

| ADDRESS                             | TOWN                    | PROJECT TITLE       | USE TYPE              | 1105 FORM | DESIGN REQ'D | 2020-21 | 2021-22 | 2022-23 | TOTAL BUDGET | PRIORITY | LIASON          | WORK CATEGORY | SQ. FT. | TENNANT(S) | JUSTIFICATION / RATIONALE / NOTES |
|-------------------------------------|-------------------------|---------------------|-----------------------|-----------|--------------|---------|---------|---------|--------------|----------|-----------------|---------------|---------|------------|-----------------------------------|
| ALTOBELLO CAMPUS - 1 UNDERCLIFF RD. | Meriden                 | No Planned Projects | Various               |           |              |         |         |         | \$0          |          | Bantz           | –             | 11,016  | DESPP      |                                   |
| ALTOBELLO CAMPUS - 1 UNDERCLIFF RD. | Functional Condition: C |                     | Physical Condition: C |           | TOTALS       | \$0     | \$0     | \$0     | \$0          |          | Facility Notes: |               |         |            |                                   |

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|---------------------|-------------------------|---------------------|-----------------------|--|--------|-----|-----|-----|-----|--|-----------------|---|---------|----------------|--|
| BUCKINGHAM ST - 315 | Hartford                | No Planned Projects | Parking Garage        |  |        |     |     |     | \$0 |  | Bantz           | – | 150,000 | Parking Garage |  |
| BUCKINGHAM ST - 315 | Functional Condition: A |                     | Physical Condition: A |  | TOTALS | \$0 | \$0 | \$0 | \$0 |  | Facility Notes: |   |         |                |  |

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|--------------------|-------------------------|--|-----------------------|--|--------|-----|-----|-----|-----|--|--|---|---------|--|--|
| CAPITOL AVE. - 165 | Hartford                |  | Office                |  |        |     |     |     | \$0 |  | Bantz  | – | 350,034 |  |  |
| CAPITOL AVE. - 165 | Functional Condition: A |  | Physical Condition: A |  | TOTALS | \$0 | \$0 | \$0 | \$0 |  | Facility Notes: Original renovation scope is substantially complete, Additional moves complete by 1Q21 |   |         |  |  |

|                   |                         |                                    |                       |     |                          |             |           |             |             |   |                 |    |         |                  |   |
|-------------------|-------------------------|------------------------------------|-----------------------|-----|--------------------------|-------------|-----------|-------------|-------------|---|-----------------|----|---------|------------------|---|
| CAPITOL AVE - 410 | Hartford                | Recaulk and Seal Windows           | Office                | YES | Yes                      | \$39,000    | \$330,000 |             | \$369,000   | 1 | Versteeg        | 10 | 219,883 | DMHAS, OHCA, DPH | Water comes in through the windows each time it rains. Ceilings had to be removed in many areas due to massive water damage.  |
| CAPITOL AVE - 410 | Hartford                | Elevator Upgrades [BI-2B-xxx]      | Office                |     | Yes                      |             | \$210,000 | \$2,030,000 | \$2,240,000 | 1 | Versteeg        | 6  | 219,883 | DMHAS, OHCA, DPH | Current mechanical controls are 30 years old. New electronic controls will increase reliability and reduce service calls and downtime. Modernization of elevators needed. Use Full Service Contract as an avenue to complete and upgrade.   |
| CAPITOL AVE - 410 | Hartford                | Renovate Restrooms (16 total).     | Office                |     | Design Previously Funded | \$1,489,000 |           |             | \$1,489,000 | 2 | Versteeg        | 9  | 219,883 | DMHAS, OHCA, DPH | COMPLETED 8/2020. Restroom sinks, partitions and counter tops are stained damaged and not full ADA compliant. They are over 35 years old. There are 8 each Men's & 8 Ladies. Design Architect on board(Oak Park). DCS Project.  |
| CAPITOL AVE - 410 | Hartford                | Replace carpet for DMHAS-4th floor | Office                |     | No                       |             | \$385,000 |             | \$385,000   | 2 | Versteeg        | 1  | 219,883 | DMHAS, OHCA, DPH | DMHAS To Replace. Most carpet throughout the complex is showing signs of heavy deterioration.   |
| CAPITOL AVE - 410 | Hartford                | Replace Cooling Towers             | Office                |     | Yes                      |             | \$33,000  | \$275,000   | \$308,000   | 1 | Versteeg        | 5  | 219,883 | DMHAS, OHCA, DPH | Cooling Tower has leaks and is at end of useful life. Sealed interior of cooling tower to provide 2 year life to get project started. 9/2020 motor failed in cooling tower. Motor is obsolete so vendor is repairing/rebuilding. To replace with new requires new piping to make fit. |
| CAPITOL AVE - 410 | Functional Condition: B |                                    | Physical Condition: B |     | TOTALS                   | \$1,528,000 | \$958,000 | \$2,305,000 | \$4,791,000 |   | Facility Notes: |    |         |                  |   |

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|-------------------|-------------------------|----------------------------|-----------------------|--|--------|----------|-----------|-----|-----------|---|-----------------|---|---------|----------|--|
| CAPITOL AVE - 450 | Hartford                | Replace Air handling Units | Office                |  | Yes    | \$39,000 | \$275,000 |     | \$314,000 | 1 | Versteeg        | 5 | 119,256 | OPM, DPH | There are 9 Air Handling Units with coils. Some lower sections are rotting out due to age and condensation. Fresh Air intakes need re-design due to insufficient fresh air to wing building sections (supply short cycles). Replace leaking and damaged Air handling Units 25 yrs. + old & damaged |
| CAPITOL AVE - 450 | Functional Condition: B |                            | Physical Condition: B |  | TOTALS | \$39,000 | \$275,000 | \$0 | \$314,000 |   | Facility Notes: |   |         |          |  |

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|---------|------|---------------|----------|--------------|-----------------|---------|---------|---------|-----------------|----------|--------|------------------|---------|------------|-----------------------------------|
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|-------------------|-----------------------|---|---------------------|---|--------|-------------|-----|-----|-------------|-----------------|----------|---|--------|-----|---|
| CAPITOL AVE - 460 | Hartford              | Replace Roof @ 460 & 470 Completed 8/2020 | Office              |   | Yes    | \$1,200,000 |     |     | \$1,200,000 | 1               | Versteeg | 3 | 60,192 | DDS | COMPLETE 8/2020. Roof is over 25 years old and leaks ,needs replacement. Project should also replace skylight (15,9250 square ft.) and install 620' OSHA safety railing |
| CAPITOL AVE - 460 | Functional Condition: | B   | Physical Condition: | B | TOTALS | \$1,200,000 | \$0 | \$0 | \$1,200,000 | Facility Notes: |          |   |        |     |   |

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|-------------------|-----------------------|--|---------------------|---|--------|-----|-----|----------|----------|-----------------|----------|---|--------|-----------|--|
| CAPITOL AVE - 470 | Hartford              | Replace Main Dining Area Air Handling Unit w/heating & cooling | Cafeteria           |   |        |     |     | \$55,000 | \$55,000 | 2               | Versteeg | 5 | 31,735 | Cafeteria | Current heating coil is inoperative and unit is beyond useful life (25 yrs. +) |
| CAPITOL AVE - 470 | Functional Condition: | B  | Physical Condition: | B | TOTALS | \$0 | \$0 | \$55,000 | \$55,000 | Facility Notes: |          |   |        |           |  |

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| CAPITOL AVE. - 474<br>BOILER & PUMP HOUSE | Hartford              | Structural Repair | Industrial / Mechanical |   |        | \$60,000 |     |     | \$60,000 | 1  | Versteeg | _ | 9,411 | CAS Operations | 10/2020: Requested Bond Funding to address Structural Issues. |
| CAPITOL AVE. - 474<br>BOILER & PUMP HOUSE | Functional Condition: | F                 | Physical Condition:     | F | TOTALS | \$60,000 | \$0 | \$0 | \$60,000 | Facility Notes: Large crack at NW corner. If this building is compromised it will take out the pipes for the CAS system. This effects multiple State buildings heating and cooling. BI-2B-279 - Roof Replacement Design and Structural Improvement. Study/Schematic Design Phase Report on file by Gale Associates January 2012. |          |   |       |                |   |

|                     |                       |  |                     |     |          |             |          |           |             |                 |          |      |           |     |  |
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| CAPITOL AVE COMPLEX | Hartford              | Brick re-pointing & waterproofing  | Office & Cafeteria  |     | Yes      |             | \$28,000 | \$220,000 | \$248,000   | 2               | Versteeg | 2    | see above | ALL | Large exposed brick areas causing water infiltration, freezing and cumulative destruction of exterior brick & mortar surfaces. |
| CAPITOL AVE COMPLEX | Hartford              | LED Lighting Repalcement   | Office & Cafeteria  | N/A | In-house | \$1,500,000 |          |           | \$1,500,000 | 2               | Versteeg | 4    | see above | ALL | Minor Cap funding, includes partial funding (40% est.) by Eversource   |
| CAPITOL AVE COMPLEX | Hartford              | CAP AVE CODE COMPLIANCE: 410 CAP Mech Rm, 450 CAP 6-Story, 460 CAP 3 Story | Office              |     | Yes      | \$800,000   |          |           | \$800,000   | 1               | Versteeg | 1, 7 | see above | ALL | Response to CT OSFM required compliance with CT Fire Safety Codes  |
| CAPITOL AVE COMPLEX | Functional Condition: | B  | Physical Condition: | B   | TOTALS   | \$2,300,000 | \$28,000 | \$220,000 | \$2,548,000 | Facility Notes: |          |      |           |     |  |

|                      |                       |                     |                     |   |        |     |     |     |     |                 |         |   |         |       |                                |
|----------------------|-----------------------|---------------------|---------------------|---|--------|-----|-----|-----|-----|-----------------|---------|---|---------|-------|--------------------------------|
| COLONY ST. - 278/294 | Meriden               | No Planned Projects | Lab.                |   |        |     |     |     | \$0 | 0               | Grigely | _ | 136,942 | DESPP | Projects Reimbursed from DESPP |
| COLONY ST. - 278/294 | Functional Condition: | b                   | Physical Condition: | b | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |         |   |         |       |                                |

|                      |          |   |        |  |    |          |  |          |          |   |         |   |         |  |  |
|----------------------|----------|---|--------|--|----|----------|--|----------|----------|---|---------|---|---------|--|--|
| COLUMBUS BLVD. - 450 | Hartford | VFD's for pumps                           | Office |  | No | \$30,000 |  |          | \$30,000 | 1 | Grigely | 5 | 558,000 | DAS, Dept. of Ag., DOE, DCP, SPRB, Claims Commissioner | This will increase the efficiency of the pumps and provide significant energy savings.   |
| COLUMBUS BLVD. - 450 | Hartford | Interior Upgrade (both Freight Elevators) | Office |  | No |          |  | \$25,000 | \$25,000 | 4 | Grigely | 6 | 558,000 | DAS, Dept. of Ag., DOE, DCP, SPRB, Claims Commissioner | The interior finishes of both freight elevators is original to the building and very deteriorated. After our move, upgrades will be warranted. |

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|----------------------|-------------------------|--|----------|-----------|--------------|-----------|-----------|----------|--------------|-----------------|---------|---------------|---------|--|--|
| COLUMBUS BLVD. - 450 | Hartford                | Expansion of the existitng cooling tower (One additional tower section).           | Office   |           | Yes          | \$25,000  | \$250,000 | \$0      | \$275,000    | 1               | Grigely | 5             | 558,000 | DAS, Dept. of Ag., DOE, DCP, SPRB, Claims Commissioner | Additional cooling tower for redundancy in the event of mechanical failure. The loss of one of the existing towers would significantly affect the Building during summer months.                   |
| COLUMBUS BLVD. - 450 | Hartford                | Garage Exhaust Fan Replacements  | Office   |           | No           | \$60,000  | \$60,000  | \$60,000 | \$180,000    | 1               | Grigely | 5             | 558,000 | DAS, Dept. of Ag., DOE, DCP, SPRB, Claims Commissioner | The majority of the existitng exhaust fans are beyond useful life and several fan enclosures are significantly deteriorated and were not replaced during the Building renovation.                  |
| COLUMBUS BLVD. - 450 | Hartford                | Rooftop Restraint System (Window washing, exterior repairs, etc.) - Both Buildings | Office   |           | Yes          | \$100,000 | \$0       | \$0      | \$100,000    | 1               | Grigely | 3             | 558,000 | DAS, Dept. of Ag., DOE, DCP, SPRB, Claims Commissioner | The existing system was damaged/partially removed during Building renovations. The replacement is recommended and will be required when contractors perform Buidling extior repairs in the future. |
|                      |                         |  |          |           |              |           |           |          |              |                 |         |               |         |  |  |
| COLUMBUS BLVD. - 450 | Functional Condition: a | Physical Condition: a  |          |           | TOTALS       | \$215,000 | \$310,000 | \$85,000 | \$610,000    | Facility Notes: |         |               |         |  |  |

|                       |                         |   |        |     |        |             |     |          |             |                 |          |   |        |                                |  |
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| CORPORATE PLACE - 300 | Rocky Hill              | Replace Roof & 5 rooftop HVAC units [BI-2B-387] | Office | YES | YES    | \$4,500,000 |     |          | \$4,500,000 | 1               | Versteeg | 5 | 51,697 | Office of Chief State Attorney | Roof is 18 years old and requires constant repair. Warranty expired in OCT, 2010.  |
| CORPORATE PLACE - 300 | Rocky Hill              | Replace or Upgrade Elevators (2)                | Office |     |        |             |     |          |             | 2               | Versteeg |   | 51,697 | Office of Chief State Attorney | Reoccurring issues with elevators. PM reaching out to vendor to get more information on if a total replacement is needed due to age or if a modernization and upgrade can be done through full-maintenance contract. |
| CORPORATE PLACE - 300 | Rocky Hill              | Recaulk building exterior                       | Office | YES |        |             |     | \$84,000 | \$84,000    | 2               | Versteeg | 2 | 51,697 | Office of Chief State Attorney | Building façade and window sills need to be recaulked to prevent water infiltration and deterioration of building structure.   |
|                       |                         |   |        |     |        |             |     |          |             |                 |          |   |        |                                |  |
| CORPORATE PLACE - 300 | Functional Condition: X | Physical Condition: X                           |        |     | TOTALS | \$4,500,000 | \$0 | \$84,000 | \$4,584,000 | Facility Notes: |          |   |        |                                |  |

|                        |                         |   |        |  |        |           |             |             |             |                 |         |     |         |       |  |
|------------------------|-------------------------|---|--------|--|--------|-----------|-------------|-------------|-------------|-----------------|---------|-----|---------|-------|--|
| COUNTRY CLUB RD - 1111 | Middletown              | Restroom Renovating   | Office |  |        | \$0       |             | \$200,000   | \$200,000   | 2               | Grigely | 1,9 | 108,000 | DESPP | Rusted sinks and countertops need replacement. Restrooms need painting.                                |
| COUNTRY CLUB RD - 1111 | Middletown              | Roof Replacement and Caulking Atrium Roof Glass and Windows | Office |  | YES    | \$440,000 | \$3,560,000 |             | \$4,000,000 | 1               | Grigely | 3   | 108,000 | DESPP | Roof is 20 years old. Needs to be replaced. Per Bob Cody new cost was approx. \$2M-4M.                 |
| COUNTRY CLUB RD - 1111 | Middletown              | Heat Pump Replacements (Ceiling hung & Perimeter)           | Office |  |        | \$29,000  | \$190,000   |             | \$219,000   | 2               | Grigely | 5   | 108,000 | DESPP | Heat pumps are all original from 1985 and are beginning to fail.                                       |
| COUNTRY CLUB RD - 1111 | Middletown              | Cooling Tower Replacement                                   | Office |  | YES    |           | \$515,000   |             | \$515,000   | 1               | Grigely | 5   | 108,000 | DESPP | Cooling Tower has reached its end of useful life. Cost includes Engineering and Construction Costs.    |
| COUNTRY CLUB RD - 1111 | Middletown              | Milling and Reclamation of Parking Lot (North Parking Lot)  | Office |  |        |           |             | \$2,000,000 | \$2,000,000 | 2               | Grigely | 8   | 108,000 | DESPP | Parking lot has many cracks and uneven walking surfaces.   |
| COUNTRY CLUB RD - 1111 | Middletown              | UPS and Liebert Unit (3) Replacements                       | Office |  |        |           | \$50,000    | \$65,000    | \$115,000   | 2               |         | 5   |         |       | Liebert UPS and (3) Liebert AC Units serving Message Center have reached the end of their useful life. |
| COUNTRY CLUB RD - 1111 | Middletown              | Carpet Replacement for Building Wings.                      | Office |  |        |           | \$200,000   | \$200,000   | \$400,000   | 3               | Grigely | 1   | 108,000 | DESPP | Carpet is old and worn out. Will need to be replaced at 80,000 per wing @ 5 wings.                     |
| COUNTRY CLUB RD - 1111 | Functional Condition: C | Physical Condition: C                                       |        |  | TOTALS | \$469,000 | \$4,515,000 | \$2,465,000 | \$7,449,000 | Facility Notes: |         |     |         |       |  |

| ADDRESS  | TOWN                       | PROJECT TITLE  | USE TYPE   | 1105<br>FORM | DESIGN<br>REQ'D | 2020-21 | 2021-22     | 2022-23     | TOTAL<br>BUDGET | PRIORITY        | LIASON | WORK<br>CATEGORY | SQ. FT. | TENNANT(S)                    | JUSTIFICATION / RATIONALE / NOTES   |
|--|----------------------------|--|------------|--------------|-----------------|---------|-------------|-------------|-----------------|-----------------|--------|------------------|---------|-------------------------------|---|
| EASTERN STATES<br>EXPO, MEMORIAL<br>AVE - 1305 | W. Springfield             | Building Envelope/Infrastructure<br>Upgrades/Repairs - Phase 1 | Commercial |              |                 |         | \$6,200,000 |             | \$6,200,000     | 2               | O'Shea | —                | 8,500   | DECD / Eastern States<br>Expo | Roof, Windows and Door replacements as well as masonry repairs, and<br>electrical system and lighting repairs/upgrades. ADA improvements are<br>also included. Design Completed in 2011 can be phased over multiple<br>years (Costs escalated to expected execution year) |
| EASTERN STATES<br>EXPO, MEMORIAL<br>AVE - 1305 | W. Springfield             | Building Envelope/Infrastructure<br>Upgrades/Repairs - Phase 2 | Commercial |              |                 |         |             | \$2,200,000 | \$2,200,000     | 4               | O'Shea | —                | 8,500   | DECD / Eastern States<br>Expo | Traffic flow, interactive displays, study of modular display booths.<br>Design Completed in 2011 can be phased over multiple years (Costs<br>escalated to expected execution year)  |
| EASTERN STATES<br>EXPO, MEMORIAL<br>AVE - 1305 | W. Springfield             | Addition @ Rear (to replace temp. tents)                       | Commercial |              |                 |         |             |             | \$0             | LT              | O'Shea | —                | 8,500   | DECD / Eastern States<br>Expo | Planning item for replacement of temporary tent installation with<br>building addition.   |
| EASTERN STATES<br>EXPO, MEMORIAL<br>AVE - 1305 | Functional<br>Condition: X | Physical<br>Condition: X                                       |            |              | TOTALS          | \$0     | \$6,200,000 | \$2,200,000 | \$8,400,000     | Facility Notes: |        |                  |         |                               |   |

|              |                            |   |        |  |                                |           |             |             |             |                 |         |     |         |      |  |
|--------------|----------------------------|---|--------|--|--------------------------------|-----------|-------------|-------------|-------------|-----------------|---------|-----|---------|------|--|
| ELM ST. - 79 | Hartford                   | Restore exterior façade, repair window<br>sills. Replace caulking at expansion joints.<br>[BI-2B-xxx] | Office |  | Design<br>Previously<br>Funded |           | \$4,950,000 |             | \$4,950,000 | 1               | Grigely | 10  | 280,300 | DEEP | Permanent repairs to the exterior façade of the building is required. All<br>windows need to be inspected and re-caulked. North and Southeast<br>window sills are rotting. They need immediate repairs to prevent further<br>water damage. Caulking is badly worn out at expansion joints. |
| ELM ST. - 79 | Hartford                   | Caulk and wet glaze windows on the new<br>wing, recaulk all coping stones and cornice<br>joints       | Office |  | No                             | \$33,000  |             |             | \$33,000    | 1               | Grigely | 10  | 280,300 | DEEP | Windows leak in heavy wind driven rain (Est. @ \$33,000 in 2018)   |
| ELM ST. - 79 | Hartford                   | Clean HVAC Ducts on all Floors  | Office |  | No                             | \$154,000 |             |             | \$154,000   | 1               | Grigely | 5   | 280,300 | DEEP | Numerous complaints of dust from HVAC Ducts  |
| ELM ST. - 79 | Hartford                   | Remove and replace canopy over loading<br>dock [BI-2B-281]  | Office |  | Design<br>Previously<br>Funded |           |             | \$250,000   | \$250,000   | 2               | Grigely | 2,7 | 280,300 | DEEP | Design phase underway, awaiting report (delayed per 10 Clinton Demo)   |
| ELM ST. - 79 | Hartford                   | Carpet Replacement/painting   | Office |  | No                             |           |             | \$2,500,000 | \$2,500,000 | 4               | Grigely | 1   | 280,300 | DEEP | Carpet is nearing 20 years old. Needs replacement.   |
| ELM ST. - 79 | Hartford                   | Roof Replacement  | Office |  | Yes                            |           | \$110,000   | \$1,100,000 | \$1,210,000 | 3               | Grigely | 3   | 280,300 | DEEP | Roof is over 20 years old and will need to be replaced in the coming<br>years.   |
| ELM ST. - 79 | Functional<br>Condition: b | Physical<br>Condition: b  |        |  | TOTALS                         | \$187,000 | \$5,060,000 | \$3,850,000 | \$9,097,000 | Facility Notes: |         |     |         |      |  |

|                        |                            |   |                   |  |                                |             |     |           |             |                 |          |   |         |                |  |
|------------------------|----------------------------|---|-------------------|--|--------------------------------|-------------|-----|-----------|-------------|-----------------|----------|---|---------|----------------|--|
| FARMINGTON AVE -<br>50 | Hartford                   | Repoint Masonry / Stairs/Curbs/Sidewalk<br>Concrete Repairs                               | Parking<br>Garage |  | Yes                            | \$45,000    |     | \$300,000 | \$345,000   | 1               | Versteeg | 2 | 185,028 | Parking Garage | Masonry joints are beginning to fail and require attention to halt further<br>deterioration. PM maintains repairs to concrete stairs/curbs as needed for<br>safety/hazard midigation.                                      |
| FARMINGTON AVE -<br>50 | Hartford                   | Replace dry sprinkler system in the 50 and<br>55 Farmington Avenue garages. BI-2B-<br>418 | Parking<br>Garage |  | Design<br>Previously<br>Funded | \$2,400,000 |     |           | \$2,400,000 | 1               | Versteeg | 7 | 185,028 | Parking Garage | Garage Space @ 50 = 185,028 sq. ft., @ 55 = 120,687. The dry<br>sprinkler system has been determined to pitch the wrong way in the<br>garage, causing buildup in certain areas that will be in constant need of<br>repair. |
| FARMINGTON AVE -<br>50 | Functional<br>Condition: A | Physical<br>Condition: A  |                   |  | TOTALS                         | \$2,445,000 | \$0 | \$300,000 | \$2,745,000 | Facility Notes: |          |   |         |                |  |

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|---------------------|-------------------------|---|----------|-----------|--------------|-------------|---------|---------|--------------|-----------------|----------|---------------|---------|--|---|
| FARMINGTON AVE - 55 | Hartford                | HVAC Systems upgrades and Efficiency Improvements | Office   |           | Yes          | \$435,000   |         |         | \$435,000    | 1               | Versteeg | 5             | 287,000 | DSS, DRS, CJIS, BEST, Aging, Public Defenders, Elections Enforcement | 13 Lieberts for IDF Rooms, and EMS                      |
| FARMINGTON AVE - 55 | Hartford                | Space-Fit Out                                     | Office   | Req'd     | Yes          |             |         |         | \$0          | 1               | Versteeg | 1             | 287,000 |  | Fit out for 35 people to be added to xxxxx floor.       |
| FARMINGTON AVE - 55 | Hartford                | LED Lighting Replacements                         | Office   | N/A       | in-house     | \$1,150,000 |         |         | \$1,150,000  | 2               | Versteeg | 4             | 287,000 | DSS, DRS, CJIS, BEST, Aging, Public Defenders, Elections Enforcement | Funded from Minor Cap, (incl. 450k from Eversource LOA) |
|                     |                         |   |          |           |              |             |         |         |              |                 |          |               |         |  |   |
| FARMINGTON AVE - 55 | Functional Condition: A | Physical Condition: A                             |          |           | TOTALS       | \$1,585,000 | \$0     | \$0     | \$1,585,000  | Facility Notes: |          |               |         |  |   |

|                     |                           |                           |        |  |        |     |          |           |           |                 |          |   |        |     |  |
|---------------------|---------------------------|---------------------------|--------|--|--------|-----|----------|-----------|-----------|-----------------|----------|---|--------|-----|--|
| FARMINGTON AVE - 92 | Hartford                  | Upgrade Fire Alarm System | Office |  | Yes    |     | \$35,000 | \$225,000 | \$260,000 | 3               | Versteeg | 7 | 80,456 | DAS | The existing fire alarm system is old and has served it's useful life.   |
| FARMINGTON AVE - 92 | Hartford                  | Repair exterior façade    | Office |  | Yes    |     |          |           | \$0       | LT              | Versteeg | 2 | 80,456 | DAS | The building was built in 1948 and requires exterior repairs to prevent water infiltration. (est. 550,000 in 2017) |
| FARMINGTON AVE - 92 | Functional Condition: B/C | Physical Condition: B/C   |        |  | TOTALS | \$0 | \$35,000 | \$225,000 | \$260,000 | Facility Notes: |          |   |        |     |  |

|                  |                         |                            |        |     |          |           |          |           |             |                 |       |    |        |                |   |
|------------------|-------------------------|----------------------------|--------|-----|----------|-----------|----------|-----------|-------------|-----------------|-------|----|--------|----------------|---|
| FRANKLIN SQ. -10 | New Britain             | VAV equipment & control    | Office | NO  | Yes      |           | \$30,000 | \$195,000 | \$225,000   | 1               | Bantz | 5  | 60,648 | DPUC, CCC, CSC | Equipment is obsolete and parts for repairs no longer available       |
| FRANKLIN SQ. -10 | New Britain             | Caulk Windows              | Office | YES | No       |           |          | \$83,000  | \$83,000    | 2               | Bantz | 10 | 60,648 | DPUC, CCC, CSC | Caulk is old aging and could leak                                     |
| FRANKLIN SQ. -10 | New Britain             | Replace Carpeting-2 phases | Office | NO  | No       |           |          | \$500,000 | \$500,000   | 3               | Bantz | 1  | 60,648 | DPUC, CCC, CSC | End of useful life. Install in 2 phases. Purchase off State contract. |
| FRANKLIN SQ. -10 | New Britain             | Boiler Replacement         | Office | YES | In-House | \$98,000  |          |           | gxcg        | 1               | Bantz | 5  | 60,648 | DPUC, CCC, CSC | Boiler failure. Needs replacement before this heating season.         |
| FRANKLIN SQ. -10 | New Britain             | LED Lighting Replacements  | Office | N/A | In-House | \$250,000 |          |           | \$250,000   | 2               | Bantz | 4  | 60,648 | DPUC, CCC, CSC | Funded from Minor Cap (incl. appx. 100k from Eversource LOA)          |
|                  |                         |                            |        |     |          |           |          |           |             |                 |       |    |        |                |   |
| FRANKLIN SQ. -10 | Functional Condition: B | Physical Condition: B      |        |     | TOTALS   | \$348,000 | \$30,000 | \$778,000 | \$1,058,000 | Facility Notes: |       |    |        |                |   |

|                  |          |  |        |     |                          |           |              |  |              |   |       |                 |         |   |  |
|------------------|----------|--|--------|-----|--------------------------|-----------|--------------|--|--------------|---|-------|-----------------|---------|---|--|
| HUDSON ST. - 505 | Hartford | Replace Fire Alarm System [Project BI-2B-401]                  | Office | YES | Design Previously Funded | \$532,000 |              |  | \$532,000    | 1 | Bantz | 7               | 155,264 | DCF, Jud. Review, Psych. Board, Victims Advocate, DOH | Fire Alarm system is old and beyond it's useful life.  |
| HUDSON ST. - 505 | Hartford | Replace Lower garage heated ramp roadway [Project # BI-2B-438] | Office | YES | Yes                      | \$400,000 |              |  | \$400,000    | 1 | Bantz | 2               | 155,264 | DCF, Jud. Review, Psych. Board, Victims Advocate, DOH | System piping is exposed, multiple repairs and concrete in poor state of degradation. Size=114' x 27'=3,078 Sq. Ft.=342 sq., Yds. Winter use of garage lost if not repaired/replaced |
| HUDSON ST. - 505 | Hartford | Building Restack. [Project BI-2B-413]                          | Office |     | Yes                      |           | \$18,375,000 |  | \$18,375,000 | 1 | Bantz | 1,3,4,5,6,7,8,9 | 155,264 | DCF, Jud. Review, Psych. Board, Victims Advocate, DOH | Includes HVAC improvements, rear employee entrance ramp, finishes, furniture consolidation, etc. Repave parking lot.   |
| HUDSON ST. - 505 | Hartford | Elevator Upgrades  | Office |     |                          | \$135,000 | \$1,192,500  |  | \$1,327,500  | 1 | Bantz | 6               | 155,264 | DCF, Jud. Review, Psych. Board, Victims Advocate, DOH | 10/2020: Elevators beyond useful life, many breakdowns, entrapments. Requested Bond Funding for Design Services.   |

| ADDRESS          | TOWN                    | PROJECT TITLE             | USE TYPE | 1105 FORM | DESIGN REQ'D | 2020-21     | 2021-22      | 2022-23 | TOTAL BUDGET | PRIORITY        | LIASON | WORK CATEGORY | SQ. FT. | TENNANT(S)  | JUSTIFICATION / RATIONALE / NOTES                               |
|------------------|-------------------------|---------------------------|----------|-----------|--------------|-------------|--------------|---------|--------------|-----------------|--------|---------------|---------|---|---|
| HUDSON ST. - 505 | Hartford                | LED Lighting Replacements | Office   | N/A       | Yes          | \$1,000,000 |              |         | \$1,000,000  | 2               | Bantz  | 4             | 155,264 | DCF, Jud. Review, Psych. Board, Victims Advocate, DOH | Funded from Minor Cap (includes appx. 400k from Eversource LOA) |
| HUDSON ST. - 505 | Hartford                | Air Handler Replacement   | Office   |           |              |             |              |         |              | 1               | Bantz  | 5             | 155,264 | DCF, Jud. Review, Psych. Board, Victims Advocate, DOH | Air handlers beyond useful life/obsolete.                       |
|                  |                         |                           |          |           |              |             |              |         | \$0          |                 |        |               |         |   |   |
| HUDSON ST. - 505 | Functional Condition: C | Physical Condition: D     |          |           | TOTALS       | \$2,067,000 | \$19,567,500 | \$0     | \$21,634,500 | Facility Notes: |        |               |         |   |   |

|                     |                         |                       |        |  |        |     |     |     |     |                 |       |  |  |                 |  |
|---------------------|-------------------------|-----------------------|--------|--|--------|-----|-----|-----|-----|-----------------|-------|--|--|-----------------|--|
| LAFAYETTE ST. - 129 | Hartford                | No Planned Projects   | Vacant |  |        |     |     |     | \$0 |                 | Bantz |  |  | Vacant / Church |  |
| LAFAYETTE ST. - 129 | Functional Condition: F | Physical Condition: F |        |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |       |  |  |                 |  |

|               |                         |                       |        |  |        |     |     |     |     |                 |          |  |        |                                      |  |
|---------------|-------------------------|-----------------------|--------|--|--------|-----|-----|-----|-----|-----------------|----------|--|--------|--------------------------------------|--|
| MILE HILL RD. | Newtown                 | No Planned Projects   | Vacant |  |        |     |     |     | \$0 |                 | Versteeg |  | 28,973 | Vacant / FHH Powerhouse & Storehouse |  |
| MILE HILL RD. | Functional Condition: X | Physical Condition: X |        |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |          |  |        |                                      |  |

|                  |                         |                           |                   |    |        |          |           |     |           |                 |         |   |         |                |  |
|------------------|-------------------------|---------------------------|-------------------|----|--------|----------|-----------|-----|-----------|-----------------|---------|---|---------|----------------|--|
| MORGAN ST. - 155 | Hartford                | Elevator Control Upgrades | Parking Garage    |    | Yes    | \$20,000 | \$200,000 |     | \$220,000 | 2               | Grigely | 6 | 678,420 | Parking Garage |  |
| MORGAN ST. - 155 | Hartford                | Fit-out for DMV           | Office/Storefront | No | Yes    |          |           |     | \$0       | LT              | Grigely | 1 | 10,000  | DMV            | Potential Option for closing 60 State Street (\$1,000,000)           |
| MORGAN ST. - 155 | Hartford                | Fit-out for OCSA          | Office/Storefront | No | Yes    |          |           |     | \$0       | LT              | Grigely | 1 | 5,000   | OCSA           | Potential Option for new "Polioece Accountability" Group (\$500,000) |
|                  |                         |                           |                   |    |        |          |           |     |           |                 |         |   |         |                |  |
| MORGAN ST. - 155 | Functional Condition: b | Physical Condition: b     |                   |    | TOTALS | \$20,000 | \$200,000 | \$0 | \$220,000 | Facility Notes: |         |   |         |                |  |

|                       |                         |                       |        |  |        |     |     |     |     |                 |         |   |         |        |  |
|-----------------------|-------------------------|-----------------------|--------|--|--------|-----|-----|-----|-----|-----------------|---------|---|---------|--------|--|
| ORAL SCHOOL RD. - 240 | Groton                  | No Planned Projects   | Vacant |  |        |     |     |     | \$0 |                 | Grigely | – | 280,394 | Vacant |  |
| ORAL SCHOOL RD. - 240 | Functional Condition: X | Physical Condition: X |        |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |         |   |         |        |  |

|                    |            |                         |                 |   |    |   |          |   |          |  |         |     |        |               |   |
|--------------------|------------|-------------------------|-----------------|---|----|---|----------|---|----------|--|---------|-----|--------|---------------|---|
| PROSPECT ST. - 149 | Bridgeport | Access Gate Replacement | Police Barracks | – | No | – | \$35,000 | – | \$35,000 |  | Grigely | 7,8 | 26,600 | DESPP Troop G | Per the 2013 Critical Infrastructure Assessment, the existing access gate is not sufficient in preventing access to sensitive areas. Recommendation: replace with sliding chain link fence. |
|--------------------|------------|-------------------------|-----------------|---|----|---|----------|---|----------|--|---------|-----|--------|---------------|---|

| ADDRESS            | TOWN                    | PROJECT TITLE           | USE TYPE        | 1105 FORM | DESIGN REQ'D | 2020-21 | 2021-22  | 2022-23   | TOTAL BUDGET | PRIORITY        | LIASON  | WORK CATEGORY | SQ. FT. | TENNANT(S)    | JUSTIFICATION / RATIONALE / NOTES                  |
|--------------------|-------------------------|-------------------------|-----------------|-----------|--------------|---------|----------|-----------|--------------|-----------------|---------|---------------|---------|---------------|--|
| PROSPECT ST. - 149 | Bridgeport              | Parking Lot Reclamation | Police Barracks | —         | Yes          | —       | —        | \$350,000 | \$350,000    |                 | Grigely | 8             | 26,600  | DESPP Troop G | Reclamation/Milling of front and rear parking lots |
| PROSPECT ST. - 149 | Functional Condition: C | Physical Condition: C   |                 |           | TOTALS       | \$0     | \$35,000 | \$350,000 | \$385,000    | Facility Notes: |         |               |         |               |  |

|                    |                         |                                  |           |  |        |           |           |           |             |                 |                |     |        |          |   |
|--------------------|-------------------------|----------------------------------|-----------|--|--------|-----------|-----------|-----------|-------------|-----------------|----------------|-----|--------|----------|---|
| PROSPECT AVE - 990 | Hartford                | Repair Bluestone Staircases      | Residence |  | Yes    | \$40,000  |           |           | \$40,000    | 1               | Moore / Waller | 2,7 | 13,052 | Governor | Masonry is deteriorating, needs attention and is a safety hazard.   |
| PROSPECT AVE - 990 | Hartford                | Storm Window Repalcement         | Residence |  | Yes    | \$17,000  | \$120,000 |           | \$137,000   | 3               | Moore / Waller | 10  | 13,052 | Governor | Remove and replace existing storm windows with custom storm sash and trim to fit the original frame. (from OPA Ext. Improvements Study, 2017) |
| PROSPECT AVE - 990 | Hartford                | Wood Balustrade @ low-roof areas | Residence |  | Yes    |           | \$26,000  | \$185,000 | \$211,000   | 3               | Moore / Waller | 2   | 13,052 | Governor | Provide and install wood balustrade at low0roof areas (from OPA Ext. Improvements Study, 2017)  |
| PROSPECT AVE - 990 | Hartford                | Restore Pavilions                | Residence |  | Yes    |           | \$20,000  | \$145,000 | \$165,000   | 4               | Moore / Waller | 2   | 13,052 | Governor | Repair/restore pavilions with new concrete slabs; patch slate roofs. (from OPA Ext. Improvements Study, 2017)                                 |
| PROSPECT AVE - 990 | Hartford                | Replace Pavilion Slate Roofs     | Residence |  | Yes    |           | \$7,500   | \$40,000  | \$47,500    | 4               | Moore / Waller | 3   | 13,052 | Governor | Replace pavilion slate roofs in theor entirety ( (from OPA Ext. Improvements Study, 2017)   |
| PROSPECT AVE - 990 | Hartford                | Restore Pergola                  | Residence |  | Yes    | \$50,000  | \$375,000 |           | \$425,000   | 3               | Moore / Waller | 2   | 13,052 | Governor | Repair/restore pergola with new framing and trellis, fix sunken footing and reset flagstone. (from OPA Ext. Improvements Study, 2017)         |
| PROSPECT AVE - 990 | Functional Condition: X | Physical Condition: X            |           |  | TOTALS | \$107,000 | \$548,500 | \$370,000 | \$1,025,500 | Facility Notes: |                |     |        |          |   |

|                 |                         |                       |        |  |        |     |     |     |     |                 |       |  |        |        |                  |
|-----------------|-------------------------|-----------------------|--------|--|--------|-----|-----|-----|-----|-----------------|-------|--|--------|--------|------------------|
| RIDGE RD. - 170 | Wethersfield            | No Planned Projects   | Vacant |  |        |     |     |     | \$0 | 0               | Bantz |  | 30,000 | Vacant | Surplus Property |
| RIDGE RD. - 170 | Functional Condition: X | Physical Condition: X |        |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |       |  |        |        |                  |

|                   |                         |                       |        |  |        |     |     |     |     |                 |       |   |         |        |                  |
|-------------------|-------------------------|-----------------------|--------|--|--------|-----|-----|-----|-----|-----------------|-------|---|---------|--------|------------------|
| RUSSELL RD. - 525 | Newington               | No Planned Projects   | Vacant |  |        |     |     |     | \$0 | 0               | Bantz | — | 196,576 | Vacant | Surplus Property |
| RUSSELL RD. - 525 | Functional Condition: F | Physical Condition: F |        |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |       |   |         |        |                  |

|                   |                         |  |        |  |        |     |     |           |           |                 |          |     |        |     |   |
|-------------------|-------------------------|--|--------|--|--------|-----|-----|-----------|-----------|-----------------|----------|-----|--------|-----|---|
| SHELDON ST. - 286 | Hartford                | Window Replacement                           | Office |  | Yes    |     |     | \$240,000 | \$240,000 | 1               | Versteeg | 10  | 23,000 | DOC | Windows are old, leaking, and beyond their useful life. The highway side of the building will require staging (as opposed to boom lift installation) as little space exists between the building and the highway. |
| SHELDON ST. - 286 | Hartford                | Roof Replacement & HVAC Upgrades [BI-2B-423] | Office |  | Yes    |     |     | \$240,000 | \$240,000 | 1               | Versteeg | 3,5 | 23,000 | DOC | Roof and HVAC systems are beyond useful life and require replacement.   |
| SHELDON ST. - 286 | Functional Condition: X | Physical Condition: X                        |        |  | TOTALS | \$0 | \$0 | \$480,000 | \$480,000 | Facility Notes: |          |     |        |     |   |

|                   |          |  |        |  |  |  |           |  |           |   |       |   |        |             |   |
|-------------------|----------|--|--------|--|--|--|-----------|--|-----------|---|-------|---|--------|-------------|---|
| SHERMAN ST. - 110 | Hartford | Humidification System, piping insulation . | Office |  |  |  | \$150,000 |  | \$150,000 | 2 | Bantz | 6 | 32,170 | AG's Office | Piping insulation needs to be replaced in basement mechanical room. |
| SHERMAN ST. - 110 | Hartford | Replace fire alarm system                  | Office |  |  |  |           |  | \$0       | 1 | Bantz | 7 | 32,170 | AG's Office | System old and obsolete.  |

| ADDRESS           | TOWN  | PROJECT TITLE   | USE TYPE | 1105 FORM | DESIGN REQ'D | 2020-21  | 2021-22   | 2022-23     | TOTAL BUDGET | PRIORITY        | LIASON | WORK CATEGORY | SQ. FT. | TENNANT(S)  | JUSTIFICATION / RATIONALE / NOTES   |
|-------------------|---|---|----------|-----------|--------------|----------|-----------|-------------|--------------|-----------------|--------|---------------|---------|-------------|---|
| SHERMAN ST. - 110 | Hartford                                      | Repair concrete subfloors, water damaged walls, recarpet and paint throughout | Office   |           | Yes          |          |           |             | \$0          | 2               | Bantz  | 1             | 32,170  | AG's Office | Work phased by floor, includes relocation. (appx. \$500,000)  |
| SHERMAN ST. - 110 | Hartford                                      | Envelope repairs/repointing   | Office   |           |              |          | \$130,000 | \$1,000,000 | \$1,130,000  | 3               | Bantz  | 2             | 32,170  | AG's Office | Repointing stone veneer, paint/caulk ext. trim, repair leaded-glass windows, repair/repaint ext. emergency exit stairs. |
| SHERMAN ST. - 110 | Hartford                                      | Elevator upgrade  | Office   |           |              |          |           |             |              | 1               | Bantz  | 6             | 32,170  | AG's Office | Needs upgrade   |
| SHERMAN ST. - 110 | Hartford                                      | Replace concrete sidewalks and entry way                                      | Office   |           | Yes          |          |           | \$100,000   | \$100,000    | 4               | Bantz  | 8             | 32,170  | AG's Office | Sidewalks and entry way are worn and need replacement   |
| SHERMAN ST. - 110 | Hartford                                      | Replace building automation system  | Office   |           |              |          |           |             |              | 2               | Bantz  | 6             | 32,170  | AG's Office | Unable to run any higher than Windows 7. System is limited.   |
| SHERMAN ST. - 110 | Hartford                                      | Upgrade FCU module controllers  | Office   |           | No           | \$15,000 |           |             | \$15,000     | 1               | Bantz  | 5             | 32,170  | AG's Office | 12 FCU controllers need to be upgraded .  |
| SHERMAN ST. - 110 | Functional Condition: B Physical Condition: C |   |          |           | TOTALS       | \$15,000 | \$280,000 | \$1,100,000 | \$1,395,000  | Facility Notes: |        |               |         |             |   |
|                   |   |   |          |           |              |          |           |             |              |                 |        |               |         |             |   |

|                  |                         |                           |                       |  |             |           |           |     |           |                 |         |   |        |                        |   |
|------------------|-------------------------|---------------------------|-----------------------|--|-------------|-----------|-----------|-----|-----------|-----------------|---------|---|--------|------------------------|---|
| SHUTTLE RD. - 11 | Farmington              | Replace/upgrade generator | Lab.                  |  | Yes         | \$35,000  | \$350,000 |     | \$385,000 | 2               | Grigely | 4 | 30,000 | Chief Medical Examiner | Add capcaity to exsiting out0-dated generator |
| SHUTTLE RD. - 11 | Farmington              | Force-main repalcement    | Lab.                  |  | Yes, funded | \$350,000 |           |     | \$350,000 | 1               | Grigely | 6 | 30,000 | Chief Medical Examiner |   |
| SHUTTLE RD. - 11 | Farmington              | Records Storage           | Lab                   |  | yes         | \$20,000  | \$200,000 |     | \$220,000 | 1               | Grigely | 1 | 30,000 | Chief Medical Examiner | Add records storage capacity                  |
| SHUTTLE RD. - 11 | Functional Condition: C |                           | Physical Condition: C |  | TOTALS      | \$405,000 | \$550,000 | \$0 | \$955,000 | Facility Notes: |         |   |        |                        |   |

|                                    |                         |                     |                       |  |        |     |     |     |     |                 |          |   |         |        |  |
|------------------------------------|-------------------------|---------------------|-----------------------|--|--------|-----|-----|-----|-----|-----------------|----------|---|---------|--------|--|
| SIGOURNEY / WOODBINE PARKING LOT A | Hartford                | No Planned Projects | Vacant                |  |        |     |     |     | \$0 | 0               | Versteeg | _ | 452,215 | Vacant |  |
| SIGOURNEY / WOODBINE PARKING LOT A | Functional Condition: X |                     | Physical Condition: X |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |          |   |         |        |  |

|                |                         |                            |                       |  |        |     |             |              |              |                 |           |   |        |                              |   |
|----------------|-------------------------|----------------------------|-----------------------|--|--------|-----|-------------|--------------|--------------|-----------------|-----------|---|--------|------------------------------|---|
| STATE ST. - 60 | Wethersfield            | New Multifunction Facility | Commercial            |  |        |     | \$1,000,000 | \$12,000,000 | \$13,000,000 | 3               | Don Pulin | _ | 47,500 | DAS Fleet, Trades, & Surplus | Replacement of the existing, aged facilities to a like-new facility combining the Fleet Operations Garage (w/ space for DESPP vehicles), Trades Shop, and Surplus/Cold File Storage. Costs are from the Feasibility study produced in 2016 (scheme G) and escalated to expected year of execution, inclusive of design, CA and DCS fees. Costs for environmental remediation are excluded as the extent is currently unknown. |
| STATE ST. - 60 | Wethersfield            |                            | Garage                |  |        |     |             |              | \$0          |                 |           |   |        |                              |   |
|                |                         |                            |                       |  |        |     |             |              | \$0          |                 |           |   |        |                              |   |
| STATE ST. - 60 | Functional Condition: X |                            | Physical Condition: X |  | TOTALS | \$0 | \$1,000,000 | \$12,000,000 | \$13,000,000 | Facility Notes: |           |   |        |                              |   |



| ADDRESS | TOWN | PROJECT TITLE | USE TYPE | 1105 FORM | DESIGN REQ'D | 2020-21 | 2021-22 | 2022-23 | TOTAL BUDGET | PRIORITY | LIASON | WORK CATEGORY | SQ. FT. | TENNANT(S) | JUSTIFICATION / RATIONALE / NOTES |
|---------|------|---------------|----------|-----------|--------------|---------|---------|---------|--------------|----------|--------|---------------|---------|------------|-----------------------------------|
|---------|------|---------------|----------|-----------|--------------|---------|---------|---------|--------------|----------|--------|---------------|---------|------------|-----------------------------------|

|            |                         |                     |                       |  |        |     |     |     |     |                 |         |  |       |        |  |
|------------|-------------------------|---------------------|-----------------------|--|--------|-----|-----|-----|-----|-----------------|---------|--|-------|--------|--|
| TOLL BOOTH | West Haven              | No Planned Projects | Vacant                |  |        |     |     |     | \$0 | 0               | Grigely |  | 4,000 | Vacant |  |
| TOLL BOOTH | Functional Condition: d |                     | Physical Condition: d |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |         |  |       |        |  |

|                     |                         |  |                       |  |        |     |     |     |     |  |  |  |  |  |  |
|---------------------|-------------------------|--|-----------------------|--|--------|-----|-----|-----|-----|--|--|--|--|--|--|
|                     |                         |  |                       |  |        |     |     |     | \$0 |  |  |  |  |  |  |
| TRINITY ST. - 18-20 | Functional Condition: C |  | Physical Condition: D |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: OTG plans to transfer to CRDA for P/P developmnt |  |  |  |  |  |

|                  |                         |  |                       |  |        |     |     |     |     |  |  |  |  |  |  |
|------------------|-------------------------|--|-----------------------|--|--------|-----|-----|-----|-----|--|--|--|--|--|--|
|                  |                         |  |                       |  |        |     |     |     | \$0 |  |  |  |  |  |  |
| TRINITY ST. - 30 | Functional Condition: C |  | Physical Condition: C |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: OTG plans to transfer to CRDA for P/P developmnt |  |  |  |  |  |

|  |         |  |                 |  |     |          |           |           |           |   |         |   |         |  |  |
|--|---------|--|-----------------|--|-----|----------|-----------|-----------|-----------|---|---------|---|---------|--|--|
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich | Replace hydraulic actuators and valve bodies (SMHA and Campbell Buildings)                   | Office          |  |     | \$70,000 |           |           | \$70,000  | 1 | Grigely | 5 | 321,268 | SMHA, DSS, DDS, Uncas Health District, CT Employee Credit Union, Huskies Café  | Parts are antiquated and beginning to fail. Failure of these parts would render the EMS systems unusable.  |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich | Upgrade/replace control boards on the energy management system (SMHA and Campbell Buildings) | Office          |  |     |          | \$250,000 |           | \$250,000 | 2 | Grigely | 5 | 321,268 | SMHA, DSS, DDS, Uncas Health District, CT Employee Credit Union, Huskies Café  | Control boards are obsolete and cannot be replaced as they begin to fail. Since the parts are approximately 20 years old, failures will begin to be more common. Failure of these parts would render the EMS systems unusable.   |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich | Replace Trane chiller (Campbell Building)  | Office          |  | yes | \$25,000 | \$200,000 |           | \$225,000 | 1 | Grigely | 5 | 321,268 | DSS  | The Trane chiller, which services the entire DSS space/Phelps portion of the Campbell Building, is 22 years old and running on R22 refrigerant. We have already had to rebuild the 2 compressors. If we were to have a failure of the coil, repairing the chiller would not make sense given the age and type of refrigerant. The chiller should be replaced before any additional major repairs become necessary.   |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich | Replace SMHA Roof  | office/hospital |  | yes |          |           | \$500,000 | \$500,000 | 1 | Grigely | 3 | 53,000  | smha   | Roof is beyond useful life   |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich | Repair front staircase at Campbell   | Office          |  | yes |          |           | \$150,000 | \$150,000 | 1 | Grigely | 2 | 78,000  | DDS/DSS  | Staircase is deteriorating to the point that it is becoming a safety issue. Railings are deteriorating as well   |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich | Install remaining section of sidewalk from the Campbell to the front of the SMHA Building.   | Office          |  |     |          | \$98,000  |           | \$98,000  | 5 | Grigely | 8 | 321,268 | SMHA, DSS, DDS, DRS, Uncas Health District, CT Employee Credit Union, Huskies Café, TVCCA, Reliance Health, Sound Community Services, Artreach, Norwich Office of Forensic Evaluations | This work represents Phase 3 of the sidewalk installation project at Uncas. Previous phases have installed sidewalk from the campus entrance all the way around the Rear Road and to the front of the Campbell Building. This work would complete that loop. Sidewalks are essential to keeping employees and clients safe, many of whom are handicapped due to the onsite presence of DDS. Currently, pedestrians walk in the road, which is also a bus route, and which goes around a blind corner in front of SMHA. |

| ADDRESS                                | TOWN                           | PROJECT TITLE  | USE TYPE | 1105 FORM | DESIGN REQ'D                 | 2020-21  | 2021-22   | 2022-23     | TOTAL BUDGET | PRIORITY    | LIASON          | WORK CATEGORY | SQ. FT. | TENNANT(S)  | JUSTIFICATION / RATIONALE / NOTES   |
|--|--------------------------------|--|----------|-----------|------------------------------|----------|-----------|-------------|--------------|-------------|-----------------|---------------|---------|---|---|
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich                        | Repair and waterproof exterior brickwork (Campbell/Phelps)                     | Office   |           | yes                          |          | \$100,000 | \$1,000,000 | \$1,100,000  | 2           | Grigely         | 10            | 321,268 | DSS, DDS, Uncas Health District, CT Employee Credit Union, Huskies Café | Masonry is deteriorated and allowing water penetration. Façade design over front entrance is crumbling and missing in areas.  |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich                        | Replace Smith boiler (Campbell Building)                                       | Office   |           | yes                          | \$25,000 | \$110,000 |             | \$135,000    | 2           | Grigely         | 5             | 321,268 | DSS, DDS, Uncas Health District, CT Employee Credit Union, Huskies Café | The Smith boiler in the Campbell Building is 30 years old and has already lost 1 section. This section has been capped and the boiler is currently operational, but it is only a matter of time before additional sections fail. The boiler should be replaced before it is no longer operable. |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich                        | Replace carpets in DDS and SMHA  | Office   |           |                              |          | \$200,000 |             | \$200,000    | 3           | Grigely         | 1             | 321,268 | DSS, DDS  | Carpets are more than 20 years old and worn out, badly stained, and ripped in some places.  |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Norwich                        | Paint offices and stairwells in the Campbell Building and repair plaster walls | Office   |           |                              |          |           | \$200,000   | \$200,000    | 3           | Grigely         | 1             | 321,268 | DSS, DDS, Uncas Health District, CT Employee Credit Union, Huskies Café | Offices in the DDS space are covered in old, peeling wallpaper that is 20 years old. Stairwells throughout the building have paint and plaster that is peeling off in sheets due to age and water infiltration.   |
| UNCAS-ON-THAMES<br>401 WEST THAMES ST. | Functional Condition: <b>C</b> |  |          |           | Physical Condition: <b>C</b> | TOTALS   | \$120,000 | \$958,000   | \$1,850,000  | \$2,928,000 | Facility Notes: |               |         |   |   |

|                    |                                |  |        |  |                              |           |             |             |             |             |                 |         |        |  |  |
|--------------------|--------------------------------|--|--------|--|------------------------------|-----------|-------------|-------------|-------------|-------------|-----------------|---------|--------|--|--|
| WEST MAIN ST. - 55 | Waterbury                      | Structural Repairs & Plaza Improvements [BI-2B-415]            | Office |  | Yes                          | \$300,000 | \$2,000,000 |             | \$2,300,000 | 1           | Bantz           | 2,8, 10 | 99,691 | DDS, DSS, DRS, BOP, CHRO, DVA, SSMS, DMHAS, AG, OCPD | Water infiltration into parking garage is causing structural steel deterioration and both must be addressed. Also, brick pavers @ street level are deteriorating & crumbling - creating a severe trip hazard. Survey Completed |
| WEST MAIN ST. - 55 | Waterbury                      | RTU compressor replacement                                     | Office |  | No                           | \$22,000  | \$22,000    | \$22,000    | \$66,000    | 2           | Bantz           | 5       | 99,691 | DDS, DSS, DRS, BOP, CHRO, DVA, SSMS, DMHAS, AG, OCPD | Replacement of old compressors. (3 annual phases)  |
| WEST MAIN ST. - 55 | Waterbury                      | Storefront replacement   | Office |  |                              |           | \$75,000    |             | \$75,000    | 1           | Bantz           | 10      | 99,691 | DDS, DSS, DRS, BOP, CHRO, DVA, SSMS, DMHAS, AG, OCPD | Due to water infiltration store front is rusted and needs replacement.   |
| WEST MAIN ST. - 55 | Waterbury                      | Replace all windows on Levenworth St.                          | Office |  |                              | \$165,000 |             |             | \$165,000   | 3           | Bantz           | 10      | 99,691 | DDS, DSS, DRS, BOP, CHRO, DVA, SSMS, DMHAS, AG, OCPD | Per FM Global - Replace all windowns on Levenworth St. to impact resistant windows.  |
| WEST MAIN ST. - 55 | Waterbury                      | Replace sidewalk pavers with concrete                          | Office |  |                              |           |             |             |             | 2           | Bantz           | 10      | 99,691 | DDS, DSS, DRS, BOP, CHRO, DVA, SSMS, DMHAS, AG, OCPD | Replacing pavers yearly  |
| WEST MAIN ST. - 55 | Waterbury                      | Restore and resurface tile floors in all common area restrooms | Office |  | No                           |           | \$28,000    |             | \$28,000    | 3           | Bantz           | 1,9     | 99,691 | DDS, DSS, DRS, BOP, CHRO, DVA, SSMS, DMHAS, AG, OCPD | The floor tiles in the restrooms are in need of deep cleaning and resurfacing  |
| WEST MAIN ST. - 55 | Functional Condition: <b>B</b> |  |        |  | Physical Condition: <b>C</b> | TOTALS    | \$487,000   | \$2,125,000 | \$22,000    | \$2,634,000 | Facility Notes: |         |        |  |  |

|                    |           |  |        |  |     |           |          |           |           |   |       |   |        |     |   |
|--------------------|-----------|--|--------|--|-----|-----------|----------|-----------|-----------|---|-------|---|--------|-----|---|
| WEST MAIN ST. -395 | Waterbury | Caulking and re-pointing of exterior masonry | Office |  | Yes |           | \$25,000 | \$210,000 | \$235,000 | 1 | Bantz | 2 | 28,215 | DCF | Brick caulking/repointing work.   |
| WEST MAIN ST. -395 | Waterbury | Elevator upgrades                            | Office |  | No  | \$110,000 |          |           | \$110,000 | 1 | Bantz | 6 | 28,215 | DCF | Replacement of wall panels, lighting, flooring, valves, controllers, etc. |
| WEST MAIN ST. -395 | Waterbury | Replace 3 Roof top units                     | Office |  |     |           |          |           |           | 2 | Bantz | 5 | 28,215 | DCF | End of useful life  |
| WEST MAIN ST. -395 | Waterbury | Replace retaining wall                       | Office |  |     |           |          |           |           | 3 | Bantz | 2 | 28,215 | DCF | Neighboring wall in disrepair   |

| ADDRESS            | TOWN                      | PROJECT TITLE                        | USE TYPE                | 1105 FORM | DESIGN REQ'D | 2020-21   | 2021-22  | 2022-23   | TOTAL BUDGET | PRIORITY        | LIASON | WORK CATEGORY | SQ. FT. | TENNANT(S) | JUSTIFICATION / RATIONALE / NOTES |
|--------------------|---------------------------|--------------------------------------|-------------------------|-----------|--------------|-----------|----------|-----------|--------------|-----------------|--------|---------------|---------|------------|-----------------------------------|
| WEST MAIN ST. -395 | Waterbury                 | Building Vibration Study [BI-2B-455] | Office                  | Yes       | Pending      | \$25,000  |          |           | \$25,000     | 1               | Bantz  |               | 28,215  | DCF        |                                   |
| WEST MAIN ST. -395 | Functional Condition: B/C |                                      | Physical Condition: C/D |           | TOTALS       | \$135,000 | \$25,000 | \$210,000 | \$370,000    | Facility Notes: |        |               |         |            |                                   |

|                |                         |  |                       |  |        |          |           |           |           |                 |         |          |         |     |  |
|----------------|-------------------------|--|-----------------------|--|--------|----------|-----------|-----------|-----------|-----------------|---------|----------|---------|-----|--|
| WEST ST. - 395 | Rocky Hill              | Replace Recessed Decorative, Downlighting Fixtures throughout facility           | Lab.                  |  | No     | \$35,000 |           |           | \$35,000  | 2               | Grigely | 4        | 100,389 | DPH | Replace custom rectangular down lighting LED fixtures with a standard production fixture, to enable lamp changes without complete custom fixture replacement   |
| WEST ST. - 395 | Rocky Hill              | Roof Repairs   | Lab.                  |  | yes    |          | \$210,000 | \$140,000 | \$350,000 | 1               | Grigely | 3        | 100,389 | DPH | Multiple leaks and failures. Need to be addressed asap   |
| WEST ST. - 395 | Rocky Hill              | Camera Upgrades  | Lab.                  |  | no     |          | \$100,000 |           | \$100,000 | 1               | Grigely | 4,7      | 100,389 | DPH | Existing camera system shoul be upgraded. This is a budget estimate  |
| WEST ST. - 395 | Rocky Hill              | BMS Upgrades   | Lab.                  |  | no     |          | \$300,000 |           | \$300,000 | 1               | Grigely | 4        | 100,389 | DPH | need to update controls to newer software versions that are currently supported  |
| WEST ST. - 395 | Rocky Hill              | Pavement Sealcoating   | Lab.                  |  | NO     |          |           | \$50,000  | \$50,000  |                 | Grigely | 2        | 100,389 | dph |  |
| WEST ST. - 395 | Rocky Hill              | New Exterior Stair at Rear Building Entrance, Loading Dock Equipment Replacement | Lab.                  |  | Yes    | \$20,000 |           |           | \$20,000  | 1               | Grigely | 1, 2,7,8 | 100,389 | DPH | Install new Concrete Exterior Stair at rear building entrance to provide for improved path of travel for deliveries by facility services customers. Replace existing Loading Dock Equipment including dock leveler, restraint system and bumper, due to weathered and high-impact condition. |
| WEST ST. - 395 | Functional Condition: a |  | Physical Condition: a |  | TOTALS | \$55,000 | \$610,000 | \$190,000 | \$855,000 | Facility Notes: |         |          |         |     |  |

|                  |                         |                                       |                       |  |        |          |          |           |           |                 |         |   |        |      |   |
|------------------|-------------------------|---------------------------------------|-----------------------|--|--------|----------|----------|-----------|-----------|-----------------|---------|---|--------|------|---|
| WINDSOR AVE. - 9 | Windsor                 | Repair heaving in Parking Lot         | Office                |  |        | \$55,000 |          |           | \$55,000  | 1               | Grigely | 8 | 19,395 | DEEP | Significant heaving winter 2015                                     |
| WINDSOR AVE. - 9 | Windsor                 | Bay areas-- Floor renovations         | Office                |  |        |          |          | \$88,000  | \$88,000  | 5               | Grigely | 1 | 19,395 | DEEP | Resurface vehicle bays with epoxy to withstand vehicle traffic use. |
| WINDSOR AVE. - 9 | Windsor                 | various improvements to metrology lab | lab                   |  |        |          | \$30,000 |           | \$30,000  | 1               | Grigely | 5 | 19,395 | DEEP | Improvements to hvac toimprove humidity contols                     |
| WINDSOR AVE. - 9 | Windsor                 | Replace Garage Doors                  | Office                |  |        |          |          | \$83,000  | \$83,000  | 4               | Grigely | 1 | 19,395 | DEEP | Garage Doors are over 25 years old.                                 |
| WINDSOR AVE. - 9 | Functional Condition: b |                                       | Physical Condition: b |  | TOTALS | \$55,000 | \$30,000 | \$171,000 | \$256,000 | Facility Notes: |         |   |        |      |   |

|                        |              |  |        |     |     |          |             |           |             |   |          |       |         |                |   |
|------------------------|--------------|--|--------|-----|-----|----------|-------------|-----------|-------------|---|----------|-------|---------|----------------|---|
| WOLCOTT HILL ROAD - 24 | Wethersfield | Retrofit parking lot lighting                                | Office |     | YES | \$23,000 | \$154,000   |           | \$177,000   | 2 | Versteeg | 4     | 115,000 | DOC, DOL, OSHA | Light levels are low.   |
| WOLCOTT HILL ROAD - 24 | Wethersfield | Carpet Replacement   | Office |     |     |          | \$82,000    | \$82,000  | \$164,000   | 2 | Versteeg | 1     | 115,000 | DOC, DOL, OSHA | Carpet is worn-out and fraying causing trip hazards. Beyond useful life.  |
| WOLCOTT HILL ROAD - 24 | Wethersfield | 24 & 38WHR: Pave Parking Lots, walkways and stairs           | Office | YES | YES |          | \$66,000    | \$550,000 | \$616,000   | 2 | Versteeg | 8     | 115,000 | DOC, DOL, OSHA | The parking lot is worn out and requires pavement replacement and drainage repairs both 24&38WHR. Repairs needed each year to maintain pot holes, cracks, tripping/fall hazards on sidewalks, lot, etc. |
| WOLCOTT HILL ROAD - 24 | Wethersfield | Replace vertical blinds with sun screen shades               | Office |     |     |          | \$110,000   |           | \$110,000   | 3 | Versteeg | 1     | 115,000 | DOC, DOL, OSHA | Existing shades are worn out. Curtains approx. 40 yrs. old. Blinds breaking. Curtain equipment is breaking and no replacement due to age.   |
| WOLCOTT HILL ROAD - 24 | Wethersfield | Exterior Façade Improvements                                 | Office | YES | YES |          | \$8,500,000 |           | \$8,500,000 | 3 | Versteeg | 2, 10 | 115,000 |                | Results/Recomendations of 2015 envelope review/study  |
| WOLCOTT HILL ROAD - 24 | Wethersfield | DOC storage flooding - Completed 2/2020                      | Office | YES | YES |          |             | \$85,000  | \$85,000    | 3 | Versteeg | 1, 6  | 115,000 | DOC            | Completed: 2/20202 (Minor Cap Funds) Requires temp relocation of DOC files prior to repair of damaged pipe in the slab.   |
| WOLCOTT HILL ROAD - 24 | Wethersfield | Lighting & Chiller Replacement (includes 38 WHR) [BI-2B-346] | Office | Yes | Yes |          |             |           | \$0         |   |          |       |         |                |   |

| ADDRESS                | TOWN                    | PROJECT TITLE         | USE TYPE | 1105 FORM | DESIGN REQ'D | 2020-21  | 2021-22     | 2022-23   | TOTAL BUDGET | PRIORITY        | LIASON | WORK CATEGORY | SQ. FT. | TENNANT(S) | JUSTIFICATION / RATIONALE / NOTES |
|------------------------|-------------------------|-----------------------|----------|-----------|--------------|----------|-------------|-----------|--------------|-----------------|--------|---------------|---------|------------|-----------------------------------|
|                        |                         |                       |          |           |              |          |             |           | \$0          |                 |        |               |         |            |                                   |
| WOLCOTT HILL ROAD - 24 | Functional Condition: C | Physical Condition: C |          |           | TOTALS       | \$23,000 | \$8,912,000 | \$717,000 | \$9,652,000  | Facility Notes: |        |               |         |            |                                   |

|                       |                           |  |        |     |        |           |           |           |           |                 |          |   |        |     |  |
|-----------------------|---------------------------|--|--------|-----|--------|-----------|-----------|-----------|-----------|-----------------|----------|---|--------|-----|--|
| WOLCOTT HILL RD. - 38 | Wethersfield              | Replace Transformer                              | Office | YES | YES    |           | \$33,000  | \$220,000 | \$253,000 | 1               | Versteeg | 4 | 36,000 | DOL | Existing Transformer is almost 60 years old.   |
| WOLCOTT HILL RD. - 38 | Wethersfield              | Roof Design and Replacement                      | Office | No  | YES    | \$500,000 |           |           |           | 1               | Versteeg | 2 | 36,000 | DOL | Beyond useful life. Currently monitoring for any leaks from ice damming under cracks and voids in substraigh. Smaller roof project over dining area (75x30) completed in 8/2019 included rubber membrane and 4 new drains to repair major leaks over OSHA and cafe. This project was emergency to get us through for a full roof design and project. |
| WOLCOTT HILL RD. - 38 | Wethersfield              | 24/38WHR: Pave Parking Lots, walkways and stairs | Office |     |        |           | \$50,000  | \$500,000 | \$550,000 | 1               | Versteeg | 8 | 36,000 | DOL | The parking lot is worn out and requires pavement replacement and drainage repairs both 24&38WHR. Repairs needed each year to maintain pot holes, cracks, tripping/fall hazards on sidewalks, lot, etc.  |
| WOLCOTT HILL RD. - 38 | Wethersfield              | Flooring Replacement                             | Office |     |        |           | \$132,000 |           | \$132,000 | 2               | Versteeg | 1 | 36,000 | DOL | Carpet is worn-out and fraying causing trip hazards. Beyond useful life.   |
| WOLCOTT HILL RD. - 38 | Functional Condition: B/C | Physical Condition: B/C                          |        |     | TOTALS | \$500,000 | \$215,000 | \$720,000 | \$935,000 | Facility Notes: |          |   |        |     |  |

|                   |                         |  |        |  |        |           |           |     |           |                 |       |    |        |                                     |   |
|-------------------|-------------------------|--|--------|--|--------|-----------|-----------|-----|-----------|-----------------|-------|----|--------|-------------------------------------|---|
| WOODLAND ST.- 39  | Hartford                | Repoint exterior façade<br>Caulk windows in Annex                    | Office |  | YES    | \$25,000  | \$165,000 |     | \$190,000 | 1               | Bantz | 10 | 32,833 | Technical High School System Office | To preserve the building and to eliminate drafts in the office space.                           |
| WOODLAND ST. - 39 | Hartford                | Replace 7 RTU's and 7 Air Handlers.<br>RTU's using R-22              | Office |  |        |           |           |     |           | 2               | Bantz | 5  | 32,833 | Technical High School System Office | RTU's at end of useful life. Using R-22   |
| WOODLAND ST. - 39 | Hartford                | Replace fire alarm system  | Office |  |        |           |           |     |           | 1               | Bantz | 7  | 32,833 | Technical High School System Office | System obsolete   |
| WOODLAND ST.- 39  | Hartford                | Replace Annex Roof   | Office |  | yes    | \$33,000  | \$220,000 |     | \$253,000 | 1               | Bantz | 3  | 32,833 | Technical High School System Office | Roof is worn and leaks  |
| WOODLAND ST.- 39  | Hartford                | Replace mid-roof (lead / copper) & install<br>safety railing / hooks | Office |  | YES    | \$22,000  | \$132,000 |     | \$154,000 | 2               | Bantz | 3  | 32,833 | Technical High School System Office | Constant leaks due to copper seams separating and used as service point to mechanical equipment |
| WOODLAND ST.- 39  | Hartford                | Paint Mansion Exterior   | Office |  |        | \$110,000 |           |     | \$110,000 | 3               | Bantz | 2  | 32,833 | Technical High School System Office | Paint is starting to wear out   |
| WOODLAND ST.- 39  | Functional Condition: B | Physical Condition: B/C  |        |  | TOTALS | \$190,000 | \$517,000 | \$0 | \$707,000 | Facility Notes: |       |    |        |                                     |   |

|                   |                         |                       |         |  |        |     |     |     |     |                 |       |  |       |         |  |
|-------------------|-------------------------|-----------------------|---------|--|--------|-----|-----|-----|-----|-----------------|-------|--|-------|---------|--|
| WOODLAND ST. - 49 | Hartford                | No Planned Projects   | Daycare |  |        |     |     |     | \$0 |                 | Bantz |  | 2,600 | Daycare |  |
| WOODLAND ST. - 49 | Functional Condition: D | Physical Condition: D |         |  | TOTALS | \$0 | \$0 | \$0 | \$0 | Facility Notes: |       |  |       |         |  |

| ADDRESS           | TOWN     | PROJECT TITLE   | USE TYPE | 1105 FORM | DESIGN REQ'D             | 2020-21   | 2021-22     | 2022-23      | TOTAL BUDGET | PRIORITY | LIASON | WORK CATEGORY | SQ. FT. | TENNANT(S)   | JUSTIFICATION / RATIONALE / NOTES   |
|-------------------|----------|---|----------|-----------|--------------------------|-----------|-------------|--------------|--------------|----------|--------|---------------|---------|--|---|
| WOODLAND ST.- 61  | Hartford | ADA Site Improvements [BI-2B-390]                         | Office   | YES       | Design Previously Funded |           | \$35,000    | \$350,000    | \$385,000    | 1        | Bantz  | 8,9           | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Required to meet ADA code compliance.   |
| WOODLAND ST. - 61 | Hartford | Replace fire alarm system                                 | Office   |           |                          |           |             |              |              | 1        | Bantz  | 7             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | System obsolete   |
| WOODLAND ST.- 61  | Hartford | Exterior Envelope Improvements                            | Office   |           | YES                      |           | \$368,000   | \$3,680,000  | \$4,048,000  | 1        | Bantz  | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Exterior Wall Repairs, Window/Door replacements, patio improvements. (Work defined in 2003 OPA study, costs escalated from 2003)                    |
| WOODLAND ST.- 61  | Hartford | Infrastructure and fire-safety improvements               | Office   |           | YES                      |           | \$1,750,000 | \$19,200,000 | \$20,950,000 | 1        | Bantz  | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Egress Corridor ratings, Area of Refuge, fire safety improvements and MEP improvements. (Work defined in 2003 OPA study, costs escalated from 2003) |
| WOODLAND ST.- 61  | Hartford | Roof Coping and high-roof repairs [BI-2B-396]             | Office   | Yes       | YES                      |           |             | \$1,000,000  | \$1,000,000  | 1        | Bantz  | 3             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Project suspended, pending long-term planning   |
| WOODLAND ST.- 61  | Hartford | Replace perimeter induction (radiant heat) units          | Office   |           | YES                      | \$110,000 | \$550,000   | \$550,000    | \$1,210,000  | 2        | Bantz  | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | The units are worn out  |
| WOODLAND ST.- 61  | Hartford | Replace all heating & cooling piping                      | Office   |           | YES                      | \$330,000 | \$1,100,000 | \$1,100,000  | \$2,530,000  | 2        | Bantz  | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | The original piping is leaking  |
| WOODLAND ST.- 61  | Hartford | Repair boiler room floor                                  | Office   |           | YES                      | \$22,000  | \$220,000   |              | \$242,000    | 2        | Bantz  | 1             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Floor is cracked and pitted   |
| WOODLAND ST.- 61  | Hartford | Renovate ground floor library                             | Office   | YES       | YES                      |           |             |              | \$0          | LT       | Bantz  | 1             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Has been in disrepair for over 10 years (1.6M Est. in 2018)   |
| WOODLAND ST.- 61  | Hartford | Replace/repave lower parking lot & improve drainage       | Office   |           | YES                      |           | \$83,000    | \$550,000    | \$633,000    | 3        | Bantz  | 8             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Paving is damaged and worn-out, parking lot occasionally floods   |
| WOODLAND ST.- 61  | Hartford | Remove all blue stone sidewalks and replace with concrete | Office   |           |                          | \$200,000 |             |              | \$200,000    | 1        | Bantz  | 7,8,9         | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Stones are cracked and have become a trip hazard  |
| WOODLAND ST.- 61  | Hartford | Install preheat coil in AHU 1                             | Office   |           |                          |           |             | \$15,000     | \$15,000     | 3        | Bantz  | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Preheat coil leaks.   |
| WOODLAND ST.- 61  | Hartford | Automate Summer/ Winter Changeover                        | Office   |           |                          |           |             | \$30,000     | \$30,000     | 3        | Bantz  | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Current process is done manually.   |

| ADDRESS          | TOWN                    | PROJECT TITLE  | USE TYPE | 1105 FORM | DESIGN REQ'D          | 2020-21      | 2021-22      | 2022-23      | TOTAL BUDGET  | PRIORITY     | LIASON          | WORK CATEGORY | SQ. FT. | TENNANT(S)   | JUSTIFICATION / RATIONALE / NOTES                     |
|------------------|-------------------------|--|----------|-----------|-----------------------|--------------|--------------|--------------|---------------|--------------|-----------------|---------------|---------|--|---|
| WOODLAND ST.- 61 | Hartford                | AHU 7 Replace pneumatic controls and hardware and install new AAM Controls | Office   |           |                       |              |              | \$20,000     | \$20,000      | 3            | Bantz           | 5             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Upgrade to new controls. AHU 7 is the perimeter loop. |
| WOODLAND ST.- 61 | Hartford                | Complete the upgrading of all exterior lighting to LED                     | Office   |           |                       | \$40,000     |              |              | \$40,000      | 3            | Bantz           | 4             | 241,090 | CSUS, Board of Regents, Jud. Marshals, Board of Trustees - DATA, | Lighting keeps failing.                               |
| WOODLAND ST.- 61 | Functional Condition: C |  |          |           | Physical Condition: D | TOTALS       | \$702,000    | \$4,106,000  | \$26,495,000  | \$31,303,000 | Facility Notes: |               |         |  |   |
|                  |                         |  |          |           | Grand TOTALS          | \$19,757,000 | \$57,090,000 | \$57,242,000 | \$133,491,000 |              |                 |               |         |  |   |
|                  |                         |  |          |           | checksum              | \$19,757,000 | \$57,090,000 | \$57,242,000 | \$133,491,000 |              |                 |               |         |  |   |

| DAS 3 Year Capital Repairs & Improvements Plan CY 2020 - 2023 |             |              |             |              |
|---|-------------|--------------|-------------|--------------|
| Executive Summary   |             |              |             |              |
| ADDRESS   | 2020-21     | 2021-22      | 2022-23     | TOTAL BUDGET |
| ALTOBELLO CAMPUS - 1 UNDERCLIFF RD.                           | \$0         | \$0          | \$0         | \$0          |
| BUCKINGHAM ST - 315   | \$0         | \$0          | \$0         | \$0          |
| CAPITOL AVE. - 165  | \$0         | \$0          | \$0         | \$0          |
| CAPITOL AVE - 410   | \$1,528,000 | \$958,000    | \$2,305,000 | \$4,791,000  |
| CAPITOL AVE - 450   | \$39,000    | \$275,000    | \$0         | \$314,000    |
| CAPITOL AVE - 460   | \$1,200,000 | \$0          | \$0         | \$1,200,000  |
| CAPITOL AVE - 470   | \$0         | \$0          | \$55,000    | \$55,000     |
| CAPITOL AVE. - 474<br>BOILER & PUMP HOUSE                     | \$60,000    | \$0          | \$0         | \$60,000     |
| CAPITOL AVE COMPLEX   | \$2,300,000 | \$28,000     | \$220,000   | \$2,548,000  |
| CENTER ST. - 61   |             |              |             |              |
| COLONY ST. - 278/294  | \$0         | \$0          | \$0         | \$0          |
| COLUMBUS BLVD. - 450  | \$215,000   | \$310,000    | \$85,000    | \$610,000    |
| CORPORATE PLACE - 300   | \$4,500,000 | \$0          | \$84,000    | \$4,584,000  |
| COUNTRY CLUB RD - 1111  | \$469,000   | \$4,515,000  | \$2,465,000 | \$7,449,000  |
| EASTERN STATES EXPO,<br>MEMORIAL AVE - 1305                   | \$0         | \$6,200,000  | \$2,200,000 | \$8,400,000  |
| ELM ST. - 79  | \$187,000   | \$5,060,000  | \$3,850,000 | \$9,097,000  |
| FARMINGTON AVE - 50   | \$2,445,000 | \$0          | \$300,000   | \$2,745,000  |
| FARMINGTON AVE - 55   | \$1,585,000 | \$0          | \$0         | \$1,585,000  |
| FARMINGTON AVE - 92   | \$0         | \$35,000     | \$225,000   | \$260,000    |
| FRANKLIN SQ. -10  | \$348,000   | \$30,000     | \$778,000   | \$1,058,000  |
| HUDSON ST. - 505  | \$2,067,000 | \$19,567,500 | \$0         | \$21,634,500 |
| LAFAYETTE ST. - 129   | \$0         | \$0          | \$0         | \$0          |
| MILE HILL RD.   | \$0         | \$0          | \$0         | \$0          |
| MORGAN ST. - 155  | \$20,000    | \$200,000    | \$0         | \$220,000    |
| ORAL SCHOOL RD. - 240   | \$0         | \$0          | \$0         | \$0          |
| PROSPECT ST. - 149  | \$0         | \$35,000     | \$350,000   | \$385,000    |
| PROSPECT AVE - 990  | \$107,000   | \$548,500    | \$370,000   | \$1,025,500  |

| ADDRESS                                | 2020-21      | 2021-22      | 2022-23      | TOTAL BUDGET  |
|--|--------------|--------------|--------------|---------------|
| RIDGE RD. - 170                        | \$0          | \$0          | \$0          | \$0           |
| RUSSELL RD. - 525                      | \$0          | \$0          | \$0          | \$0           |
| SHELDON ST. - 286                      | \$0          | \$0          | \$480,000    | \$480,000     |
| SHERMAN ST. - 110                      | \$15,000     | \$280,000    | \$1,100,000  | \$1,395,000   |
| SHUTTLE RD. - 11                       | \$405,000    | \$550,000    | \$0          | \$955,000     |
| SIGNOURNEY / WOODBINE<br>PARKING LOT A | \$0          | \$0          | \$0          | \$0           |
| STATE ST. - 60                         | \$0          | \$1,000,000  | \$12,000,000 | \$13,000,000  |
| TOLL BOOTH                             | \$0          | \$0          | \$0          | \$0           |
| TRINITY ST. - 18-20                    | \$0          | \$0          | \$0          | \$0           |
| TRINITY ST. - 30                       | \$0          | \$0          | \$0          | \$0           |
| UNCAS-ON-THAMES 401<br>WEST THAMES ST. | \$120,000    | \$958,000    | \$1,850,000  | \$2,928,000   |
| WEST MAIN ST. - 55                     | \$487,000    | \$2,125,000  | \$22,000     | \$2,634,000   |
| WEST MAIN ST. -395                     | \$135,000    | \$25,000     | \$210,000    | \$370,000     |
| WEST ST. - 395                         | \$55,000     | \$610,000    | \$190,000    | \$855,000     |
| WINDSOR AVE. - 9                       | \$55,000     | \$30,000     | \$171,000    | \$256,000     |
| WOLCOTT HILL ROAD - 24                 | \$23,000     | \$8,912,000  | \$717,000    | \$9,652,000   |
| WOLCOTT HILL RD. - 38                  | \$500,000    | \$215,000    | \$720,000    | \$935,000     |
| WOODLAND ST.- 39                       | \$190,000    | \$517,000    | \$0          | \$707,000     |
| WOODLAND ST. - 49                      | \$0          | \$0          | \$0          | \$0           |
| WOODLAND ST.- 61                       | \$702,000    | \$4,106,000  | \$26,495,000 | \$31,303,000  |
| Grand TOTALS                           | \$19,757,000 | \$57,090,000 | \$57,242,000 | \$133,491,000 |
|  |              |              |              |               |



| WORK CATEGORIES |   | Priority Scale (general guidelines, adjust as needed)                                   |   |   |   |  |   |
|-----------------|---|---|---|---|---|--|---|
| Category        | Description   | 1   | 2   | 3   | 4   | 5  | LT  |
| 1               | General INTERIOR Improvement (fit-out, renovation,                            | Needs Immediate Attention, Emergency Repair, or High-profile project                    | Design Bonding expected this year   | Design bonding expected next year   | Design bonding expected in 2 years  | Design bonding expected in 3 years                                       | Project shown for tracking only, no plans for exeuction/expenditures in 0-3 years |
| 2               | General EXTERIOR Improvement (excludes envelope, roof, paving)                | Needs Immediate Attention, Emergency Repair, or High-profile/priority project           |   |   |   |  |   |
| 3               | Roof  | Beyond expected life w/ unmanageable/escalating cost of annual maintenance              | Beyond expected life (annual maintenance > 5% of replacement cost and growing)  | Expected Life = 0-1 years (Maintenance costs > 2% of replacement cost)  | Expected Life = 2-4 years (Normal maintenance costs)                      | Expected Life = 5+ years (Normal maintenance costs)                      |   |
| 4               | Electrical / Lighting / Generators  | Replacement of failed systems, beyond serviceable life or escalating mainteancne costs  |   |   |   |  |   |
| 5               | HVAC  |   |   |   |   |  |   |
| 6               | General Utilities Upgrade (sewer lines, water lines, wells, elevators....)    |   |   |   |   |  |   |
| 7               | Life Safety (Sprinklers, Fire Alarm, Security....)                            | Immediate Need, Failed or uncontrollable service costs                                  | Expected Life = 1-2 years   | Expected Life = 3-5 years   |   |  |   |
| 8               | Paving & Walkways / Patios  | Immediate need, components failing, potential safety risk, reg. maintenance difficult.  | Components failing, NO safety risk, reg. maintenance/minor repairs are manageable   | Components at end of life, NO known safety risk, reg. maintenance/minor repairs are manageable                            | Expected Life = 1-2 years   | Expected Life = 3-5 years  |   |
| 9               | ADA Improvements  | Immediate Need, reasonable accomodation not possible or system is beyond expected life, | Improvements are on long-term radar or "reasonable accomodations" are in place and functioning. Expected Life = 1-2 years | Improvements are on long-term radar or "reasonable accomodations" are in place and functioning. Expected Life = 2-4 years |   |  |   |
| 10              | Building Envelope (Windows, Doors, Caulking, Repointing, etc.; excludes Roof) | Beyond expected life w/ unmanageable/escalati ng cost of annual maintenance             | Beyond expected life (annual maintenance > 5% of replacement cost and growing)  | Expected Life = 0-1 years (Maintenance costs > 2% of replacement cost)  | Expected Life = 2-4 years (Normal maintenance costs)                      | Expected Life = 5+ years (Normal maintenance costs)                      |   |
| 11              | Demolition (Complete removal of building or building components/sections)     | Requires immediate demolition for safety/protection                                     | Demolition expected in 1-2 years, planning required (coord. with haz-mat)   | Demolition expected in 2-3 years, planning required (coord. with haz-mat)   | Demolition expected in 3-5 years, planning required (coord. with haz-mat) | Demolition expected in 5+ years, planning required (coord. with haz-mat) |   |

|    |                        |  |                                      |                                      |                                       |                                       |     |
|----|------------------------|--|--------------------------------------|--------------------------------------|---------------------------------------|---------------------------------------|-----|
| 12 | Construct New Building | Construction Bonding<br>expected this year | Design Bonding<br>expected this year | Design bonding<br>expected next year | Design bonding<br>expected in 2 years | Design bonding<br>expected in 3 years | Prc |
|----|------------------------|--|--------------------------------------|--------------------------------------|---------------------------------------|---------------------------------------|-----|

## Building Condition Rankings

DAS/CS - 1105 requires a condition ranking be applied to justify a project/expense, as of 8/6/2020 we have limited, descriptive criteria to base these grades. DAS/TS would like them to be standardized so TS and Ops are using the same rankings.

|            |  |                  |                  |                  |                  |                  |
|------------|--|------------------|------------------|------------------|------------------|------------------|
| 1.12.1.1.1 | Functional Condition   | A                | B                | C                | D                | F                |
|            | [DRAFT] Conditions related to continued USE of the space by tenants/occupants. Should also include Safety/ADA            | Description: TBD | Description: TBD | Description: TBD | Description: TBD | Description: TBD |
| 1.12.1.1.2 | Physical Condition   | A                | B                | C                | D                | F                |
|            | [DRAFT] Conditions related to operational difficulties, expenses, etc. for maintaining the building. Includes Safety/ADA | Description: TBD | Description: TBD | Description: TBD | Description: TBD | Description: TBD |