



## *The Connecticut Agricultural Experiment Station*

123 HUNTINGTON STREET, P.O. BOX 1106, NEW HAVEN, CONNECTICUT 06504

*Founded 1875*

*Putting Science to Work for Society  
Protecting Agriculture, Public Health, and the Environment*

March 31, 2021

Good afternoon Senator Moore, Representative Borer and members of the bonding subcommittee. My name is Jason White, Director of The Connecticut Agricultural Experiment Station. I am pleased to submit testimony this afternoon on Governor Lamont's recommended capital budget for fiscal years 2022 and 2023 and give you an update on our current projects.

Governor Lamont recommended an additional \$6.3 million in fiscal year 2022 for the "Renovation and Addition to the Valley Laboratory Building" located in Windsor. This project currently has an authorization of \$12.5 million. The Bond Commission allocated \$1 million in 2015 to initiate the design phase and the Department of Administrative Services (DAS) - Construction Services hired TLB Architects of Chester to begin design. The project is currently in the schematic design phase and because of various project delays, including a land transfer, the construction costs have escalated to an estimated \$17.8 million. With the authorization of the additional \$6.3 million by the general assembly, the project can move forward to final design and bidding. This project will include the complete renovation of the existing 8,000 square foot laboratory building erected in 1940, which contains the original mechanical systems, is not ADA compliant and has not undergone any major renovations. A new addition will be added to include an elevator and much needed modern research and diagnostic space. The Valley Laboratory was founded 1921 and we will celebrate its centennial in the 2021.

The General Assembly also authorized \$200,000 (Public Act 15-1) for the "Renovation and Improvements of Greenhouses – Jenkins-Waggoner Laboratory" DAS-Construction Services hired Christopher Williams Architects from New Haven to design this project. The design is nearing completion and DAS expects this project to go out to bid in the coming weeks. This project will include the renovation of two 1,450 square foot greenhouses, constructed in 1940, and adjacent to the Jenkins-Waggoner Laboratory on our New Haven campus. Once renovated, the new and more energy efficient greenhouses will help scientists better control growing conditions for important research experiments. The agency also applied and was awarded \$150,000 from the state's Lead by Example Energy Efficiency Program to increase the project budget. We have expressed the need and importance for this project to DAS and requested that it be facilitated in any way possible.

If you have any questions or would like additional information on our two bond projects, please do not hesitate to contact me at 203-974-8440 or by email at [Jason.White@ct.gov](mailto:Jason.White@ct.gov).

Sincerely,

Jason C. White, Ph.D.  
Director

Phone: (203) 974-8500

Fax: (203) 974-8502

Toll Free: 1-(877) 855-2237

[WWW.CT.GOV/CAES](http://WWW.CT.GOV/CAES)

*An Affirmative Action/Equal Opportunity Employer*





## *The Connecticut Agricultural Experiment Station*

123 HUNTINGTON STREET, P.O. BOX 1106, NEW HAVEN, CONNECTICUT 06504

*Founded 1875*

*Putting Science to Work for Society  
Protecting Agriculture, Public Health, and the Environment*

**The CAES Valley Laboratory:** Located in Windsor since 1921, the Valley Lab has a 3-story 8,000 square foot building that was constructed in 1940 on 50 acres of farm and forest land. The Laboratory has not had any major renovations since construction. Scientists there conduct research on insect management, plant diseases, invasive weeds, biological control, indoor molds and soils and provide strong support for a number of important agricultural industries in the state including: nursery, greenhouse, golf, fruit and vegetable growers, Christmas tree, tobacco growers and forestry.



**The Problem:** The building has not had any major renovation since 1940. It does not have an elevator and is not ADA compliant, has the original electrical and plumbing systems that are failing, and has a septic tank that needs replacement. The slate roof is failing and needs replacement with resulting water ingress problems. The 1940 building was not designed to have facilities suitable for modern biotechnology and public research that scientists need to conduct cutting-edge research and public service work.

**Why This Renovation is Important:** The Valley Laboratory location allows access to research and service for farmers and citizens in the northern part of the state. Scientists and programs have a large impact on agriculture, the CT economy and assistance to citizens. The Agricultural industry has over **\$500 million in sales and a \$4 billion impact on the state**. We contribute to that economic success in many ways. The scientists and technical staff assist growers and citizens with information about insects, plant diseases, and horticulture. Over 6,000 inquiries and over 5,000 soil tests are conducted annually and research programs supply critical support to growers. Importantly, due the current state of the laboratory, important public health programs cannot be initiated, such as molecular research on indoor air quality, mosquito and tick viruses/pathogens, biological control and herbicide resistance **CANNOT** occur.

### **What Has Been Done To Date:**

1. **Pre-Design Study.** A pre-design study was completed in August 2012. The study recommended renovation of the existing building and an 8,000 square foot addition to house state-of-the art laboratory space.
2. **Authorized Bond Funds.** Governor Malloy recommended \$12.5 million for the project in FY 2015 (\$1 million for planning and design, and \$11.5 million for construction). The Legislature authorized the \$1 million for design in FY2015 and the Bond Commission allocated these funds in July 2015. TLB Architecture from Chester CT was selected as the architectural firm for the design contract. The legislature subsequently authorized the additional \$11.5 million for construction in FY 2017.
3. **Transfer and Sale of Land.** Before proceeding with design, the State required that 1 acre of land where the addition would be built, would have to be purchased from the Station's Board of Control which holds title to the property. Transfer of the land was executed in December 2017 and passed in January 2018.
4. **State Properties Review Board.** The State Properties Review Board approved the TLB Architect contract on December 10, 2018.
5. **Schematic Design and TLB Construction Cost Estimate.** The design for the renovation and addition was promptly initiated by TLB Architecture in January 2019 and completed May 2019. Due to the escalation in material, construction and labor costs since the original allocation, as well as the need for a non-typical foundation due to poor soils and new State codes with regard to energy efficiency construction cost estimates were updated by TLB Architecture on August 30, 2019 to approximately \$17.8 million, which included a 10% design contingency to complete the project.

### **What Remains to be Done:**

The CAES respectfully requests your consideration and support in efforts to acquire funding for the increased construction budget from \$11.5 million to \$17.8 million, to allow this project to move forward.

Phone: (203) 974-8500

Fax: (203) 974-8502

Toll Free: 1-(877) 855-2237

[WWW.CT.GOV/CAES](http://WWW.CT.GOV/CAES)

*An Affirmative Action/Equal Opportunity Employer*