000	Student Health Services	7,000,000 *	-	-	-	-	-	-	-	-	-	-	2,000,000	-	-	-	2,000,000
	Student Union Addition	13,000,000	-	13,000,000	-	-	-	-	-	-	-	-	-	-	-	-	13,000,000
	Support Facility (Architectural & Engineering Services)	500,000	-	-	-	-	-	-	-	500,000	-	-	-	-	-	-	500,000
	Torrey Renovation Completion & Biology Expansion	126,929,891	1,000,000	-	-	-	-	-	-	-	-	-	56,958,000	35,929,891	33,042,000	-	126,929,891
	Torrington Campus Improvements	2,500,000	-	-	-	-	500,000	-	-	-	732,000	-	-	-	1,268,000	-	2,500,000
	UConn Products Store	500,000	-	-	-	-	-	-	-	-	-	-	-	500,000	-	-	500,000
	Waterbury Downtown Campus	1,850,000	-	-	300,000	-	150,000	-	-	-	-	-	-	-	-	1,400,000	1,850,000
	West Hartford Campus Renovations/Improvements	12,650,000	250,000	250,000	-	1,000,000	5,400,000	-	1,500,000	500,000	-	-	2,750,000	-	-	1,000,000	12,650,000
	Young Building Renovation/Addition	10,000,000	-	-	-	-	750,000	-	2,095,000	7,155,000	-	-	-	-	-	-	10,000,000
\$ 50,000,000	<b>Subtotal Storrs &amp; Regional Campuses</b>	<b>\$ 1,043,000,000</b>	<b>\$ 33,610,000</b>	<b>\$ 64,079,575</b>	<b>\$ 65,489,575</b>	<b>\$ 87,875,000</b>	<b>\$ 91,570,000</b>	<b>\$ -</b>	<b>\$ 93,800,000</b>	<b>\$ 82,500,000</b>	<b>\$ 54,900,000</b>	<b>\$ 53,400,000</b>	<b>\$ 100,000,000</b>	<b>\$ 94,400,000</b>	<b>\$ 93,000,000</b>	<b>\$ 88,375,850</b>	<b>\$ 1,003,000,000</b>
	CLAC Renovation Biosafety Level 3 Lab	15,000,000	30,000	-	-	500,000	500,000	-	35,000	-	-	8,710,000	5,225,000	-	-	-	15,000,000
	Deferred Maintenance/Code/ADA Renovation Sum-Health Center	44,900,000	3,110,000	4,285,000	4,392,125	7,358,000	5,360,000	-	4,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	894,875	500,000	44,900,000
	Dental School Renovation	5,000,000	-	200,000	1,125,000	1,750,000	450,000	-	975,000	500,000	-	-	-	-	-	-	5,000,000
	Equipment, Library Collections & Telecommunications-Health Center	62,595,850	12,665,000	6,135,425	5,148,300	4,617,000	12,590,000	-	8,750,000	2,500,000	1,600,000	2,290,000	1,775,000	1,550,125	1,500,000	1,475,000	62,595,850
	Library/Student Computer Center Renovation	5,250,000	85,000	500,000	565,000	-	-	-	250,000	-	-	-	-	1,000,000	2,850,000	-	5,250,000
	Main Building Renovation	77,639,150	45,000	-	1,200,000	500,000	1,900,000	-	5,990,000	14,000,000	9,400,000	-	15,000,000	17,449,875	12,154,275	-	77,639,150
	Medical School Academic Building Renovation	9,950,000	140,000	1,000,000	2,260,000	300,000	-	-	-	-	-	-	-	-	5,600,850	649,150	9,950,000
	Parking Garage - Health Center	8,400,000 *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Research Tower	51,565,000	315,000	2,800,000	8,820,000	12,000,000	27,630,000	-	-	-	-	-	-	-	-	-	51,565,000
	Support Building Addition/Renovation	100,000	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	100,000
	<b>Subtotal for Health Center</b>	<b>\$ 280,400,000</b>	<b>\$ 16,390,000</b>	<b>\$ 14,920,425</b>	<b>\$ 23,510,425</b>	<b>\$ 27,125,000</b>	<b>\$ 48,430,000</b>	<b>\$ -</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ 14,000,000</b>	<b>\$ 14,000,000</b>	<b>\$ 25,000,000</b>	<b>\$ 23,000,000</b>	<b>\$ 23,000,000</b>	<b>\$ 2,624,150</b>	<b>\$ 272,000,000</b>
	UHC New Construction and Renovation	207,000,000	-	-	-	-	-	-	-	54,700,000	74,100,000	72,600,000	3,500,000	2,100,000	-	-	207,000,000
	Hospital Planning & Design Costs	25,000,000	-	-	-	-	-	-	25,000,000	-	-	-	-	-	-	-	25,000,000
	<b>Grand Total</b>	<b>\$ 1,555,400,000</b>	<b>\$ 50,000,000</b>	<b>\$ 79,000,000</b>	<b>\$ 89,000,000</b>	<b>\$ 115,000,000</b>	<b>\$ 140,000,000</b>	<b>\$ -</b>	<b>\$ 138,800,000</b>	<b>\$ 157,200,000</b>	<b>\$ 143,000,000</b>	<b>\$ 140,000,000</b>	<b>\$ 128,500,000</b>	<b>\$ 119,500,000</b>	<b>\$ 116,000,000</b>	<b>\$ 91,000,000</b>	<b>\$ 1,507,000,000</b>
	*Projects are Partially/Totally Financed by Revenue Bonds																



Adjusted 6/09 FY15	Adjustments	Adjusted 4/10 FY15	Adjusted 6/09 FY16	Adjustments	Adjusted 4/10 FY16	New FY17 4/10	New FY18 4/10	Adjusted 2/10 Phase I, II, III	Adjusted 4/10 Phase I, II, III	Adjustments	PROJECT
								12,400,000.00	12,400,000.00	0.00	Agricultural Biotechnology Facility & Completion
								11,183,623.91	11,183,623.91	0.00	Alumni Quadrant Renovations
								95,000,000.00	95,000,000.00	0.00	Arjona and Monteith (new classroom buildings)
						2,250,000.00	2,400,000.00	12,800,000.00	12,800,000.00	0.00	Avery Point Campus Undergraduate & Library Building
								37,254,246.03	37,254,246.03	0.00	Avery Point Marine Science Research Center - Phase I & II
								5,323,000.00	5,323,000.00	0.00	Avery Point Renovation
	2,500,000.00	2,500,000.00						8,000,000.00	8,000,000.00	0.00	Beach Hall Renovations
								4,100,000.00	4,100,000.00	0.00	Benton State Art Museum Addition
								5,000,000.00	5,000,000.00	0.00	Biobehavioral Complex Replacement
1,393,800.00	(793,800.00)	600,000.00	1,000,000.00	4,400,000.00	5,400,000.00			6,000,000.00	6,000,000.00	0.00	Bishop Renovation
								7,958,470.42	7,958,470.42	0.00	Business School Renovation - Phase II
								6,933,751.77	6,933,751.77	0.00	Central Warehouse New
								53,062,000.00	53,062,000.00	0.00	Chemistry Building
			500,000.00		500,000.00			500,000.00	500,000.00	0.00	Commissary Warehouse
18,186,325.00	1,963,675.00	20,150,000.00	17,496,834.43	8,773,275.00	26,270,109.43	24,503,000.00	28,003,850.00	440,792,608.26	443,792,608.26	3,000,000.00	Deferred Maintenance & Renovation Lumpsum - Phase I, II & III
								7,382,604.53	7,382,604.53	0.00	East Campus North Renovations
								41,200,000.00	41,200,000.00	0.00	Engineering Building
500,000.00		500,000.00						225,726,575.00	222,726,575.00	(3,000,000.00)	Equipment, Library Collections & Telecommunications
				2,800,000.00	2,800,000.00			6,500,000.00	6,500,000.00	0.00	Family Studies (DRM) Renovation
							855,000.00	4,600,000.00	4,600,000.00	0.00	Farm Buildings Repairs/Replacement
	5,000,000.00	5,000,000.00					8,750,000.00	23,000,000.00	23,000,000.00	0.00	Fine Arts Phase II
								5,000,000.00	5,000,000.00	0.00	Floriculture Greenhouse
								7,287,174.10	7,287,174.10	0.00	Gant Plaza Deck
8,600,000.00	1,942,000.00	10,542,000.00	8,000,000.00	(6,470,000.00)	1,530,000.00	3,000,000.00		63,600,000.00	63,600,000.00	0.00	Gant Building Renovations
								19,664,596.69	19,664,596.69	0.00	Gentry Renovation & Completion
								2,928,227.59	2,928,227.59	0.00	Grad Dorm Renovations
								9,969,000.00	9,969,000.00	0.00	Heating Plant Upgrade
								8,176,528.89	8,176,528.89	0.00	Hilltop Dormitory Renovations
								3,280,000.00	3,280,000.00	0.00	Ice Rink Enclosure
500,000.00	(500,000.00)	0.00		500,000.00	500,000.00			500,000.00	500,000.00	0.00	Incubator Facilities
								886,134.00	886,134.00	0.00	International House Conversion (Natural History Museum)
			2,500,000.00	(2,500,000.00)	0.00			34,000,000.00	34,000,000.00	0.00	Intramural, Recreational & Intercollegiate Facilities
	1,000,000.00	1,000,000.00	3,000,000.00	1,000,000.00	4,000,000.00			7,200,000.00	7,200,000.00	0.00	Jorgensen Renovation
			5,900,000.00	(5,900,000.00)	0.00			7,000,000.00	7,000,000.00	0.00	Koons Hall Renovation/Addition
								3,800,000.00	3,800,000.00	0.00	Lakeside Renovation
			4,100,000.00	(4,100,000.00)	0.00		2,000,000.00	19,500,000.00	19,500,000.00	0.00	Law School Renovations/Improvements
			500,000.00		500,000.00			500,000.00	500,000.00	0.00	Library Storage Facility
								1,000,000.00	1,000,000.00	0.00	Litchfield Agricultural Center - Phase I
1,000,000.00	(1,000,000.00)	0.00	2,900,000.00	(2,900,000.00)	0.00			6,000,000.00	6,000,000.00	0.00	Manchester Hall Renovation
								2,071,000.00	2,071,000.00	0.00	Mansfield Apartments Renovation
								4,000,000.00	12,000,000.00	0.00	Mansfield Training School Improvements
								444,348.00	444,348.00	0.00	Monteith Renovation
								7,400,000.00	7,400,000.00	0.00	Music Drama Addition
								500,000.00	500,000.00	0.00	Natural History Museum Completion
								10,996,050.15	10,996,050.15	0.00	North Campus Renovation
								8,200,000.00	8,200,000.00	0.00	North Hillside Road Completion
								7,668,000.00	7,668,000.00	0.00	North Superblock Site & Utilities
								32,001,000.00	32,001,000.00	0.00	Northwest Quadrant Renovation - Phase I & II
			500,000.00		500,000.00			500,000.00	500,000.00	0.00	Observatory
500,000.00	(500,000.00)	0.00	9,374,000.00	(9,374,000.00)	0.00	4,874,000.00	4,000,000.00	10,000,000.00	10,000,000.00	0.00	Old Central Warehouse Renovation
								9,658,000.00	9,658,000.00	0.00	Parking Garage North
			500,000.00		500,000.00			500,000.00	500,000.00	0.00	Parking Garage #3
								6,074,000.00	6,074,000.00	0.00	Pedestrian Walkways (Fairfield Road Pedestrian Mall)
								20,000,000.00	20,000,000.00	0.00	Psychology Building Renovation/Addition
13,950,000.00	(13,950,000.00)	0.00	11,745,000.00	1,725,000.00	13,470,000.00	14,458,000.00	27,272,000.00	57,000,000.00	57,000,000.00	0.00	Residential Life Facilities
								25,652,366.00	25,652,366.00	0.00	School of Business
								94,609,000.00	94,609,000.00	0.00	School of Pharmacy/Biology
								6,920,000.00	6,920,000.00	0.00	Shippee/Buckley Renovations
								12,251,000.00	12,251,000.00	0.00	South Campus Complex
								55,781,471.55	55,781,471.55	0.00	Stamford Downtown Relocation - Phase I
700,000.00	(700,000.00)	0.00						2,300,000.00	2,300,000.00	0.00	Stamford Campus Improvements
								14,000,000.00	14,000,000.00	0.00	Storrs Hall Addition
2,000,000.00	(2,000,000.00)	0.00		2,000,000.00	2,000,000.00			2,000,000.00	2,000,000.00	0.00	Student Health Services
								57,622,633.00	57,622,633.00	0.00	Student Union Addition
								500,000.00	500,000.00	0.00	Support Facility (Architectural & Engineering Services)
								39,993,000.00	39,993,000.00	0.00	Technology Quadrant - Phase IA
								34,120,000.00	34,120,000.00	0.00	Technology Quadrant-Phase II
26,200,000.00	30,758,000.00	56,958,000.00	17,079,890.57	18,850,000.00	35,929,890.57	33,042,000.00		127,181,000.00	127,181,000.00	0.00	Torrey Life Science Renovation & Completion & Biology Expansion
								2,500,000.00	2,500,000.00	0.00	Torrington Campus Improvements
								17,950,243.11	17,950,243.11	0.00	Towers Renovation
			500,000.00		500,000.00			500,000.00	500,000.00	0.00	UCONN Products Store
								12,000,000.00	12,000,000.00	0.00	Underground Steam & Water Upgrade - Phase I & II
								11,452,000.00	11,452,000.00	0.00	Waring Building Conversion
								200,000.00	200,000.00	0.00	Waterbury Property Purchase
600,000.00	(600,000.00)	0.00					1,400,000.00	1,850,000.00	1,850,000.00	0.00	Waterbury Downtown Campus
								519,507.20	519,507.20	0.00	West Campus Renovations
	2,750,000.00	2,750,000.00						12,650,000.00	12,650,000.00	0.00	West Hartford Campus Renovations/Improvements
								2,427,268.80	2,427,268.80	0.00	White Building Renovation
								19,999,571.00	19,999,571.00	0.00	Wilbur Cross Building Renovation
								10,000,000.00	10,000,000.00	0.00	Young Building Renovation/Addition
<b>\$74,130,125.00</b>	<b>\$25,869,875.00</b>	<b>\$100,000,000.00</b>	<b>\$85,595,725.00</b>	<b>\$8,804,275.00</b>	<b>\$94,400,000.00</b>	<b>\$93,000,000.00</b>	<b>\$88,375,850.00</b>	<b>\$1,965,000,000.00</b>	<b>\$1,965,000,000.00</b>	<b>\$0.00</b>	<b>SUBTOTAL STORRS &amp; REGIONAL CAMPUS</b>
	5,225,000.00	5,225,000.00						14,000,000.00	15,000,000.00	1,000,000.00	CLAC Renovation Biosafety Level 3 Lab
2,524,875.00	475,125.00	3,000,000.00	1,000,000.00	2,000,000.00	3,000,000.00	894,875.00	500,000.00	47,290,000.00	44,900,000.00	(2,390,000.00)	Deferred Maintenance/Code/ADA Renovation Sum-UHC
								5,000,000.00	5,000,000.00	0.00	Dental School Renovation
3,495,000.00	(1,720,000.00)	1,775,000.00	3,304,275.00	(1,754,150.00)	1,550,125.00	1,500,000.00	1,475,000.00	74,050,000.00	62,595,850.00	(11,454,150.00)	Equipment, Library Collections & Telecommunications-UHC
2,850,000.00	(2,850,000.00)	0.00	1,000,000.00		1,000,000.00			5,000,000.00	5,250,000.00	250,000.00	Library/Student Computer Center Renovation
13,000,000.00	2,000,000.00	15,000,000.00		17,449,875.00	17,449,875.00			73,910,000.00	77,639,150.00	3,729,150.00	Main Building Renovation
4,000,000.00	(4,000,000.00)	0.00						9,950,000.00	9,950,000.00	0.00	Medical School Academic Building Renovation
								60,000,000.00	51,565,000.00	(8,435,000.00)	Research Tower
								7,800,000.00	100,000.00	(7,700,000.00)	Support Building Addition/Renovation
<b>\$25,869,875.00</b>	<b>(\$869,875.00)</b>	<b>\$25,000,000.00</b>	<b>\$5,304,275.00</b>	<b>\$17,695,725.00</b>	<b>\$23,000,000.00</b>	<b>\$23,000,000.00</b>	<b>\$2,624,150.00</b>	<b>\$297,000,000.00</b>	<b>\$272,000,000.00</b>	<b>(\$25,000,000.00)</b>	<b>SUBTOTAL FOR HEALTH CENTER</b>
<b>\$100,000,000.00</b>	<b>\$25,000,000.00</b>	<b>\$125,000,000.00</b>	<b>\$90,900,000.00</b>	<b>\$26,500,000.00</b>	<b>\$117,400,000.00</b>	<b>\$116,000,000.00</b>	<b>\$91,000,000.00</b>	<b>\$2,262,000,000.00</b>	<b>\$2,237,000,000.00</b>	<b>(\$25,000,000.00)</b>	<b>GRAND TOTAL</b>
	3,500,000.00	3,500,000.00		2,100,000.00	2,100,000.00				207,000,000.00	207,000,000.00	UHC New Construction and Renovation
	</										