Attachment B: Connecticut State Colleges and Universities
FY 2026 – FY 2027 Biennium Budget Capital Project Descriptions

Program Funding Requests

Code Compliance/Infrastructure Improvements Program

- **CT State, Charter Oak State College & System Office**
  FY 26 - $25,923,067 & FY 27 - $26,571,143
  - **CSCU Program Priority #1**
  - **Authorization Language:** Funding request for Ongoing program
  - **Justification:** Annual facility reinvestment funding for CT State, Charter Oak College & System Office deferred maintenance, academic enhancement, energy conservation and facility improvement program
  - **Program:** Physical Plant
  - **Prior State Authorizations:** Ongoing program

  - **Connecticut State Universities FY 26 - $26,104,416 & FY 27 - $26,757,027**
  - **CSCU Program Priority #2**
  - **Authorization Language:** Funding request for Ongoing program
  - **Justification:** Annual facility reinvestment funding for the University deferred maintenance, academic enhancement, energy conservation and facility improvement program
  - **Program:** Physical Plant
  - **Prior State Authorizations:** Ongoing program

Program budgets are developed and updated from, but not limited to, historic institutional requests, benchmarking against other higher ed. institutions, physical site evaluations and prior studies. In combination, these efforts enable the development of a system-wide long term Code Compliance/Infrastructure improvement program. Earmarked funding for individual projects and programs is established for academic enhancements, life safety improvements, facility needs, energy conservation, studies and other facility-based evaluations and improvements. Annual budget and distribution of funds to each college and university are factored from a prorated basis of total square feet and average campus age. The funding distribution model accurately represents appropriate budget thresholds for minor academic enhancements and facility improvements that promote a systematic multi-faceted approach of maintaining high academic and facility standards while decreasing long term spending exposures.

Examples of projects funded through this program are modifications and restoration of interior and exterior academic and support facilities, including the upgrading of building envelopes; replacement of aging building systems, including fire, safety and security systems, utility systems and mechanical systems; and exterior grounds improvements including parking lot and road resurfacing, repair or installation of site

stairs, ramps, plaza decks, sidewalks, parking areas, landscaping, signage, exterior lighting, site utilities and outdoor athletic and recreation facilities. The program also provides for the implementation of energy conservation measures, hazard risk mitigation and changes necessary to bring facilities into compliance with state and federal fire, health, safety and accessible access codes and regulations. Also addressed are improvements to academic and support spaces in existing facilities that enhance academic performance.

- **<u>CT State & University Infrastructure Technology & Telecommunications Upgrades</u>**
  FY 26 - $21,050,000 & FY 27 - $17,000,000
  - **CSCU Program Priority #3**
  - **Authorization Language:** Funding request for Ongoing program
  - **Justification:** Annual facility reinvestment funding for the University differed maintenance program
  - **Program:** System-Wide Infrastructure Technology Upgrades
  - **Prior State Authorizations:** Ongoing program

This investment program is an ongoing effort to sustain technology services to all CSCU institutions and the CSCU System Office. System-wide technology improvements under this investment program will be managed and deployed from the System Office level. Major examples of projects include both software and hardware initiatives. Important system-wide projects within this request include:

1. Campus Switching Upgrade: CSCU continues to upgrade the network switch infrastructure begun in FY22, replacing several hundred core, data center and edge switches across CT State. Failure to complete this upgrade of critical infrastructure will result in failures of core network services (e.g., Internet access, voice services, health and safety communications, etc.) and establish a major security risk for CT State.
2. Data Center Relocation: The main data center providing services to the Connecticut State Colleges and Universities System Office is currently located at 61 Woodland Street, Hartford. During FY24/25, it is anticipated that DAS will begin closing 61 Woodland St. and the CSCU System Office will be relocated to a location to be determined. Part of this request will fund the relocation of the CSCU's data center currently housed at 61 Woodland St.
3. Voice over IP (VOIP) Replacement: As the current infrastructure for CSCU's telecommunication system (Cisco Unified Messaging) approaches end-of-life and end-of-support, the institution must transition to a replacement service that will provide voice/voicemail/fax services to the System Office and CT State. Failure to complete this transition will eliminate voice (telephone) services for the institution, creating a significant life/health/safety liability.

- **<u>CT State, Charter Oak and System Office New and Replacement Equipment Program</u>**
  FY 26 - $13,990,963 & FY 27 - $14,340,737
  - **CSCU Program Priority #4**
  - **Authorization Language:** Funding request for Ongoing program
  - **Justification:** Annual reinvestment funding for the CT States, Charter Oak State College & System Office for new and replacement equipment
  - **Program:** Coordination of Higher Education
  - **Prior State Authorizations:** Ongoing Program

- **<u>University New and Replacement Equipment Program</u>**
  FY 26 - $15,920,751 & FY 27 - $16,318,770
  - **CSCU Program Priority #5**
  - **Authorization Language:** Funding request for Ongoing program
  - **Justification:** Annual reinvestment funding for the Universities new and replacement equipment
  - **Program:** Coordination of Higher Education
  - **Prior State Authorizations:** Ongoing program

  This program provides funds for the purchase of new and replacement equipment for the 12 CT State, 4 Universities, Charter Oak and the System Office. The equipment will support instruction, student services and administrative functions including classroom technology, telecommunications, educational enhancements, general office, computer (both academic and administrative), physical plant, media services, laboratory equipment and System initiatives.

- **<u>CT State, Charter Oak State College and System Office Security Improvement Program</u>**
  FY 26 - $3,250,000 & FY 27 - $3,500,000
  - **CSCU Program Priority #6**
  - **Authorization Language:** CT State, Charter Oak State College and System Office Security Improvement Program
  - **Justification:** CT State, Charter Oak and System Office Security Improvement Program that will increase the active and passive level of security at each campus
  - **Program:** Safety and Security Program
  - **Prior State Authorizations:** Ongoing program

  Based from prior comprehensive security analysis of the 12 CT States and ongoing assessments, passive and active improvements and opportunities are planned to raise the level of security at each campus. Opportunities highlight early warning systems, deterrents and quick response enablers. This funding will allow for the design and

implementation of many safety and security measures at each CT State campus, Charter Oak and the System Office. The implementation results will allow for a higher level of safety and security at each campus. Examples of safety and security measures that would be provided include, lighting, surveillance cameras, license plate identification systems, vehicle deterrent systems, security enforcement equipment, security related transportation, fencing, electronic and mechanical door hardware, and ballistic resistant glass. This funding supports a multi-year security improvement program.

- **<u>CT State Advanced Manufacturing/Emerging Technology Center Program</u>**
  FY 26 - $3,444,000 & FY 27 - $3,530,100
  - **CSCU Program Priority #7**
  - **Authorization Language:** Annual Advanced Manufacturing and Emerging Technology program funding
  - **Justification:** Annual program funding that responds to state workforce educational and instructional needs
  - **Program:** Coordination of Higher Education
  - **Prior State Authorizations:** Ongoing program

  The future development of advanced manufacturing employment in Connecticut is contingent, in large measure, on the collective ability of the CSCU to develop viable, fluid technology programming and produce thousands of graduates annually able to transition successfully to career employment opportunities in the private sector. Without question, Connecticut is able to both stabilize and expand its current manufacturing employment based on a workforce of more than 160,000 trained employees. Reshoring has become a reality, local major industry is in major growth modalities, and emerging technologies are beginning to take root and will require more investment and renewed commitment by State Government and higher education. Prior state funding has initiated and/or supported Advanced Manufacturing programs at 7 of the CT States in addition to 3 off campus instructional centers. This funding continues to support acquiring and replacement of program equipment and supporting facility enhancements.

- **<u>System – Energy Efficiency Program</u>**
  FY 26 - $5,000,000
  - **CSCU Program Priority #8**
  - **Authorization Language:** Program Funding Request
  - **Justification:** Facility reinvestment funding for the University energy conservation effort
  - **Program:** Physical Plant
  - **Prior State Authorizations:** None

This multi-year program compressively addresses capital improvements related to energy conservation efforts throughout the CSCU system. This program reduces energy consumption, reduces future deferred maintenance expenditures and drives down operating costs. The payback on investment for individual improvements typically range within 3-10 years. Examples of major improvements include lighting retrofits, installation of high efficiency motors, automated building controls, boiler replacements, replacement of antiquated inefficient mechanical equipment and building retro-commissioning and possible geothermal installations.

- **Land and Property Acquisition Program – System-Wide Initiative**
  FY 27 - $3,000,000
  - **CSCU Program Priority #9**
  - **Authorization Language:** Land acquisition program funding
  - **Justification:** Annual land acquisition program funding
  - **Program:** Coordination of Higher Education
  - **Prior State Authorizations:** Ongoing program for Universities and new program for Colleges

  This program provides an available fund source for the acquisition of strategic properties that meet current and future system-wide academic and facility needs. Land and buildings considered for purchase are located either adjacent or strategic to institutions. It is important that these funds be available to purchase logistically important properties as they become available for acquisition or else they may be sold to private entities and the opportunity for their acquisition made improbable.

CT State Capital Funding Requests

- **CT State Naugatuck – Renovate Kinney Hall**
  FY 26 - $1,000,000
  - **CT State Priority #1**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** $7,494,240
  - **Projected Future Authorization Request:** $63,200,000

  Kinney Hall is a four-level facility constructed in 1977. At 45 years old, it is the oldest building on Naugatuck's campus that has not undergone significant

improvements. Planned modifications to this facility are a product of academic advancement, student needs, campus safety, and infrastructure deficiencies. Of Kinney Hall's 49,000 assignable square feet (ASF), approximately 13,300 ASF is dedicated classroom space. Upgrading Kinney's older, obsolete classrooms is a high priority that will meet current instructional needs. Classroom renovations will take two forms: 50% of the classrooms will be refurbished in place that includes new finishes, lighting, technology, power, and furniture. The remaining classrooms will be renovated and repartitioned to resize and thereby "decompress" the space. By increasing space per seat, classrooms can be used more flexibly for active learning as well as traditional lecture-based instruction. The improvements will increase the level of instructional delivery, better manage classroom utilization, and provide acceptable environmental and functional space expectations. Other student-centered program enhancements will include modifications to computer rooms, the Child Development Center, Women's Center, Lifelong Learning, Classroom, and Guided Pathways academic advising. Other student service administrative improvements are slated for Admissions, Financial Aid, and Registrar.

Classroom renovations will benefit students in a variety of ways. Every academic program requires students to take at least one English course. More than 75 sections of English are taught every semester in Kinney Hall. Writing pedagogy is most effective when students have room and appropriate desks to work in small groups at least one day per week, as well as to work on writing skills in a computer classroom at least one day per week. As we become CT State, new English course requirements are a major driver for to weekly access to computer-dedicated classrooms.

In addition to writing classes, other disciplinary courses that meet general education requirements (Psychology, Sociology, Anthropology), as well as Criminal Justice classes, are taught primarily in Kinney Hall. These courses are usually taught with an enrollment cap of 30 students, which requires classrooms large enough to accommodate that number of appropriately sized desks for all students. Currently, there are only a few rooms that can accommodate 30+ students, but in order to do so the rooms are outfitted with old-style tablet desks, which were common 45 years ago. These small desks pose a problem for pregnant students, large students, students with accessibility issues as well as others, causing inequity when students are unable to sit comfortably. Larger classrooms will improve seating, provide flexibility for different classroom configurations, and create more productive learning environments for students.

Renovations for the Child Development Center will not only benefit the children who attend the Lab School, but they will also enhance the learning environment for our students in our Early Childhood Education program. Students in that program need larger space to work on large-scale projects to meet the programmatic outcomes.

One of the new teaching modalities is Live Remote Online Learning (LRON), which are classes taught synchronously. Students attend and participate in an online environment at specific times and days. Many students have back-to-back traditional and LRON classes, which has created challenges for students to find places where they can participate in an LRON class at the college. Renovations that include dedicated computer lab space, with modular walls separating the computers, allow students to take these back-to-back classes when they do not have time to go leave the campus.

The new CT State Structure requires hiring multiple Guided Pathways advisors, as well as the relocation of all the other key, student-facing services (Admissions, Bursar, Counseling, Disabilities, Financial Aid, Registrar, and Testing and Disabilities Services) to another floor. This has disrupted services to students who have come to rely on the concentration of services on the fifth floor of Kinney Hall. The renovation of Kinney Hall will allow the college to reimagine and reallocate the fifth-floor space to accommodate all these services and provide students with easier access to support services; in essence, the newly-designed space will become what is nationally known to be an effective "one stop shop" for students.

Significant infrastructure improvements, replacing end of life equipment and adherence to current building, fire and accessibility codes are critical to the college mission. Significant improvements include a fire sprinkler system, upgraded fire alarm system, replacing all HVAC system equipment, providing a new BMS system, increasing the buildings electrical capacity, expanded electrical distribution and asbestos floor and pipe covering removal. Strategies for legislative and Governor's Executive Order #1 energy efficiency requirements will also be integrated into this project. Further, Kinney Hall is not ADA compliant. Major accessibility improvements include new elevators, renovated toilet rooms, egress stair modifications and barrier-free access into many classrooms.

Of environmental and building operations importance, 5 years ago as part of a roof replacement project, the existing roofing system was verified as having been glued to the existing structural metal roof deck with an asbestos-containing mastic. Without a feasible available abatement method (other than removing the metal deck), a temporary 10-year roof was installed over the existing roof membrane. The roofing system must be replaced within the next 5 years in order to avoid possible interior asbestos contamination from leaking. This includes replacing the structural metal deck as part of asbestos abatement. The building should be vacant from college operations and daycare use suspended while abating the existing roof system and installing a new mechanically fastened roof system.

All college programs offered through CT State provide a significant and direct return on investment to the state. Degrees, certificates, training and retraining its programs

provide robust opportunities that cost-effectively educate CT's population. This, in turn, creates a strong economic driver to attract and retain employers who require a skilled workforce. While state investment in secondary education has been significant in recent years, many prospective students are deterred from enrolling when they see outdated facilities as an apparent lack of available resources. Additionally, the state's investment is critical because many of its CT State students reside in areas where the population is underserved. Although state funding for health sciences has been strong in recent years for Naugatuck, funding has lagged for other important programs. In addition to Kinney Hall life safety improvements, students will be confident that their learning environment is a safe one, thus reducing any anxiety that might interfere with optimal learning. The campus Public Safety Office will be relocated from a secondary campus location to a prominent and easy-to-find Kinney Hall location where students can readily seek assistance that will also enhance confidence in their learning environment.

Renovations that include updated ADA requirements are essential to productive learning. The current state of the two elevators in Kinney Hall is problematic, especially as one of them is often out of order. This compromises students' abilities to navigate the building and get to classes on time if they have any kind of disability. Additionally, students in programs outside of health sciences do not enjoy similar kinds of student lounges where they can meet and study together. Providing opportunities for students to stay on campus and support one another academically will increase their opportunities to complete and succeed in their classes.

These bond funds will provide the mechanism to update and promote Kinney Hall as a vibrant higher education learning center.

PA 25-151 sec 43(4) provided a $7,494,240 authorization for design phase services. Supplemental design fees of $500,000 are currently being requested due to escalation. A design phase funding allocation has not occurred to date. An authorization of approximately $67M will be requested in a future biennium.

- **<u>CT State Norwalk – B Wing Renovation</u>**
  DCS Project no. BI-CTC-ARC
  FY 26 - $1,000,000 (Supplemental Construction Funds)
  - **CT State Priority #2**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** $22,100,000
  - **Projected Future Authorization Request:** none

  Norwalk's B-Wing, built in 1966 as Norwalk Technical High School, transitioned into part of the college in 1992. The two story 32,000 gross square foot building wing received some

interior modifications, primarily cosmetic, to accommodate the use change with most of the facility infrastructure remaining. Most improvements have remained cosmetic or as a one-to-one replacement. As the oldest building on campus, it houses both key student services and 20 general purpose classrooms. The classrooms account for one third of all campus classroom space. The building façade 1966 curtain wall assembly is extremely energy inefficient. The curtain wall, roof, electric distribution, mechanical systems, have all exceeded their useful life, are failing and need to be replaced. The interior of the space has reached its functional obsolescence as well as accessibility and code conformance need to be addressed. Asbestos floor tile and pipe insulation also need to be abated.

The B-Wing evaluation in Norwalk's 2019 Facility Master Plan listed this wing in poor condition that reinforced earlier studies and deferred maintenance spending. The B-Wing is a significant connector building between sitting between A Wing/CIT Building and D & H Wings. In 2019, a space needs deficit was also calculated. More recently, in 2024 the CSCU conducted a 10-year demographic projection and related space use analysis. Based on demographic projections through 2033, Norwalk's space deficit mitigated itself. Future new building areas are not projected but B-Wing renovations continue to be required to meet current and future student academic needs and inefficient deferred maintenance spending practices.

CT State Norwalk offers degree, certificate, and training programs. These programs provide significant opportunities cost effectively educate CT's population while being a strong economic driver for attracting and retaining employers who require a skilled workforce. For many students, CT State is an economic choice, others are committed to family or work obligations and need a regional option while the unique programs offered attract others. There are many other reasons students enroll at CT State, but all have a common goal of advancing themselves through higher education, providing a critically important workforce for the businesses in the region. The return on investment for the region it serves, lower Fairfield County, is irreplaceable.

Many prospective student enrollments are deterred where outdated facilities visually are a step back as an available resource. While state bond funds have invested in higher education at Norwalk in prior years, significant deficiencies still need to be corrected as part of the long-term investment in the students. Most attending students have been provided secondary education in more modern and technologically advanced facilities that visually embrace the academic mission. Even with the high level of instruction and student services being conducted at CT State Norwalk, the appearance of the general-purpose classrooms and student services do not promote student recruitment and retention or potentially, Norwalk as a first choice for higher education.

Included in this project, but not limited to, building infrastructure that is at end of life will be addressed, toilet rooms will be updated, accessibility issues will be rectified,

building envelope deficiencies will be corrected, classrooms properly sized for pedagogy needs and equipped for flexible use and inaccessible tiered classrooms eliminated. Student Services space will be expanded and prominently located. Student service spaces include Tutoring, Career Services, Community Partnerships, Student Activities, the Student Government Association, and a computer lab. Newly created lounge space will be provided promoting student collaboration, individual study, and locations to take on-line courses while on campus. These improvements will significantly assist in recruitment and retention.

PA 15-1 Sec 21(n)(4) allocated $5.19M for design phase services. PA 17-2 Sec 78(i)(5) authorized $18.6M for construction phase services and PA 24-151 sec38 (5) increased construction phase services to $22,100,000. This project was bid for construction and a construction funding allocation did not occur. The Department of Construction Services will not re-initiate this project until a construction fund allocation occurs. The allocation request for construction related bond funds remains pending. This request of $1,000,000 is due to escalation since the prior unallocated authorization.

- **<u>CT State Gateway – Automotive Technology Program</u>**
  FY 26 - $500,000 (Supplemental Construction Funds)
  - **ST State Priority #3**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** $29,808,000
  - **Projected Future Authorization Request:** none

In 2007, CT State Gateway consolidated from its' antiquated New Haven Long Wharf and North Haven campuses to its' new Church St, New Haven, campus. The automotive program, located in North Haven, remained the sole program that did not relocate until a suitable site could be obtained. North Haven was constructed in the 1960's as a public Middle School located in a residential neighborhood and repurposed for Higher Education in the early 1980's. The school's gym and adjacent spaces were converted into the automotive program. The existing Long Wharf site remains vacant and under the CSCU's custody and control. The location and capacities of the existing program inhibit growth.

The intent of the Automotive Technology program is to meet the growing need for college educated technicians in the automotive repair field and to educate those seeking employment in that field. This will prepare students for entry-level employment as Automotive Technicians. The Automotive Technician field continues to be in very high demand in the State. This program furthers the college's mission by responding to changing academic, occupational, technological needs through offering a broad range of credit (technical, career, and academic) programs and courses leading to transfer,

employment and lifelong learning. The automotive curriculum is designed to meet all *ASE Accredited Training Program* requirements for national accreditation. Programs offer Associate of Applied Science (AAS) degrees and certificates in Automotive Technologies for the Honda PACT program, General Motors (ASEP) program and the General (CARS) Program. Both General Motors and Honda have partnerships with the programs and donate new and late model vehicles for student laboratory work.

Relocating the Automotive Program out of an antiquated North Haven facility allows the program to expand its 'area of focus. The programs curricula will expand to include electric vehicle technology and potentially provide degrees and certificates related to that technology. The new facility will also attract partnerships with other vehicle and parts manufacturers who can provide important resources enhancing the education experience. Some manufactures have already expressed interest.

The CSCU has collaborated with the City of New Haven for integration of its' Long Wharf site into New Haven's Long Wharf Region Development Plan. Of the 7-acre Long Wharf site, the automotive training facility requires a minimum of 5-acres. The remaining 2-acres are programmed to be obtained by the city as part of the larger regional development plan. Development of the 5-acres will include a new facility of 24,500 assignable square feet. The new facility will be similar in size to the current facility but will capitalize on more efficient space use, right sizing of rooms, satisfying important space adjacencies and providing flexible spaces. The restructuring will inherently allow for additional classroom and laboratory contact hours. In 2024 the program enrolled more than 80 students. The increased space efficiencies will provide the capacity to enroll up to 160 students. In addition, remote instructional learning options can be developed as part of this innovative driven program. Important program spaces in the new facility will include three 5,000 square foot laboratories - each with 6 vehicle bays, a dedicated transmission classroom, specialty classrooms, general purpose classrooms, storage, office space, a student lounge, other miscellaneous building and program support spaces and dedicated exterior parking for the programs 62 instructional vehicles.

This funding will support design and construction services of a new 24,500 assignable square foot (34,200 gross square foot) Automotive Training center. $29,808,000 under PA 24-151 sec 34 (4) is authorized but not allocated. This request of $500,000 is due to escalation since the prior unallocated authorization.

- **<u>CT State Norwalk - Infrastructure and Campus Safety Improvements</u>**
  FY 26 - $8,000,000 (design & Construction)
  - **CT State Priority #4**

- **Authorization Language:** CT State College Improvement
- **Prior State Authorizations:** none
- **Projected Future Authorization Request:** none

Major portions of this funding support replacing infrastructure that is exceeding its' useful life. The depth of required capital funded replacements and improvements is compounded by Norwalk's last two major capital improvement projects being cancelled after they bid for construction and did not obtain construction allocation. Major examples of improvements with these funds include exterior security surveillance systems, emergency lockdown door hardware, failing sewer line replacement, minor building structural improvements, ADA and restroom improvements, flooring and ceiling replacements, parking lot resurfacing and elevator upgrades. Also required are minor cafeteria upgrades. This request stresses that recent levels of Code Compliance/Infrastructure Improvement Program funding levels are insufficient to complete this work.

- **CT State Middlesex – Wheaton and Snow Renovations**
  FY 27 - $54,310,857 (Construction)
  - **CT State Priority #5**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** $4,921,648
  - **Projected Future Authorization Request:** none

CT State Middlesex Wheaton and Snow buildings were constructed in 1972 as identical, adjacent, two-level classroom buildings of approximately 25,500 gross square feet each. Combined, 17 of the 18 campus classrooms and laboratories are housed in both buildings. A typical CT State classroom building is projected for moderate modifications at 25-year intervals, substantial improvements at year-50 and end of life at year-100. At 50-years of life Wheaton and Snow have been heavily used and have not undergone substantial improvements. Modifications have primarily been cosmetic and completed on a room-by-room basis. As a result of overdue improvements and high utilization rates, academic delivery is constrained.

Middlesex's 2020 Facilities Master Plan Study documented that there was a significant campus-wide space deficiency. The study also highlighted many academic and advising spaces were outdated. The space deficiency and outdated space create barriers for the college to efficiently and effectively support and deliver its' academic mission. In 2023, the CSCU completed a demographic/space use analysis, projected through 2033. Based from the program based assessment, Middlesex will continue to have a small space deficit.

Many enrolled college students have attended secondary schools with more modern facilities. Middlesex's aged facilities create barriers with recruitment and retention, especially related to the STEM and Technology areas of study. The student experience in these dated buildings is left wanting. While the college has remained current with academic curricula, the College's two core academic buildings, Wheaton and Snow, are substandard relative to the programmatic need and student experience and place significant pressure on the delivery of educational services.

Totaling 15,000 s.f., included in the project is an enclosed pedestrian connector between both buildings and a swing space addition. In the projects final phase, the swing space can transition to STEM related classroom and lab space backfilling against the program space deficiency. This addition will allow for continued occupancy through phased building construction while minimizing short term expensive modular classroom leases. Major project accomplishments include a long overdue comprehensive renovation to Wheaton and Snow. Classrooms, student advising, art studios, office space and other program requirements will receive improvements. Newly created lounge space will allow for student collaboration, individual study or take on-line courses while on campus. These improvements will significantly assist in recruitment and retention.

Significant infrastructure improvements replacing end of life equipment and adhering to current building, fire and accessibility codes are needed to continue supporting the college mission. Significant improvements include an upgraded fire alarm system, replacing end of life mechanical and electrical equipment, a new BMS system, expanded electrical distribution, asbestos abatement and building envelope improvements. Strategies for legislative and Governor's Executive Order #1 energy efficiency requirements will also be integrated into this project. These facilities are also not ADA compliant for barrier free access. Accessibility improvements as part of this project incorporate restrooms, stairs, building access and egress, elevators, handrails, signage, finished hardware and room access.

The net effect will be not only to transform these buildings, but also to greatly enhance the College's setting and identity. This project will support Middlesex's mission by strengthening recruitment and retention. It will improve student experience in multiple ways, both functional and inspirational. The return on investment from Middlesex's education opportunities is significant, providing an educated workforce to employers who choose to operate in CT due to the high quality of that workforce.

$4,921,648 under PA 25-151 Sec 32 (4), amendment to PA 13-239 (2)(l)(4), is authorized. A construction fund allocation of $54,310,857 is requested for FY 27 under the FY 26 – FY 27 biennium budget.

- **<u>CT State Asnuntuck – Campus Renovations</u>**
  FY 27 - $40,362,044 (Construction)
  - **CT State Priority #6**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** $5,011,520
  - **Projected Future Authorization Request:** none

  CT State Asnuntuck was constructed in 1966 as a middle school and transitioned to a CT State in 1977. Some infrastructure improvements have occurred since the mid-1990s, and in 2017, a detached Advanced Manufacturing Center and a new entrance lobby/student center were added to the facility. Currently, the College occupies 133,882 assignable square feet (ASF). The most recent space needs assessment identified a total college need of 147,168 ASF. The primary shortfall of space includes, laboratories, and student support services.

  Several factors are prohibiting effective academic delivery and program growth for STEM and Allied Health programs: A large number of outdated classrooms and Science laboratories, limited support service space reduces students' ability to efficiently register for classes and obtain advising, while also limiting the college's ability to fully engage in robust retention efforts. The optimization and modernization of space will help resolve deficiencies and, in contrast to the cost of constructing new additions, will cost-effectively promote academic offerings and higher-level student support.

  CT State Asnuntuck has a growing Allied Health program with upwards of 75 Registered Medical Assisting and Phlebotomy students registered per semester. With expanded Allied Health labs, the campus could double the number of offerings with the additional classroom space and health specific areas. The healthcare sector is in dire need of workers, and the additional Allied Health space would allow Asnuntuck to better serve the community's needs. Additional programs, like Licensed Practical Nurse, could be considered if laboratory space was available.

  The campus has two Science labs: one for Biology/Anatomy and Physiology classes and one for Chemistry/ Microbiology classes. Since there are only two Science lab classrooms on campus, they must be shared among different Science disciplines. Very strict preparation and breakdown times must be observed. Classes cannot run over, or have office hours, because lab classrooms must adhere to a very carefully-planned schedule. More importantly, the built-in lab tables in these two Science lab classrooms have rusted, deteriorated, and were initially designed for use by middle school students. Shelves were subsequently removed from the lab desks to allow adult legs to fit underneath. The enrollment of the Science lab classes could be up to 300 student seats per semester depending on the course offerings. Asnuntuck's offerings could be

dramatically increased with the addition of four Science lab classrooms, one for each discipline area.

All college programs offered through CT State provide a significant return on investment for the state. Degrees, certificates, training and retraining in programs offered provide robust opportunities that cost effectively educate CT's population and remain a strong economic driver for attracting and retaining employers who require a skilled workforce. Where state investment in secondary education has been significant in recent years, CSCU higher education capital funding has not kept pace. Many prospective student enrollments are deterred when students see outdated facilities as their only available resource. While state funding for Asnuntuck's Advanced Manufacturing program has been strong, other areas of study have had only small funding infusions. In the case of this request, Asnuntuck's facility falls short as a higher education academic enabler and student recruitment tool. The Science lab classrooms are incredibly outdated and deter students from enrolling. Asnuntuck's students need state-of-the-art Science lab classrooms that are equal to, or surpass, the local high schools.

Although the facility has been maintained, age and use of the 1966 infrastructure is out-of-date and failing and does not fully support the academic mission. Classrooms suffer from multiple problems, including poor lighting, failing and inadequate HVAC, and poor overall environment. Science and Allied Health laboratory spaces, as highlighted already, are old and insufficient for current academic needs. Power and data expansion/improvements are needed, while much of the facility does not comply with barrier free access. Signage/wayfinding is needed and will also be implemented as part of this project.

Most critically, the HVAC systems are failing and causing classes to be intermittently cancelled or relocated because of health and safety concerns. Over the past two years, approximately $2M has been expended on installation of mechanical replacements and remediating mold and mildew to enable the facility to operate as a safe and clean environment. Conn OSHA has been involved in an advisory capacity, while faculty, staff, and students continue to express their extreme concerns regularly. These interim expenditures are considered a bridge to allow operations to continue and as a "throw away" until HVAC systems are replaced with more advanced equipment in the context of a major renovation. Unless this facility begins renovations very soon, we foresee committing another $2M for temporary HVAC improvements and mold/mildew remediation. Meanwhile, students' education is being impacted with constant repairs and renovations.

Renovation of the existing 1966 facility is planned as a two-phased project. PA 15-1 Sec 21(n)(5) authorized $3.8M for design phase services of Phase 1, which remains unallocated to date. In FY25 of the pending biennium request, construction funds have

been requested. Phase 2 design and construction funding will be requested under the next biennium.

- **<u>CT State Northwestern - Greenwoods Hall Renovations</u>**
  FY 27 - $20,477,898
  - **CT State Priority #7**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** $2,685,517
  - **Projected Future Authorization Request:** none

  Constructed as a public elementary school in 1927, Greenwoods Hall was moderately renovated for college use in the 1980s. The 29,200 s.f. college facility continues to function in nature as was originally designed, severely limiting its capabilities for Higher Education. Degree, certificate, training and retraining programs provide robust opportunities that cost effectively educate CT's population and remain a strong economic driver for attracting and retaining employers who require a skilled workforce. The return on investment from the CT State is irreplaceable. For many students, CT State is an economic choice, others are committed to family or work obligations and need a regional option while the unique programs offered attract others. Northwestern is the *only* higher education institution in Litchfield County, making it more critical to provide residents of this part of the state access. There are many other reasons students enroll in CT State but all have a common goal of advancing themselves through higher education, providing a critically important workforce for the businesses in the region.

  Many prospective student enrollments are deterred where outdated facilities visually appear to be a step back as an available resource. While state bond funds for Northwestern's Nursing and Veterinary Technology programs have been strong, other areas of study have had only small funding infusions, including student services. In the case of Greenwoods Hall, internal functioning patterns after that of a 100-year-old facility. Most attending students have been provided secondary education in more modern and technologically advanced facilities that visually appear to embrace the academic mission. Even with the high level of instruction and student services being conducted in Greenwoods Hall, the overall facility and visual appearance does not fully promote student recruitment and retention.

  Currently, the bond funds requested for Greenwoods Hall will expand student services, modernize instructional space, more prominently integrate student advising, provide intermittent lounge space seating areas so students can collaborate, individually study,

or take on-line courses while on campus. The Veterans Oasis will be integrated into this facility, as well as additional faculty offices with areas for confidential advising.

Included in this project, building infrastructure that is at end of life will be addressed, toilet rooms will be updated, accessibility issues will be rectified, building envelope deficiencies will be corrected, a more prominent building entrance with student services space will be added and general campus site improvements will occur. A 2018 Federal Office of Civil Rights review found this building had some serious deficiencies in violation with Federal Acts that need to be addressed.

PA 17-2 Sec 378(i)(7)(B) authorized $2.6M for preconstruction services of which the funds have not been allocated to date. An authorization for Construction funds for FY 27 is included in the FY 26 – FY 27 biennium submission.

- **CT State Capital – Central Plant & Infrastructure Improvements**
  FY 27 - $ 4,000,000 (Design)
  - **CT State Priority #8**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** FY 29 - $ 36,000,000

Constructed in the 1930s to house the G. Fox department store, 950 Main St. in Hartford, Connecticut, was once among the largest retail stores in the United States, boasting an impressive 11-story shopping experience. The store's Hartford operations ceased in 1992. In recognition of its historical significance, the United States Park Service included 950 Main St. on the National Register of Historic Places as part of a Department Store Historic District in 1995.

In 2002, CT State Capital, located in an old insurance office building in the west end of Hartford, relocated to 950 Main St. The building was repurposed as a facility for higher education, and the college has proudly provided educational services to the Hartford region ever since. Its proximity to an underserved community makes it an essential educational resource, and Capital's investment in the community has led to sustainable socio-economic improvements. The college offers a wide range of programs of study, including Business and Technology, Health Careers and Public Safety, Humanities, Nursing, Science and Math, Social and Behavioral Sciences, and Academic Media Technology. These programs have proven beneficial to both students and regional employers.

As the college continues to grow, evolve and respond to community higher education needs, it has become increasingly apparent that its present infrastructure has developed

drawbacks with delivering its' mission in addition to pressing maintenance concerns that require a financial reinvestments to keep current and competitive. Modifications and improvements to CT State Capital are necessary to provide higher levels of service, enhance the student experience, promote socio-economic improvements, and support Connecticut's workforce needs.

The building's original design, not intended for educational purposes, creates space allocation and structural challenges which compromise the intended outcomes. Classrooms, offices, support spaces, and community spaces may be a product of available space rather than meeting intended needs. Existing structural systems may determine program opportunities and building infrastructure may create space use limitations.

Major project funding will address Connecticut's significant shortage of nurses and healthcare workers. Hospitals and other healthcare providers are struggling to fill vacancies for registered nurses, licensed practical nurses, and other healthcare professionals. Capital has the largest nursing program in the state with approximately 300 registered students and can scale up to produce more nursing graduates on an annual basis. Capital is one of the primary providers of nurses for local partners – Trinity Health of New England and Hartford Health Care. These partners continue to experience a critical shortage of nursing staff, which directly impacts patient care and outcomes. To address this challenge with producing qualified graduates, a capital reinvestment will occur for Capital's health science programs. Renovations and upgrades to existing labs and the introduction of specialized labs for current and proposed allied health programs including radiological technology, medical assisting, paramedic, and a proposed respiratory care program. These programs would benefit from the latest simulation laboratories, which provide a safe and controlled environment for students to practice their skills and gain practical experience. This is especially important as all nursing programs and allied health programs are challenged to find enough clinical sites and time for their students to gain the necessary experience.

The educational capacity of instructing large groups of students in a lecture atmosphere does not exist. Lectures currently occur in an old auditorium space that creates campus logistics issues. Current auditorium space accommodates a limited amount of students and is not conducive for classroom lectures. This project will work to establish a new lecture hall in existing reallocated space.

Other funding will address a compromised operational efficiency of the buildings aging infrastructure. Several engineering evaluations have identified important mechanical equipment that is quickly approaching the end of its' useful life. Important examples include 10 main fresh air handling units that provide heated and cooled air throughout the building. To maintain optimal air quality, a comprehensive replacement plan has

been recommended to be implemented over the next several years. Other critical infrastructure components reaching the end of their life include the steam/heat exchangers for fan coil units and domestic hot water throughout the campus, control actuators for steam/chill water valves, supply and exhaust dampers for the HVAC supply, return air and steam coils, all of which are failing at an alarming rate. Additionally, the building management system (BMS) also requires replacement. The cost estimate for addressing the repairs exceeds $9,000,000, highlighting the pressing need for immediate action to be taken to ensure the safety and sustainability of the building's mechanical systems.

- **<u>CT State Middlesex – Founders Hall Renovations</u>**
  FY 26 - $ 1,722,866 (Design)
  - **CT State Priority #9**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** FY 29 - $ 22,177,890

  Founders Hall, with Middlesex's Wheaton and Snow Hall, are the oldest CT State buildings that have not undergone significant modifications. Constructed in 1972, Founders Hall is 25,676 gross square feet of which 2,600 gross square feet was added on in 2014 as a student-centered meeting and collaborative space. This facility functions as the student services and administrative building. It remains undersized and overutilized, even with current decreased student enrollment. Student services conducted in Founders Hall include, but are not limited to, registration, financial aid, student recruitment, student retention, advising, veterans' needs, records retention as well as all administrative support functions.

  Middlesex has uniquely and cost effectively structured programs with partnerships at complementing and available off-campus locations. The CT State capital investments in Middlesex offsite programs is significantly less than if developed on campus in new facilities. Current off campus programs include:

1. Advanced Manufacturing in CT State renovated Vinal Technical High School space dedicated for the college program (in addition to Manufacturing classes in existing Wilcox Technical High School space.
2. Radiologic Technology is conducted in collaboration with Middlesex Hospital. General classes occur at the college campus with specialized course work requiring laboratories, special equipment and practical experience conducted at Middlesex Hospital.
3. The Veterinary Assistant training program is offered in collaboration with Pieper Memorial Emergency and Specialty Center. This 20-week program provides a college certificate and is fully conducted off campus.

4. CT State Middlesex offers afternoon and evening classes held at Orville H. Platt High School in Meriden. Over 50 courses ranging from in English and math to art, communication, computer science, digital arts, early childhood education, history, human services, music, science, and sociology. These courses use state-of-the-art classrooms including computer and science labs, as well as the media center for CT State Middlesex online learning materials.

   Establishing, maintaining, and managing the off-campus programs requires similar Student Service space as if the programs were hosted on campus. Since 1972 Middlesex's on-campus enrollment has significantly increased, in addition to the off-campus programs. The required Student Services space to manage and maintain both on- and off-campus programs continues to be significantly undersized. Lack of space results in recruitment, retention and advising shortfalls in addition to difficulties developing new programs as well as general constraints with all related administrative services. Much of Founders Hall infrastructure is at or has exceeded end of life or is not ADA compliant.

   Middlesex's 2020 Facilities Master Plan Study documented that there was a significant campus-wide space deficiency. The study also highlighted many academic and advising spaces were outdated. The space deficiency and outdated space create barriers for the college to efficiently and effectively support and deliver its' academic mission. In 2023, the CSCU completed a demographic/space use analysis projected through 2033. Based on the program based and student enrollment assessment, Middlesex will continue to have a small space deficit. This project slightly increases the campus square feet in addition to improve the quality and efficiency of space.

   For the facility to effectively service academic programs and the student population, renovation is planned for, but not limited to, 23,000 s.f. of the existing facility, and an approximate 16,500 square foot addition that will meet current program needs. Significant improvements include an upgraded fire alarm system, replacing end of life mechanical and electrical equipment, a new BMS system, expanded electrical distribution, asbestos abatement and building envelope improvements. Strategies for legislative and Governor's Executive Order #1 energy efficiency requirements will also be integrated into this project. This facility is not ADA compliant for barrier free access. Accessibility improvements will include upgrades and improvements to restrooms, stairs, building access and egress, elevators, handrails, signage, finished hardware and room access.

   An authorization of $1.722,866 is requested for FY 26 for design phase services as part of the FY 26 – FY 27 biennium. An authorization for construction funding will be requested for FY 28.

- **CT State Quinebaug Valley - New Maintenance Garage**
  FY 26 - $ 4,741,791 (Construction)
  - **CT State Priority #10**
  - **Authorization Language:** CT State College Improvement
  - **Prior State Authorizations: $** 476,088 (Design)
  - **Projected Future Authorization Request:** none

  CT State Quinebaug has grown significantly over the past twenty years. Since the existing maintenance facility was constructed in mid-1980s, the college facilities and attached Middle College, have increased by 84,000 square feet and more than doubled the campus size, totaling 156,000 square feet. The existing standalone maintenance building is no longer sufficient to serve campus needs. Additionally, construction of Quinebaug's maintenance building was extremely cost effective at the time of its construction and the facility has reached the end of its useful life. The current academic building does not have sufficient space to collocate facility functions without eliminating education program space.

  This project calls for demolition of the existing maintenance garage and construction of a larger facility in its place to properly serve the campus, student needs, and academic mission. Once constructed, the new maintenance garage would also include office space and a conference meeting area, which would open space currently being used in a modular building. The college plans to relocate and expand student life programming in the modular space and expand services to the Veterans population also located in the modular building, giving the students expanded co-curricular programming and fostering a sense of belonging at the campus. In addition, the new garage would allow the college to also explore possible credit/noncredit programming opportunities in building maintenance certifications to potentially be added to their academic portfolio.

  PA 17-2 Sec 378(i)(6) authorized $476,088 for preconstruction services of which the funds have not been allocated to date. An authorization for Construction funds of $ 4,741,891 is requested for FY 26

University Capital Funding Requests

- **Universities – Alterations/Improvements to Auxiliary Service Facilities**
  FY 26 - $10,400,00 & FY 27 - $10,608,000
  - **CSU Priority #1**
  - **Authorization Language:** Auxiliary Service funded program

- **Prior State Authorizations:** none
- **Projected Future Authorization Request:** none

This request is part of a multi-year program of alterations and improvements to auxiliary service facilities at the four Connecticut State Universities. The program is a requested extension of the legislative commitment established in 1998 under Section lOa-89c of the General Statutes of Connecticut to provide $5 million annually from general obligation bonds to finance capital projects impacting residential and other auxiliary service facilities. This annual funding will recognize the burden placed on students enrolled in the Connecticut State University System who pay fees to service debt (CHEFA) for the design and construction of new auxiliary service facilities, as well as renovations and repairs to existing structures, including residence halls, student centers, dining hall facilities and student parking areas.

This funding is critical for protecting continuity of operations and completing infrastructure and life safety improvements where not funded from CHEFA bond funds. The funding supports capital improvements for 55 buildings totaling more than 3.4M square feet and 7 parking garages totaling 1.75M square feet. Improvements include upgrades to building envelopes; replacement of aging building systems, including fire, safety and security systems, utility systems and mechanical systems, general facility Improvements and exterior grounds improvements. The program also provides for the implementation of energy conservation measures and changes necessary to bring facilities into compliance with state and federal fire, health, safety and handicapped access codes and regulations.

An authorization of $10,400,000 is requested for FY 26 and $10.602,000 in FY 27 as part of the FY 26 – FY 27 biennium for design and construction related improvements.

- **<u>Central Connecticut State University – Stem Building (phase 1)</u>**
  FY 26- $8,121,646 (Design)
  - **Priority #2**
  - **Authorization Language:** Academic Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** FY 28 - $77,456,577 (Construction)

Copernicus Hall was constructed in 1974 as Central's Science Building. In 1994 Copernicus Hall underwent a renovation that focused on the remediation of the aging infrastructure and added 20,000 square feet of generic classroom and office space. Since the completion of both significant projects, academic programs in science, technology, engineering, mathematics (STEM) and healthcare programs have exponentially expanded to meet the needs of higher education and Connecticut's workforce demands.

Currently, many of the programs residing in Copernicus Hall are not properly supported due to the facilities amenities and aging infrastructure. Modification and improvements that correct the impediments require a reinvestment. The educational requirements and student expectations place significant demand on Copernicus Hall while the existing facility configuration and logistics of major modifications and improvements make it difficult for Central to proactively respond. Necessary major modifications and improvements focus around, but not limited to, modernized teaching and learning spaces, provide new and advanced experiential learning laboratories in developing disciplines, provide sufficient collaborative and individual study spaces where students can expand their opportunities.

Renovations and improvements to Copernicus Hall for this effort would be difficult and costly in an occupied building. Science room swing space would be extremely expensive, ongoing construction would be disruptive to the higher education process and the construction duration would be significantly increased, adding to overall project expenses. The end design result will also be flawed since the existing Copernicus floor layout is confining and not flexible for modifications. This funding request is for a new building which is programmed to be constructed in two phases, funded over multiple funding years. The estimated new 140,000 gross square foot facilities will support Central's core value of innovation and creativity through teaching, research, and interdisciplinary approaches to inspire students 21st century challenges. The new facility will be equipped to support current and projected health and science program needs in alignment with the identified State of CT critical workforce areas. With the current shortage of nurses in the state of CT this project will enable our students to help meet the current deficiency that the state of CT is facing.

Major program improvements include consolidating Central's Health Science programs, that are fragmented in separate campus locations, into one modern full service interdisciplinary Health Sciences Hub and Community Clinic. The new hub will contain both traditional and non-traditional classroom spaces, interdisciplinary, shared healthcare simulation labs, hands on learning spaces (Community Clinic), as well as a community room that can also be used for collaborative learning. The Nursing and Doctorate of Nurse Anesthesia Practice (DNAP) program relocations will allow an expansion for student opportunities and dedicated lab space that currently do not exist. The Exercise Science and Athletic training programs, as well as the labs in Biomechanics, Anatomy & Physiology, and Exercise Physiology will be relocated from Kaiser Hall. Additionally, Social Work will be relocated from Barnard Hall to support the interdisciplinary approach within the healthcare field. The current student entering college expects nothing less than modern, state-of-the art facilities and in its current state, Central's enrollment in the Health Sciences currently cannot expand, let alone be sustained without the creation of new, integrated facilities.

In 2022, CCSU opened its state-of the art Applied Innovation Hub serving the ***T***echnology and ***E***ngineering sectors of the University's STEM programs. This new building allowed certain ***T***echnology and **E**ngineering departments to relocate from Copernicus. This has helped the University a great deal regarding its STEM, however, this still left the ***S***ciences and ***M***ath components of STEM virtually untouched. Specifically, the Health Sciences component of the ***S***cience programs does not have a "home" and it continues to significantly grow. Central's admissions applications for the Health Sciences majors, such as Nursing and DNAP, continue to outnumber the available openings and Admissions has had to wait list or deny qualified students acceptances into these programs. This new modern Learning Center will permit the University to expand enrollment opportunities into its' ***S***cience programs that may currently turned away due to program limitations, better support retention strategies and be part of preparing student to meet and exceed growing workforce demands.

Once the new building (Phase I is completed), a repurposing of Copernicus will begin that can comfortably house Physics, Chemistry, and a number of other STEM programs. It will also now be able to fully support an increased number of general education classes offered. This will help to graduate students on time, reduce debt by alleviating the need for students to take an extra semester due to limited course offerings. Funding required toward Copernicus repurposing will occur in a future biennium.

Stem Building Phase I new construction will house the following programs and labs:

- DNAP (Expand and Relocate from Copernicus Hall)
- Athletic Training-Academic (Relocate from Kaiser Hall)
- Athletic Training-Academic Labs (New)
- Biomechanics Lab (Relocate from Kaiser)
- Exercise Science (Relocate from Kaiser Hall)
- Exercise Physiology Lab (Relocate from Kaiser Hall)
- Nursing (Expand and Relocate from Copernicus Hall)
- Anatomy & Physiology (Expand and Relocate merged labs from Kaiser and Copernicus)
- Physical Therapy (New Program-In Progress, Pending approval)

In addition to the above programs being housed in this building, Phase I will create a shared, modern healthcare simulation area allowing for on campus experiential learning opportunities for CCSU Health Science students. This simulation area will be used by multiple academic programs and will include remotely observable examination and treatment rooms that are designed to mirror a hospital or clinic setting. This will also enable CCSU to run multiple cohorts which in turn allows CCSU to meet increased enrollment demands and to produce more graduates in CT's critical workforce shortage

areas. With this new simulation area bringing students together from multiple disciplines into the same simulated training space; it more closely resembles actual hospital and clinical settings. Additionally, simulation labs reduce the demand on clinical site placements which will allow CCSU to accommodate the increased demand for enrollments in CCSU's Nursing program and other Health Science majors. As budgets become more constrained, it is worth noting that national literature indicates that shared equipment and shared spaces allow for maximum resource efficiency while reducing total dollars needed.

Phase I will also create a combined learning-centered Anatomy & Physiology area to be used by multiple programs such as Nursing, Physical Therapy, Athletic Training, Exercise Science, Biology/BMS, and DNAP. Currently there are multiple Anatomy & Physiology labs located throughout campus in various buildings. This new merged Anatomy & Physiology lab will eliminate redundancies and create budgetary and resource savings. The area will contain a large lecture hall to accommodate the large class sizes as needed, as well as adjacent labs for the required lab experiences.

- **Southern Connecticut State University – Lyman Center for the Performing Arts, Earl Hall & Moore Fieldhouse Mechanical/Electrical Improvements , Façade Repairs & Other Miscellaneous Campus Improvements**

  FY 26 - $3,500,000 (Design) & FY 27 - $3,7000,000 (Construction)
  - **CSU Priority #3**
  - **Authorization Language:** Facility Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** none

The 50,415 gross square foot Lyman Center for the Performing Arts is Southern' s only theater and largest assembly space. It was constructed in 1967 and underwent major renovations in 1993.

Moore Fieldhouse was constructed in 1976 and consists of 141,563 gross square feet. Moore is the headquarters of Southern Athletics and contains the school's basketball court, swimming pool, and other key athletic and recreational facilities.

Earl Hall was constructed in 1963 and is 60,226 gross square feet. Earl Hall is the home of Southern' s Art and Music departments and consists of art studios for pottery, metal work, jewelry making, painting. Music spaces consist of choir room, band room, practice rooms and faculty/ staff offices.

None of these facilities have had significant improvements for more than 30-years. This project replaces some aged mechanical ventilation equipment in each of the building. All of these buildings have systems that are now at the end of their service life and cannot costs effectively be repaired. All three buildings are heavily used by students, in the case of Moore, especially athletes. Lyman is heavily booked by the entire campus for a range of educational and ceremonial events and Earl is used daily by the students in the arts.

Earl Hall will also have the existing curtain wall and roof replaced. The curtain wall is original to the building. The existing roof is over 20 years old. Both items have outlived their expected life expectancies and need replacement.

When complete, the indoor air quality will be improved to exceed A.S.H.R.E.A. standards in the buildings. Building façade masonry repair and repointing will also be included in this project for Lyman and Earl will have the curtain wall and roof replaced. Prior deferred maintenance funding levels have not been sufficient to complete the work.

This funding is critical for protecting continuity of operations and completing important infrastructure improvements that support the universities mission. Also, the projects will minimize collateral damage to building envelopes and systems. Additionally, as funding has decreased in recent years for major capital projects, the Code Compliance/Infrastructure Improvement program has become a significant resource to implement critical improvements that would have been part of a larger project.

An authorization of $3,600,000M is requested for FY 26 and $3,700,000 in FY 27 as part of the FY 26 – FY 27 biennium for design and construction services.

- **<u>Western Connecticut State University – Campus-Wide Infrastructure & Improvement Program</u>**

  FY 26 - $17,750,000 (Design & Construction)
  - **CSU Priority #4**
  - **Authorization Language:** Infrastructure Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** none

  This funding is critical for protecting continuity of operations and completing important infrastructure improvements that support the university mission. Additionally, as funding has decreased in recent years for major capital projects, the Code

Compliance/Infrastructure Improvement program has become a significant resource to implement critical improvements that would have been part of a larger project.

This funding focuses heavily on end-of-life infrastructure where continuity of operations is affected. Much of this request provides funding for permanent corrective work where occurrences force the cancellation of programs until temporary mitigation can occur. Examples of improvements include water mitigation to the lower level of White Hall. White Hall, located at the Midtown campus sits at a lower campus elevation. Becoming routine with each heavy rainstorm, portions of the lower-level flood. Academic programs and part of the Health Services program are canceled or relocated until the area is stabilized. Considerable reoccurring expense occurs cleaning the area, avoiding mold and mildew, and replacing water damaged items. Permanent engineered corrective measures are currently being planned but are expected to cost more than normal deferred maintenance bond funds can fund. Another example revolves around the intercollegiate athletic program and related facilities at Western's Westside campus. Many of the participating students enroll at Western because the athletic program is correctly suited for them. Western students who participate in the athletic programs additionally have one of the highest retention rates of all campus groups. Support for these groups has become an important capital program effort.

The men's baseball and women's softball field were constructed more than 30-years ago with minimal improvements since. The men's baseball field is in poor condition, has exceeded its useful life and can no longer be used for intercollegiate Division III competitive purposes. Since 2022, no men's baseball games can be played at home. The women's softball field is also in need of significant improvements. Women's softball home games have also been dramatically reduced due to poor field conditions. Funding will improve the field conditions including providing synthetic turf fields for both baseball and softball fields. Synthetic turf will allow for year-round practice with no down time required between field uses. Funding will also be used for general improvements at the O'Neil Center and West Side Athletic Center roof, field, and general facility improvements. Prior deferred maintenance funding levels have not been sufficient to complete the work. University men's and women's intercollegiate and intermural athletic programs will all significantly benefit from this funding. These improvements will assist with student recruitment and retention.

An authorization of $17,750,000 is requested for FY 26 as part of the FY 26 – FY 27 biennium for design and construction services.

- **<u>Central Connecticut State University – Kaiser Hall and Campus Infrastructure Improvements</u>**
  FY 26 - $12,600,000 (Design & Construction)

- **CSU Priority #5**
- **Authorization Language:** Infrastructure Improvements
- **Prior State Authorizations:** none
- **Projected Future Authorization Request:** none

Over the past several years, facilities at Central (CCSU) have been deteriorating at levels faster than available bond funds allow for repairs, replacements, and improvements. Funding within this request provides a dedicated funding source to complete major infrastructure improvements. This work is currently considered significant in nature where historic Code Compliance/Infrastructure Improvement funding levels have not been sufficient to complete the work. Additional funding delays will begin to further erode academic program support, increase project scope that will not decrease and drive-up long-term costs. Major portions of this funding will focus on HVAC improvements, window replacements and electric upgrades as prioritized below.

a. Kaiser Hall and Kaiser Gym is Central's 162,040 square foot competitive athletic center. Constructed in 1965 and renovated in 1982, this facility contains a 4,500-seat gymnasium, competitive pool, training facilities and support spaces. Visiting university teams compete and use this facility. It has been 40 years since this building was last renovated. The existing HVAC systems are past their end of life and the gym has never had a cooling system. The gym presents significant overheating issues when fully occupied during any season, and at any occupancy during the spring, summer, and fall seasons. This project will address the failing HVAC system and add a cooling system to the gym.

   Due to the lack of an air-conditioning system, the gymnasium space cannot currently be used for summer programs. The summer programs are critical to CCSU on a myriad of fronts. The most obvious reason being is that the summer programs are revenue producing. Secondary to that, is the recruitment benefits these programs create. By running these programs, local students are introduced to CCSU at a younger age and form a brand loyalty of sorts that carries significant weight when it comes time to make their higher education choices. Also, these programs attract students from out of state that would not have been introduced to CCSU otherwise. The out-of-state tuition the University receives is significantly higher than the tuition our in-state students are assessed.

   In addition to the use by the community, the gymnasium space is also critical to the educational mission of our university. The gymnasium supports a number of our Division I sports (basketball, volleyball, cheerleading, dance team) on a year-round basis for practice, training, and competition. An adequate HVAC system is critical to the health and safety of our students and the athletes using the space. Additionally, the gymnasium supports a number of our Physical Education

programs, and an adequate ventilation system would serve as a key recruiting tool. Our academic programs include students studying to become our future gym teachers, athletic trainers and other sports and health related positions.

CCSU is centrally located in the state making it an ideal location for hosting various state-wide events. Of significant note of importance, is CCSU's annual hosting of the CT Invention Convention (CIC)– a competition put on by an internationally recognized educational organization. The competition involves K-12 students located all over CT with a focus on STEM. Per the CIC website, it serves 17,000 students annually and the successful winners have resulted in new patent awards and exposure at a national level. The publicity for CCSU is immeasurable and again promotes CCSU to a significant number of CT students who would not have gained this familiarity with CCSU otherwise. CCSU must be able to offer a climate-controlled environment for this convention (and others) while factoring in the outside temperature as well as the number of people in attendance. The lack of adequate ventilation and any type of cooling has led the University to have to abandon several previously successful events and it has lost events to other venues to this issue.

In previous years, CCSU held its spring graduate commencement ceremonies in Kaiser Gymnasium, but this practice was abandoned due to the frequent air temperature and air quality issues. By eliminating Kaiser Gymnasium as a potential location for the commencement ceremonies, this severely limits the flexibility the University has when scheduling and/or holding the graduate commencement ceremonies due to weather or other unforeseen conditions.
The inability to use the gymnasium to its full potential (cannot be used all 4 seasons), extremely limits the University's community engagement initiative potential from this university resource simply because of the missed opportunities and untapped potential.

The competitive pool area currently has insufficient ventilation in it, subjecting the immediate area not only to air quality and safety concerns, but to moisture issues in the immediate building areas adjacent to this space. The lack of ventilation subjects swimmers and spectators to odors of excessive chlorine, further enhancing the safety issues of the facility.

The HVAC system that serves the remaining areas of Kaiser Hall is past its useful life. It utilizes older, inefficient HVAC technology with no high efficiency considerations or sustainability initiatives. A new HVAC system will incorporate state of the art energy savings technology.

b. Maloney Hall is Central's fine arts classroom building. Originally constructed as a public elementary school pre-1920, it was renovated in 1979 into a 57,500 square foot fine arts classroom building with a black box theater. Minor modifications occurred in 1988 with limited improvements since.

This building has not had any major renovations in almost 45 years. The University is requesting funding to provide for window replacements and HVAC improvements. The windows are not energy efficient (single pane) and currently inoperable. There are several windows that do not close properly which allow air and water infiltration. The HVAC system is beyond its useful life. This combination has produced poor air quality and has impacted the overall health and safety of the building in its occupants. CCSU wishes to rectify this prior to the problem growing in scope. In addition, the fume hoods/ventilation of the hands-on art labs need to be strengthened and tied into the new HVAC system as to not jeopardize the air quality.

Today's students have come to expect modern technology at a minimum as well as state of the art hands-on lab workspaces. Neither of which are possible with the building in its current state. The current use of the workspaces is minimized due to the inefficient ventilation of the fume hoods. The lack of proper ventilation systems also creates significant issues with several spaces in the building. Basement areas cannot be properly exhausted, causing kiln and other art specific rooms to be extremely limited in their usage. Additionally, the gallery hosts several shows annually, showcasing both student and outside artists. The deteriorated condition of both the windows and the HVAC systems limits the ability of the Art Department to host art showings and showcases. These showcases are critical to the University's community engagement initiative as well as current and prospective art majors.

The Black Box theater is another opportunity for CCSU to strengthen its community engagement initiatives. It is imperative that the space can heat and cool effectively and efficiently while taking into consideration the outside temperatures, the heat of the stage lighting equipment as well as the volume of attendees participating inside. The lack of proper ventilation limits the scope of shows that our Theater students can conduct and limits our community engagement.

c. Maria Sanford houses CCSU's Mathematics, Economics, and Computer Sciences Departments along with the campus Marketing Department. It was constructed in 1959 as 37,500 square foot building and had limited renovations in 1980. This funding request will provide for window replacements and general

improvements to building systems that are beyond the end of their useful lives. There have not been any significant renovations in 40+ years and much of the building is still original to its 1959 initial construction date.

This funding will the buildings windows as they are non-efficient, single pane and non-operational and/or failing and pose a potential air quality and health and safety issue. The majority of this building is without air conditioning and the need for operable windows is critical to allow for even minimal air movement in the warmer months.
In addition, this funding will be used for lock and camera upgrades. As this building is still primarily hard key access, it compromises the safety and security of the building occupants and contents as well as the campus in general. Funds will also be used to renovate/update the building's bathrooms which date back to 1959. The bathrooms are outdated, do not meet ADA standards and difficult to clean/sanitize. The bathrooms would be updated to current ADA requirements. Additionally, space would be carved out to create gender neutral bathrooms and a lactation room in the building.
In addition, the building's elevators need to be replaced and brought up to ADA and current building codes as they have exceeded their useful lives and have become consistently problematic issues in the building.
Today's college student - at a bare minimum - expects more than this building can offer in its current condition and state of disrepair.

d. Copernicus Hall – STEM Academic Improvements
Copernicus Hall was constructed in 1974 and houses the physical science departments: Chemistry & Biochemistry, Biology, Biomolecular Sciences, Geological Sciences, Physics & Engineering Physics, along with Nursing and DNAP (Doctoral of Nursing Anesthesia Practice). A few engineering departments also remain in the building. There are more than 50 labs spread throughout the building to support these disciplines. Some of these labs in the sciences areas have not been upgraded in more than 20 years and in many cases can no longer be used to their full potential due to space constraints and insufficient infrastructure. The labs have outdated and inefficient storage and lab benches, inefficient lighting and lack adequate audio-visual equipment for teaching.

Each of the science curriculum not only support students within that discipline, but also support the general education requirements of students across the campus, and prerequisites for the engineering, nursing, and exercise sciences major among others. With the nursing and engineering programs continued growth, making these labs as modern and efficient as possible is critical to the overall campus and student needs.

The students of today command the most recent technology along with state of the artwork spaces and laboratories.

e. Fire Alarm Upgrades/Retrofitting
If funding remains available after the above listed projects, the remaining funds will be committed for Campus-Wide fire alarm panel upgrades. Many of the existing fire alarm systems are at the end of their life cycle and require a complete system replacement. Investment into modern fire alarm systems is required for the basic safety of the campus community.

There are also several buildings that require retrofitting of their existing fire alarm systems to bring them up to current technology's safety standards. The existing fire alarm panels are no longer manufactured and have not been supported in a number of years. Additionally, the existing analog devices connected to these panels are no longer manufactured and are not available for purchase.

An authorization of $12,600,000 is requested for FY 27 as part of the FY 26 – FY 27 biennium for design and construction services.

- **Western Connecticut State University – Ancell School of Business Life safety and Miscellaneous Campus Infrastructure Improvements**
FY 26 - $13,000,000 (Design & Construction)
  - **CSU Priority #6**
  - **Authorization Language:** Infrastructure Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** none

Ancell School of Business (Westside Classroom Building), constructed in 1981, is a 95,581 gross square foot classroom building located at the Westside Campus. Normal deferred maintenance funding has created challenges with funding routine building infrastructure replacements in addition to funding life/safety improvements and general building enhancements. This funding will be utilized for replacing the facilities roof, mechanical & electrical upgrades, masonry and exterior facade restoration, deteriorated skylight replacements, life/safety improvements, building code and accessibility upgrades and general facility enhancement to support the academic mission.

An authorization of $13,000,000 is requested for FY 26 as part of the FY 26 – FY 27 biennium for design and construction services. This funding will bring the building

condition back to a level where normally provided deferred maintenance funds can reasonably support this building for another 20-years without significant renovations.

- **<u>Eastern Connecticut State University – Physical Plant Improvements</u>**
  FY 26 - $3,570,000 (Design) & FY 27 - $9,031,488 (Construction)
  - **CSU Priority #7**
  - **Authorization Language:** Infrastructure Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** none

  Eastern's primary heating plant is the north campus heating plant which produces high temperature hot water (HTHW) for heating and domestic hot water to twenty-two (22) buildings representing 72% of the campus gross square footage. The north heating plant has four boilers with a total capacity of approximately 56,000 kBtu/h. All boilers were installed in 1995. At 27-years old, these boilers have reached their projected life expectancy and cannot accommodate any additional campus facilities.

  The main campus electric switchgear and equipment is located at the north campus heat plant. The power is fed into a campus electric service loop which lacks redundancy. The power service capacity has also reached its limit and requires upgrades to provide power to new facilities from the campus electric service loop. The electric equipment is not in good condition and needs to be replaced.

  This funding is also critical to support increased capacity for facilities or expansion that is be tied into the campus electric loop and heated from the Central Plant. Otherwise, power may need to be supplied directly from the street and have its own independent boilers, which is not currently desirable.

  An authorization of $3,570,000 is requested in FY 26 for preconstruction services and $9,031,488 in FY 27 for construction related services as part of the FY 26 – FY 27 biennium.

- **<u>Central Connecticut State University – Welte Hall Renovations & Improvements</u>**
  FY 26 - $3,000,000 (Design) & FY 27 - $5,400,000 (Construction)
  - **CSU Priority #8**
  - **Authorization Language:** Infrastructure Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request:** none

Welte Hall, originally constructed in 1964 with significant improvements that occurred in 1995, houses Central's performance theater with more than 1,800 seats. This facility also contains music classrooms, the Music Education Resource Center, a Music Computer Lab, ensemble rehearsal rooms, offices, and music practice rooms. This is an extremely important facility that hosts major campus events for both the student population and visitors for visual, performing arts functions, and graduation ceremonies. Many of the undergraduate degree offerings use this facility as part of the curriculum. These funds will provide facility enhancements including, but not limited to, HVAC improvements, building envelop restoration, classroom enhancements, theater upgrades and new finishes.

This much needed investment will improve infrastructure deficiencies and assist recruiting and retaining students through facilities responding to current student needs and expectations. The funding is critical for protecting continuity of operations and completing important infrastructure improvements that support the universities mission. Additionally, supporting these needs now will keep this project from growing into a larger project. Prior deferred maintenance funding levels have not been sufficient to complete the work.

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Welte Hall has also become the chosen venue for several outside groups due to its central location and easy accessibility from the major CT highways. CCSU regularly serves as the host/host venue to many significant community events, such as: the area high schools' graduation ceremonies (7+), the State Police, Municipal Police, and Fire Academy graduation ceremonies, several area symphony concert performances, several area music performances and dance recitals, and the National Geographics Geography Bee to mention a few.

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mission. Additionally, supporting these needs now will keep this project from growing into a larger project. Prior deferred maintenance funding levels have not been sufficient to complete the work.

An authorization of $3,000,000 is requested for FY 26 and $5,400,000 as part of the FY 26 – FY 27 biennium for design and construction services

- **Southern Connecticut State University – School of Education Relocation**
  FY 27 - $7,848,531 (Design)
  - **CSU Priority #9**
  - **Authorization Language:** Infrastructure Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request: FY 28 - $38,991,379 (Construction)**

Southern's School of Education, currently located in the antiquated Davis Hall. Constructed in 1973 as a 49,673 gross square foot facility, significant facility improvements have not occurred. Davis Hall continues to remain undersized for its' current and projected student enrollment.

In 2012, a significant LEED certified renovation occurred to the previous 43,590 square foot School of Business location. This facility currently does not have a significant program designated for it. Adjacent to this facility is the former 40,000 square foot Student Center. This facility has reached its' obsolescence and is of limited value and use. This project provides minor modifications to the former Business School Facility, razes the former Student Center, reconstructs a 15,000 addition in its' place and relocates the School of Education to this new modern facility. When complete, Davis Hall can be used as a future swing space building for a planned Earl Hall renovation and then decommissioned.

An authorization of $7,848,531 for design phase services is requested for FY 26 and a future request of $38,991,379 for construction phase services is planned for FY 28.

- **Central Connecticut State University – Stem Building (phase 2)**
  FY 27- $8,313,617 (Design),
  - **CSU Priority #10**
  - **Authorization Language:** Academic Improvements
  - **Prior State Authorizations:** none
  - **Projected Future Authorization Request: FY 29 - $79,361,741 (Construction)**

As a continuation of Phase 1 academic programing, design and construction, continuity is maintained as Phase 2 completes delivering this dynamic academic achievement. Phase 2 academic programs will include:

Community Clinic	(Expand and Relocate from Copernicus Hall)
Social Work	(Expand and Relocate from Barnard)
Biology & Biomolecular Sciences	(Relocated from Copernicus Hall)
XR (eXtended Reality) Lab	(New)
Medical Robotics Lab	(New Lab)
Rehab Engineering	(New Program in Development)
Math	(Relocated from Maria Sanford and Marcus White)

Phase II will provide an additional 70,000 gross square feet to complete the Health Science Building. This phase will enable the University to bring the remaining STEM and interdisciplinary programs together to provide an infrastructure with a learning environment that supports 21st century learning.

This new facility will enable CCSU to expand its' Community Health Clinic. This space will support CCSU's core value of community engagement by offering classes, education, and services to the surrounding communities. The community health clinic will also provide unprecedented experiential learning to our students in a variety of Health Sciences programs which also enhances and supports interdisciplinary learning. The proposed student run, free Community Clinic would offer screenings and monitoring of chronic health issues to the communities surrounding the University. CCSU students would also get experience in working with diverse populations that reflect the communities we serve.

The University currently offers a Bachelor's in Social Work program and is in the process expanding the program to also offer an Masters in Social Work (MSW). This new facility will help bridge a gap to promote this and other new academic efforts.

The designated "Go Baby Go" area would connect to the space for Rehab Engineering and DPT to allow collaboration and interdisciplinary learning. The literature has shown that students should be exposed to other disciplines during their learning, in both classroom and experiential settings. Students learn to work together as team members, thus enhancing interdisciplinary approaches in the workplace (Allen et al., 2006).

The new Medical Robotics area would also be connected to an expanded XR lab focused on more STEM and medical disciplines and training (whereas the existing XR lab cannot handle such expansion); XR encompasses augmented reality (AR), virtual reality (VR), and mixed reality (MR).

Math is a key academic component of several majors and programs. As the University seeks to provide additional education and tutoring in the math discipline, we recognize that students come from diverse and unique backgrounds and the tutoring and/or education must match the gap in skills. CCSU seeks to establish a math emporium within the space to address the increased need of higher education institutions to support math needs and enhance faculty engagement while supporting student success.