

Analysis of State Bond Commission Agenda Items

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OFFICE OF FISCAL ANALYSIS

Room 5200, Legislative Office Building
Hartford, CT 06106 • (860) 240-0200

E-Mail: ofa@cga.ct.gov
www.cga.ct.gov/ofa

OFA STAFF

Alan Calandro, Director

Christine Ashburn, Section Chief

Sarah Bourne, Principal Analyst	Elementary Education, Office of Higher Education, Town Education Grants
Don Chaffee, Principal Analyst	Legislative Agencies, Budget Information System, State Personnel
Rachel Della Pietra, Associate Analyst	Children and Families, Public Health, Medical Examiner, Tobacco Settlement Funds
Christina Gellman, Principal Analyst	Banking, Dept. of Developmental Services, Teachers' Retirement, Dept. of Rehabilitation Services
Alan Shepard, Principal Analyst	Board of Regents for Higher Education, UConn, Consumer Protection

Michael Murphy, Section Chief

Evelyn Arnold, Associate Analyst	Economic Development, Housing, Culture and Tourism, Results Based Accountability
Anne Bordieri, Analyst II	Transportation Fund, Motor Vehicles, Dept. of Transportation, Military, Veterans' Affairs, Soldiers, Sailors & Marines'
William Lederman, Principal Analyst	Budget Information System, Income Tax Modeling
Linda Miller, Principal Analyst	Attorney General, Treasurer, Debt Service, Bonding
Chris Wetzel, Associate Analyst	Dept. of Labor, Tax Policy & Revenue Analysis, Dept. of Revenue Services, Spending Cap

Chris Perillo, Section Chief

Dan Dilworth, Analyst II	Office of Policy & Mgmt., Grants to Towns (PILOTS, Pequot), Municipal Funds, Federal Funds
Grant Gager, Associate Analyst	Emergency Services & Public Protection, Office of Government Accountability, Governor, Lt. Governor, Secretary of the State, Comm. on Human Rights & Opportunities
Kyle Rhude, Principal Analyst	Dept. of Administrative Services, State Personnel, Statewide Issues, Energy Funds, Consumer Counsel, Construction Services
Marcy Ritsick, Associate Analyst	Environment, Agriculture, Agriculture Experiment Station, Council on Environmental Quality

Rob Wysock, Section Chief

Neil Ayers, Principal Analyst	Dept. of Social Services, UConn Health Center, Office of Health Care Advocate, Dept. of Insurance
Jonathan Palmer, Associate Analyst	Corrections, Budget Information System
Phoenix Ronan, Associate Analyst	Criminal Justice, Judicial, Public Defender, Probate
Emily Shepard, Principal Analyst	Dept. of Social Services, Mental Health and Addiction Services, Psychiatric Security Review Board, Office of Early Childhood
Holly Williams, Associate Analyst	State Comptroller, Dept. of Social Services (Health Care), State Employee Fringe Benefits, Workers' Compensation

Administrative Staff

Laurie L. Wysock, Sr. Executive Secretary
Theresa Kelly, Senior Legislative Secretary
Lisa Kiro, Staff Assistant/Fiscal Note Coordinator

Legislative Office Building, Room 5200, Hartford, CT 06106

Phone: (860) 240-0200

E-Mail: ofa@cga.ct.gov; www.cga.ct.gov/ofa

The following is intended to provide legislative members of the State Bond Commission (SBC) with additional information and analysis of the items on the agenda. We have reviewed the items and provided additional information, comments or questions where it would be helpful.

I. Summary

FY 14 General Obligation Bonds¹

Allocations	FY 14 \$	FY 13 \$ (June)
May Agenda	474,018,300	168,042,522
Prior Allocations	1,089,492,346	1,333,370,119
TOTAL	1,563,510,646	1,501,412,641

The figures do not include reallocations.

FY 14 Transportation Fund Bonds

Allocations	FY 14 \$	FY 13 \$ (June)
May Agenda	95,900,000	1,500,000
Prior Allocations	727,405,612	686,090,500
TOTAL	823,305,612	687,590,500

Special note on job creation/retention estimates in the SBC agenda:

The Office of Policy and Management has provided an estimate for the number of jobs created or retained for each agenda item. The figures are based on the assumption that for every \$1 million of directly expended project construction costs, a total of 21 jobs are created or retained. Of the 21 job total, 9.4 are direct jobs and 11.6 are supplier jobs.

II. Agenda Items

Items #1, #22, #29 & #31 Judicial Department: Construction of a new Litchfield District Courthouse (a total of \$71,217,000 in new General Obligation bonds)

The funds will be used to build a new Litchfield District Courthouse in Torrington. The project consists of the design and construction of a 173,000 sq. ft. building with an additional 381 space parking lot to be developed on 59 Field Street in Torrington. The courthouse will contain 8 courtrooms (1 arraignment courtroom, 2 criminal courtrooms, 2 civil courtrooms, 1 family courtroom, and 2 juvenile courtrooms) and 2 hearing rooms and 8 judge's chambers.

A design-build developer was selected in April 2014 and project completion is anticipated to be in 2016. The total project cost is approximately \$81 million, consisting of \$5.8 million in previous bond funding and the current \$71.2 million allocation. A total of 248 staff will be employed at the courthouse and approximately \$1 million will be necessary annually to operate this new facility.

Background: Design-build is a construction delivery method that differs from the traditional design-bid-build method since the traditional method first hires an architect to design the building and then construction firms submit bids to build the design. A design-build involves teams comprised of the architect/engineers and construction firms who compete by submitting proposals as one entity or team. Design-build sets a finite "date certain" and "cost certain." Once a contract is signed, the building must be delivered on time for the agreed upon dollar amount. There is a daily penalty assessed for each day the project goes over the agreed upon schedule and any overage cost is owned by the team and not the State. The Judicial Department has been involved in eight successful design-build method courthouse construction projects since 1993.

Item #2 Office of Policy and Management: Information Technology Capital Investment Program (\$1,188,500 in new General Obligation bonds)

This funding will be used to develop and implement information technology enhancements for the Department of Public Health (DPH) and the Department of Transportation (DOT). The table below shows the breakdown of the allocation by agency and what will be purchased.

Information Technology Capital Investment Program Projects

Description	DPH \$	DOT \$
Consultant Services	0	52,500
Hardware	0	186,000
Software	950,000	0
TOTAL	950,000	238,500

DPH – The funds will be used to upgrade the agency’s Electronic Vital Records Registration System module. The upgrade will allow records concerning Connecticut deaths and fetal deaths to be combined in one system.

DOT – The funds will be used to replace the agency’s telephone system.

Item #3 Department of Veteran’s Affairs: Funding for a Veteran's Memorial in Hartford (\$617,500 in new General Obligation bonds)

These funds will be used to award a construction contract for a new Veteran’s Memorial adjacent to the State Armory and Legislative Office Building in Hartford. The previous funding of \$500,000 is from the July 2010 State Bond Commission meeting. The timeline for completion of the memorial is November 2014.



Artist's rendering of the Veteran's Memorial in Minuteman Park

Item #4 Department of Administrative Services: Statewide Asbestos Abatement Program (\$2,500,000 in new General Obligation bonds)

These funds will be used to finance the estimated costs of the Statewide Asbestos Abatement Program. These funds are expended in support of renovation and repair projects statewide.

Current and Pending Asbestos Abatement Projects¹

Description	Amount \$
79 Elm street canopy	30,000
CCSU old police station	70,000
Putnam Courthouse	30,000
VA Rocky Hill boiler house	100,000
Uncas on Thames old police building	100,000
10 Clinton Street, Hartford	2,750,000
Altobello Campus	1,000,000
Naugatuck Valley Community College Founders Hall	900,000
DEEP Harkness Park	150,000
Osborne Correctional	250,000
Enfield Correctional	50,000
WCSU Newberry Hall	200,000
Platt Technical High School	100,000
State Office Building	2,000,000
Connecticut Valley Hospital, various minor campus projects; demo Smith House	1,000,000
Various State Parks/DEEP facilities	200,000
State police barracks D,F,I,L, renovations	75,000
Numerous minor-emergency abatement projects, various agencies	500,000
TOTAL	9,505,000

Item #5 Department of Emergency Services and Public Protection: Replacement and upgrade of the agency's radio communication system (\$7,198,130 in reallocated General Obligation bonds)

The allocation will be used for the initial phase of a three-phase project to upgrade communications equipment, including: (1) new technology mobile and portable radios, (2) control station desktop radio units, and (3) related supporting equipment. The total estimated cost is \$19.5 million. DESPP is expected complete the first phase of the project in the first half of FY 15.

The \$7.2 million will support the purchase and installation of new communications equipment for: (1) the central district troops (H, I, F) and Troop G, (2) DESPP headquarters, and (3) statewide redundancy sites at UCONN and Rentschler Field. In addition, old technology equipment in the western district consolidated dispatch center (Troop L) will be upgraded to new technology similar to that in the eastern district dispatch center.

¹ Full abatement project costs are listed. Due to construction phasing and budgets, some projects have already begun and have already been partially funded under previous bonding; therefore future portions of the work will require additional funding to complete the abatement project. Conversely, abatement project costs show estimated total abatement costs; however, they too will have to be phased over multiple funding years in order to complete the project due to construction timing or funding issues.

Item #6 Department of Energy and Environmental Protection: Repairs to Savin Lake Dam in Lebanon (\$2,985,600 in new General Obligation bonds)

This allocation will be used for repairs to the deteriorated spillway at Savin Lake Dam in Lebanon. Funding will also be used to improve public access to the lake and parking.

The table below shows previous allocations for improvements to Savin Lake Dam:

Prior Bond Allocations for Savin Lake Dam Improvements

SBC Date	Amount \$	Description
1/26/07	750,000	Dam Repairs - Savin Lake Dam, Lebanon
5/28/04	41,000	Design of repairs to Savin Lake Dam in Lebanon

Background: There are more than 260 state-owned dams directly under DEEP's care and control. The agency is also responsible for major repairs on dams located on land under the care and control of the Department of Corrections, the Department of Agriculture and Connecticut Valley Hospital (CVH).

Items #7 & #16 Department of Energy and Environmental Protection: Repairs to Bashan Lake Dam in East Haddam (a total of \$2,122,000 in new General Obligation bonds)

This allocation will be used to fund repairs at Bashan Lake Dam in East Haddam. These funds will be used to improve public access to the lake and increase parking lot capacity (there are currently less than ten parking spaces).

Background: Bashan Lake Dam sits 25 feet high. The lake is surrounded by seasonal cottages and DEEP stocks it with brown and rainbow trout in the spring for recreational fishing.

There have been no bond fund allocations over the past fifteen years for improvements to this dam.

Item #8 Board of Regents for Higher Education – Community Colleges: Alterations and improvements at community colleges (\$1,414,682 in new General Obligation bonds)

The funds will be used as follows:

Ventilation System at Ekstrom Hall Lab at Naugatuck Community College (\$500,000) – The funds will be used for improvements to 18 fume hoods throughout the science department labs at Ekstrom Hall, including: (1) reducing noise and (2) increasing exhaust capabilities of noxious fumes. The project involves removal of 18 in-line exhaust fans that are failing and replacing those with new ductwork, installation of roof mounted central high plume laboratory exhaust systems with 100% redundancy, and

modifications to control systems and electrical panels. Construction will occur during the summer so as to have the least impact on the department's academic calendar.

Air Handler at Norwalk Community College (\$437,082) – The fund will be used to: (1) replace an existing multi-zone Air Handler Unit, (2) provide a multi-zone air handler with chiller and hot water coils of approximately 24,000 CFM², and (3) provide required DDC systems and electrical upgrades. Bids were received on February 27, 2014. The lowest qualified bid was in the amount of \$374,620, plus additional project costs for a total request of \$437,082

Mechanical Systems at Asnuntuck Community College (\$477,600) - The funds will be used to install HVAC systems, mechanical equipment, electrical services, lighting, plumbing, roof curbs and accessories, and other work necessary for the complete installation of all components and systems. The project consists of installing 24 welding booths supplied by the manufacturer, and providing two make-up air units³, exhaust, compressed air, argon gas service to 24 welding stations and one demonstration station located on the east side of the welding area. The lowest qualified bid was in the amount of \$416,000, plus additional project for a total request of \$477,600

Item #9 Department of Economic and Community Development: Small Business Express Program (\$10,000,000 in new General Obligation bonds)

The funds will be used to recapitalize the Small Business Express Program, which was created by Public Act 11-1 of the October Special Session. The State Bond Commission has allocated a total of \$155 million for the program since 2011.

Background: The Express program provides regular loans, forgivable loans, or matching grants to Connecticut-based small businesses and small manufacturers. Awards range from \$10,000 to \$250,000.

In order to be eligible for assistance businesses must:

- Employ no more than 50 people during at least half of its working days during the prior 12 months;
- Be based and operate in Connecticut;
- Have been registered to do business at least for 12 months;
- Be current on all state and local taxes; and
- Be in good standing with all state agencies.

As of May 16, 2014, a total 1,081 businesses have been approved for funding. A total of \$147.4 million of the \$155 million allocation has been paid/will be paid shortly by the

² Cubic Feet per Minute (CFM)

³ Make up air is fresh outside air brought into a building through ventilating (heating or cooling) equipment.

Department or has been given to partnering entities to provide to businesses.⁴ In total these companies will create 3,872 jobs and retain 11,238 jobs.

Questions:

1. On average, how much assistance does DECD approve per month through the Express Program?
2. Does the agency anticipate the demand for assistance to grow (or decrease) over the next two years?

Item #10 Department of Economic and Community Development: Brownfield Redevelopment Initiative (\$3,700,000 in new General Obligation bonds)

This funding will be used to fund the Round 4 awards in the Regional Brownfield Redevelopment Program which were announced in April of this year. The table below lists the award recipients.

Round 4 Awards of the Regional Brownfield Redevelopment Program

Municipality	Description	Amount \$
Bethany - Regional Economic Xcelleration	For the investigation of 29 acres on two parcels in Bethany that have the potential to support agricultural uses, as well as housing and research, lab, and training space.	75,000
Bridgeport	For the investigation of 13.2 acres on two parcels, Remington Shaver and 60 Main Street, the site of a proposed mixed-use development with affordable housing and public open space.	200,000
Derby - Valley Council of Governments	To investigate the site conditions at O'Sullivan's Island in Derby.	200,000
Enfield	To assess 4.5 acres across seven parcels for potential commercial redevelopment and mixed-use transit-oriented development.	200,000
Greater Hartford Region - Capital Regional Council of Governments	To investigate 9.8 acres across two parcels in Hartford, on Windsor and Hawthorn streets, with potential for transit-oriented development, as well as conducting an inventory of additional brownfield sites that are candidates for redevelopment in conjunction with the state's investment in CTfastrak and the New Haven-Hartford-Springfield rail corridor.	200,000
Hartford	To conduct environmental investigation for a roadway connector from Bartholomew Avenue to	112,000

⁴ The Department of Economic and Community Development (DECD) administers the funds in the Express program with six partnering entities, including the Community Economic Development Fund, the Waterbury Development Corporation, the Connecticut Community Investment Corp., the Hartford Economic Development Corp, the Middlesex County Revitalization Commission, and the SouthEastern Connecticut Enterprise Region.

Municipality	Description	Amount \$
	Flatbush Avenue in the Parkville neighborhood.	
Hartford/ Farmington	For early-stage investigation of 86 acres of Batterson Park for redevelopment that will benefit Hartford and Farmington.	55,000
Meriden	To assess 5.6 acres across three sites for a proposed mixed-use, transit-oriented development project that includes the rehabilitation of public housing.	200,000
Middletown	For the investigation of 12 acres on four sites in downtown Middletown, the site of a proposed mixed-use transit-oriented development project.	200,000
New Britain	To assess the commercial redevelopment of a 2-acre parcel on Bosco Drive, the site of a proposed medical office building.	200,000
New Haven - Science Park Development Corp	To investigate 3.5 acres as part of the next phase of development in Science Park, the former Winchester Repeating Arms Factory, in New Haven.	200,000
New London	To assess 6.8 acres across two downtown parcels for mixed-use redevelopment, including affordable housing.	200,000
Newtown	To investigate 9 buildings on the Fairfield Hills campus.	200,000
Norwalk	To investigate a 4.9-acre site, currently a parking lot near the South Norwalk station, for the feasibility of a mixed-use, transit-oriented development project.	200,000
Norwich	To study 8.5 acres across five sites as part of the revitalization of the Shipping Street corridor.	200,000
Portland	For assessing 5.3 acres on three sites adjacent to the Brownstone Exploration and Discovery Park for commercial and open space development.	200,000
Preston - State Hospital Site Rte. 12	For the investigation of 13 buildings on the 393-acre Norwich Hospital campus prior to demolition and redevelopment of the full site for a variety of potential uses.	200,000
Shelton Economic Development Corp.	To study 1.7 acres known as the Rolfite property for mixed-use redevelopment.	200,000
Southbury - Valley Council of Governments	To assess the baseline environmental conditions of the 449-acre Southbury Training School site in Southbury, done in conjunction with the Southbury Training School Task Force.	200,000
Thompson	To investigate the 33-acre Belding Site for the feasibility of a mixed-use or commercial redevelopment.	200,000
Vernon	For the investigation of 15.2 acres across five former mill sites in Rockville for multiple potential redevelopment uses.	200,000
Winchester	To assess 2.7 acres across two sites for commercial redevelopment.	100,000
TOTAL		3,942,000

Background: The program provides low-interest loans to eligible applicants for the remediation of contaminated brownfield sites to bring them back to productive use in accordance with PA 13-308, An Act Implementing the Recommendations of the State of Connecticut Brownfields Working Group.

PA 13-308 incorporated improvements that the State Brownfield Working Group recommended as changes to the existing brownfield programs, including the Regional Brownfield Redevelopment Program. Such changes include:

- Allowing regional economic development agencies to be eligible applicants;
- Separating the brownfield grants and loans into their own programs;
- Allowing loan funds to be used for reducing blight.

Item #11 Department of Education: Grant-in-aid for temporary portable units for the Montessori Magnet School in Hartford (\$3,140,892 in new General Obligation bonds)

The funds will be used to create 49,149 sq. ft. of temporary classroom space for the Montessori Magnet School on land owned by the Hartford Public Schools behind McDonough School. The costs include: permits and fees, purchase of classroom units, site preparation, foundation construction, installation, furnishing and equipment and other project-related costs.

Questions:

1. When is the school anticipated to open?
2. How long will the school require incubation space?
3. What will be student enrollment upon opening?

Item #12 Department of Education: Grant-in-aid for improvements to leased space for the Academy of Aerospace in Rocky Hill (\$500,000 in new General Obligation bonds)

The funds will be used for partial build-out and renovation of leased spaced for the Academy of Aerospace Elementary School. The current plan is to increase enrollment at the school from 60 students to 273 students by the 2014-2015 school year.

Questions:

1. What is the total construction budget for the Academy of Aerospace Elementary School?
2. Will enrollment be capped at 273 students?

Item #13 Department of Energy and Environmental Protection: Renovations and improvements to the main pavilion at Sherwood Island State Park in Westport (\$3,130,089 in new General Obligation bonds)

This allocation will be used to award a construction contract for renovations and improvements to the main pavilion at Sherwood Island State Park in Westport. Funding will be used for: (1) roof replacement; (2) photovoltaic solar panels for hot

water heating; (3) code required improvements; (4) toilet facility upgrades; and (5) concession upgrades and site improvements.

The fund will be used as follows:

Sherwood Island Park Pavilion Project

Item:	Amount (\$)
Construction	2,456,818
Contingency	255,000
Architect/engineer fee	76,500
Construction administration	165,271
DAS fee	176,500
Total	3,130,089



Sherwood Island Pavilion

Background: Sherwood Island is Connecticut's first state park. The main pavilion was originally built in 1961 and has not had major renovations in nearly 25 years. Connecticut's 9-11 Living Memorial is located near the main pavilion building.

Item #14 Department of Mental Health and Addiction Services: As-needed projects at departmental facilities (\$514,500 in new General Obligation bonds)

This allocation will support emergency repairs at the Connecticut Mental Health Center (CMHC) and Connecticut Valley Hospital (CVH). Projects listed in the table below are currently identified for this funding.

Proposed Repair Project at DMHAS Facilities

Facility	Description	Amount (\$)
CMHC	Chiller/Generator Rental	214,000
CMHC	Emergency HVAC Repairs	44,000
CVH	Paving	95,885
CVH	Elevator Repairs	55,500

Facility	Description	Amount (\$)
CVH	Dutton Porch Roof and Ceiling Repairs	25,000
CVH	Shew Hall Roof Repairs	20,000
CVH	Beers Hall Roof Leak Repairs	15,215
CVH	Page Hall Basement Water Leak	15,000
CVH	Dutcher Slate Roof Repairs	10,000
CVH	Woodward Roof Repairs	9,900
CVH	Carpenter Shop Roof Repairs	5,000
CVH	Page Hall Roof Repairs	5,000
TOTAL		514,500
Connecticut Mental Health Center (CMHC); Connecticut Valley Hospital (CVH)		

Item #15 Agricultural Experiment Station: Renovations and improvements at the Jenkins-Waggoner Laboratory in New Haven (\$974,415 in new General Obligation bonds)

The funds will be used for ongoing renovations and improvements at the Jenkins-Waggoner Laboratory in New Haven. Bids for the project were opened on January 30, 2013 and the lowest acceptable bid, by A. Secondino and Sons, Inc. of Branford, is within budget. The project began in spring 2013 and the Department of Construction Services has requested that additional funds be allocated at the current SBC so that construction can continue. The anticipated completion date is 2014.



The Jenkins-Waggoner Laboratory

Background: The Jenkins Laboratory was constructed in 1932 and has not undergone any significant renovations or upgrades. Currently, the mechanical systems are antiquated and in poor working condition, with no elevators. Laboratories are limited in

providing entomologists and plant pathologists with facilities needed to conduct research and serve state residents efficiently.

Physical and mechanical improvements are required for this building, which is a National Historic Landmark and houses 17,900 sq. ft. of laboratory and office space for the Plant Pathology and Entomology and Ecology departments. Many of its systems date back to the original construction of the building in 1932 posing fire and safety code violations. In addition, improvements are needed to bring the building up to Americans with Disability Act (ADA) standards, as there are currently only stairwells in the building.

The Station's regulatory authorities require inspections of nursery stock for exportation and for enforcing federal and state quarantines. The nursery industry is economically the leading agricultural sector in Connecticut. The agency's regulatory work and testing for ticks for Lyme disease and other tick-associated infections, sudden oak death, Asian long-horned beetle surveillance and outreach, and electron microscopic examinations of encephalitis viruses isolated from mosquitoes is conducted in this building. More than 4,000 state residents seek advice from staff members in the Jenkins Building annually.

Items #17 & #27 Department of Energy and Environmental Protection: Municipal open space grants-in-aid (a total of \$2,500,000 in new General Obligation bonds)

The funds will be used to provide grants-in-aid under the municipal open space program. The table below shows bond allocations for this program from FY 04 to the present:

**Bond Allocations for the Municipal Open Space Programs
from FY 04 to the Present (in millions)**

SBC Date	Amount (\$)
FY 05	5.5
FY 08	5.0
FY 11	5.0
TOTAL	15.5

Background: The municipal open space program provides grants-in-aid to: (1) municipalities and nonprofit land conservation organizations to acquire land for open space and (2) water companies to acquire land to be classified as Class I or Class II water supply property. The grants are made for the purchase of land that is: 1) valuable for recreation, forestry, fishing, conservation of wildlife or natural resources; 2) a prime natural feature of the state's landscape; 3) habitat for native plant or animal species listed as threatened, endangered or of special concern; 4) a relatively undisturbed outstanding example of an uncommon native ecological community; 5) important for enhancing and conserving water quality; 6) valuable for preserving local agricultural heritage; or 7) eligible to be classified as Class I or Class II watershed land.

DEEP's goal for 2023 is to preserve 21% or 673,210 acres of the state's land area as open space, which will consist of: (1) 10%, or 320,576 acres acquired by DEEP and (2) 11%, or 352,634 acres acquired by municipalities, nonprofit land conservation organizations and water companies. DEEP estimates that the combined holdings of the state and municipal entities are approximately 8%, or 254,674 acres, which leaves an additional 65,902 acres to be acquired by 2023.

Item #18 Department of Transportation: Capital resurfacing program (\$11,900,000 in new Special Tax Obligation bonds)

These funds are requested to finance additional work under the vendor-in-place paving program for the 2014 construction season. The allocation is in addition to the \$57 million allocation approved during the February 2014 State Bond Commission meeting for the Vendor-In-Place (VIP) portion of the Capital Resurfacing Program. The \$11.9 million will resurface approximately 41 lane miles. VIP refers to a contract where the vendor supplies all materials, labor and equipment to perform a complete work function in place. The most common example is DOT's VIP paving contract, where the vendor supplies the asphalt, paving equipment, trucking and labor and the State pays for the services by the ton.

Vendor-In-Place (VIP) portion of the Capital Resurfacing Program

Route	Town	Amount \$
I-384	Bolton	4,049,900
2	East Hartford	1,991,000
I-395	Montville	2,084,500
110	Shelton	1,449,000
106,25	New Canaan, Trumbull and Monroe	1,209,000
334	Seymour/ Ansonia	1,001,000
Total		11,784,400

Item #19 Office of Policy and Management: Intertown Capital Equipment Purchase Program (\$99,012 in new General Obligation bonds)

The table below shows the following grants-in-aid:

Intertown Capital Equipment Purchase Program Grants-in-Aid

Towns	Equipment	Amount \$
Coventry, South Windsor, Tolland	E-government technology equipment	31,207
Glastonbury and Hebron	Grounds maintenance equipment	39,383
Burlington and Farmington	Dispatch system servers	9,424

Towns	Equipment	Amount \$
Burlington and Canton	Paving box ⁵	18,998
TOTAL		99,012

Background: The Intertown Capital Equipment Purchase Incentive Program provides grants-in-aid to municipalities to jointly purchase, or lease, equipment and vehicles.

Item #20 Department of Transportation: Expansion of the New Haven Rail Yard (\$80,000,000 in new Special Tax Obligation bonds)

These funds will be used for the continued design and construction for the New Haven Rail Yard Maintenance Facility, which consists of construction of the pedestrian bridge, the Maintenance of Way Facility⁶, employee parking and the West End Storage Yard. These projects are expected to start in the summer of 2014.

Background: The state is in the process of constructing inspection and repair facilities at the New Haven Rail Yard for the new M-8 rail cars. Activities at these facilities include inspection and repair of components, wheel truing, electrified and non-electrified storage tracks for out-of-service trains, storage for spare parts, staff offices, shops and facilities required for support of the rail car fleet and a wash facility for the rail cars. As of 2013 several projects have been completed such as the M-8 Acceptance Facility, the Diesel Storage Yard, the Traction Power Substation, the Independent Wheel Truing Facility and several renovation and maintenance projects.

Items #21 & #25 Department of Energy and Environmental Protection: Recreation and Natural Heritage Trust Program (a total of \$5,000,000 in new General Obligation bonds)

This allocation will be used to acquire open space land and water access to add to the state's system of forests, parks, fisheries and natural resource management areas. The table below shows bond allocations for this program from FY 04 to the present:

**Bond Allocations for the Recreation and Natural Heritage Trust Program
from FY 04 to the Present (in millions)**

SBC Date	Amount (\$)
FY 04	4.00
FY 06	4.00
FY 07	9.00

⁵ A paving box or drag box paver is hooked to the back of the dump truck and the asphalt is dumped into the box. This paving technique is used to pre-level potholes or deep cracks on roads, and as a patchwork asphalt maintenance tool. The machine does not have the control for precise paving jobs; it is mainly used to overlay material on existing asphalt roads.

⁶ The Maintenance of Way Facility houses the staff in all of the Metro-North departments (Track, Structures, Power and Communications & Signals (C&S), including Radio Maintainers) that maintain the yard and New Haven main line infrastructure. Additional employee parking for the rail yard (250 spaces) will also be constructed.

SBC Date	Amount (\$)
FY 11	6.25
Total	23.25

Background: DEEP's goal for 2023 is to preserve 21% or 673,210 acres of the state's land area as open space, which will consist of: (1) 10%, or 320,576 acres acquired by DEEP and (2) 11%, or 352,634 acres acquired by municipalities, nonprofit land conservation organizations and water companies. DEEP estimates that the combined holdings of the state and municipal entities is approximately 8%, or 254,674 acres, which leaves an additional 65,902 acres to be acquired by 2023.

Item #23 Department of Energy and Environmental Protection: Grant-in-aid to Meriden for the Meriden Mall (Hub) Project (\$3,150,000 in new General Obligation bonds)

This allocation will be used for a supplemental grant-in-aid to the City of Meriden for completion of flood control improvements and ongoing redevelopment of the 15-acre former Meriden Mall ("Meriden Hub") site. Prior bond allocations for this project are listed in the table below:

State Bond Commission Allocations for the Meriden HUB and Flood Control

SBC Date	Allocation \$	Description
10/29/04	2,000,000	Grant-in-aid to City of Meriden for demolition of former Meriden Mall (HUB building) for revitalization of central business district
12/10/10	2,000,000	Grant to Meriden for design and construction of flood control improvements along Harbor Brook
9/23/11	1,100,000	Harbor Brook Flood Control Project - Meriden - Columbus Avenue Bridge auxiliary culvert
12/16/11	3,500,000	Grant-in-aid to the City of Meriden to assist with the ongoing redevelopment of the site of the former Meriden Mall (a.k.a. the "Hub" building)
6/21/13	3,850,000	Supplemental grant-in-aid to the City of Meriden to finance the design and construction of flood control improvements and ongoing redevelopment of the site of the former Meriden Mall (a.k.a. the "Hub" building)
Total	12,450,000	



Artist's rendering of Meriden's downtown redevelopment plan

Background: The city's current redevelopment plan for the HUB is a 150,000 sq. ft. of office and retail space that will be immediately adjacent to the intermodal transportation center. The center will allow for transit-oriented development opportunities on the HUB site and throughout the downtown area. The intermodal center will not only serve Meriden's existing Amtrak service and the proposed New Haven to Springfield commuter rail line but will also offer linkages to local bus, taxi and corporate van services.

Item #24 State Library: Grant-in-aid to Vernon for the George Maxwell Memorial Library in Rockville (\$300,000 in new General Obligation bonds)

The funds will be used for a grant-in-aid to Vernon for the George Maxwell Memorial Library in Rockville to complete a project for ADA accessibility improvements, including an elevator.



George Maxwell Public Library in Rockville

Background: The Rockville Public Library was founded and endowed by local textile manufacturer George Maxwell in 1893. It is a privately owned non-profit 501(c)3 library that serves the entire town of Vernon, CT. Two-thirds of the library's operating costs are paid through the endowment left by the Maxwell family and by library fundraising. The remaining third is paid through the Town of Vernon.

The present building, constructed in 1904, was designed by Charles A. Platt of New York. In 1967 the Trustees renovated the building and added the children's wing. The Trustee renovated the adult department in 2002 to maximize available space and to allow for greater use of technological resources. At the present time, the library has several issues that impact service delivery. Because of the age of the building, it is not ADA compliant. There are three levels and no elevator. The lower level is handicapped accessible only from outside and entering through a back door that must be unlocked by staff. The library does not have handicapped accessible bathrooms. Some of the aisles between stacks are not wide enough to accommodate a wheelchair.

Item #26 Department of Correction: Emergency and minor capital repair projects at departmental facilities (\$500,000 in new General Obligation bonds)

The funds will be used for emergency and minor capital repair projects at departmental facilities. The table below shows prior State Bond Commission allocations for this purpose since FY 04.

Allocations to DOC for Emergency and Minor Capital Repair Projects since FY 04

Date	Amount \$	Description
10/31/2003	250,000	Emergency/minor capital projects - as needed

Date	Amount \$	Description
1/26/2007	250,000	Emergency/minor capital projects - as needed
9/25/2009	250,000	Emergency and minor capital projects as needed
8/26/2011	500,000	Emergency and minor capital projects - as needed
TOTAL	1,000,000	

Background: DOC currently operates 22 facilities comprised of correctional institutions, training facilities and administrative buildings. The agency estimates that approximately \$123.6 million in capital renovations and improvements will be needed at these facilities for the health and safety of inmates, correctional staff, and the public.

Item #28 Department of Transportation: Replacement of the Commercial Vehicle Information Systems and Network (\$4,000,000 in new Special Tax Obligation bonds)

These funds will be used to finance the replacement of the Commercial Vehicle Information Systems and Network (CVISN) which was deployed in 2004. The CVISN is a multi-agency initiative that uses advanced technology to improve commercial vehicle operations and safety. The network promotes the electronic exchange of safety data and supporting credentials information regarding carriers, vehicles, and drivers involved in commercial vehicle operations. This information is used by the enforcement community and other related agencies and organizations, to make better-informed decisions that are based on historical safety performance information.

These funds will be used to upgrade the CVISN technology and the maintenance of older programming software.

Commercial Vehicle Information Systems and Network (CVISN) Project

Project	Start date	Cost \$
Modernize and replace existing Commercial Vehicle Information Exchange Window	5/1/2014	486,000
Replace and enhance the State's Motor Carrier Portal	6/1/2014	100,000
Modernize and replace Intrastate/Motor Carrier Services Tax system	6/1/2014	50,000
Modernize and replace IFTA licensing system	6/1/2014	450,000
Expand automated routing for oversize/overweight vehicles	6/1/2014	350,000
Replace e-screening technologies	-	-
Deploy enhanced e-screening at fixed weigh stations	2015	650,000
Implement virtual weigh stations at bypass routes: each weigh station costs \$350,000	2016	2,100,000
Connecticut's real time insurance program	2015	1,650,000
TOTAL		5,836,000

Item #30 Department of Energy and Environmental Protection: Reallocation for improvements to a skating rink at Babb's Beach (\$75,000 in new General Obligation bonds)

This item reallocates funds that were originally allocated for the Babb's Beach bathhouse in Suffield for use at the roller skating rink building on the same property. The 11,000 sq. ft. rink is located beside Congamond Lake and was built circa 1930 as a dance hall. The facility hosted well-known musicians during the Big Band era. The Babb family donated the approximately seven-acre property to the town in 1977, which operated the rink until 1996.



Babb's Beach roller skating rink in its current state of repair

Questions:

1. What is the estimated total cost of the project? When will it be completed?
2. What portion of the total cost is Suffield covering?
3. How is Suffield financing the project? (private donations, bank loan, etc.)
4. How many users does Suffield estimate will use this facility on an annual basis?

Item #32 Department of Economic and Community Development: Manufacturing Assistance Act (\$29,500,000 in new General Obligation bonds)

- A. The Lee Company (\$10,000,000) - This funding will support a \$10 million loan to assist with the acquisition of machinery and equipment for business expansion at its facilities in Westbrook. The loan will be provided at an interest rate of 2% for ten years. The company will be eligible for loan forgiveness of up to \$10 million if it retains the existing jobs and creates the new jobs within five years. Forgiveness will be provided in increments of \$2.5 million for each 50 jobs created. The company intends to retain 862 jobs and create up to 200 new jobs.

The state will also provide The Lee Company up to \$10 million in tax credits under the Urban and Industrial Site Reinvestment Program.

Background: The Lee Company is a supplier of miniature, precision fluid control products to a wide range of industries including aerospace, formula 1 racing, oil exploration, automotive and medical/scientific instruments. Founded in 1948, The Lee Company now has over 700,000 sq. ft. of modern manufacturing and office space at four sites in Westbrook and Essex, Connecticut and employs over 800 people.

- B. Cartus Corporation (\$6,500,000) - This funding will support a \$6.5 million loan to assist with leasehold improvements and equipment for retention and expansion of its headquarters in Danbury. The loan will be provided at an interest rate of 2% for ten years with principal deferred for five years. The company will be eligible for loan forgiveness within five years if it meets the job retention and creation goal. The company is required to retain 1,275 jobs and create 200 new jobs within five years.

Background: Cartus Corporation, headquartered in Danbury, provides clients with logistical relocation support, as well as international assignment compensation services, intercultural and language training, and consulting services.

- C. NBC Sports Network (\$6,000,000) - This funding will support a \$6 million loan to assist in further expansion of NBC Sports Network's production facility in Stamford. The loan will be provided at an interest rate of 1% for ten years with principal and interest deferred for five years. The company will be eligible for loan forgiveness if it meets the job retention and creation goal. The company intends to retain 566 jobs and create 150 new full-time jobs by December 31, 2019. This funding is in addition to funding received through the First Five Program.

Background on the First Five Program: Under the First Five Program, NBC Sports Network received a \$20 million loan to establish its headquarters and facility in Stamford. The 32-acre site houses office space for NBC Sports, NBC Olympics, NBC Sports Digital, VERSUS (to be renamed the NBC Sports Network on January 2), and the Comcast Sports Management Group, which oversees the NBC Sports Group's 14 regional networks. Additionally, NBC plans to build a state-of-the-art studio for the NHL Network in Stamford.

The total financial assistance package available to NBC Sports through First Five consists of only the \$20 million loan described above. The State Bond Commission allocated \$20 million for the loan at the December 2011 meeting.

Question: As a participant in the First Five program, NBC Sports Network must retain 116 jobs and create at least 200 jobs. Do the job creation/retention requirements for this loan overlap with the job requirements imposed on the company under the First Five program?

- D. Starwood Hotels & Resorts Worldwide Inc. (\$5,000,000) - This funding will support at \$5 million loan to assist in further expansion at its facility in Stamford. The loan

will be provided at an interest rate of 3% for ten years with principal deferred for four years. The company will be eligible for loan forgiveness if it meets the job retention and creation goal. The company will retain 980 jobs and create 340 new full-time jobs within three years of occupancy of the expansion.

Background: In 2010 the state offered Starwood Hotels several incentives in return for the company's commitment to:

1. relocate its company headquarters from White Plains, NY to 333 Ludlow Street, Stamford, a location that is within Stamford's enterprise zone;
2. invest \$75 million to refit 250,000 square feet of leased class A office space;
3. create 813 jobs in Connecticut.

The incentives included:

1. \$75 million in Urban and Industrial Site (URA) tax credits;
2. a 15-year loan of \$9.5 million at a 1% interest rate, with up to \$7 million of the repayment forgiven if the company creates and retains at least 813 jobs in the state;
3. a sales tax exemption from the Connecticut Development Authority (CDA) of up to \$850,000;
4. a five-year 80% abatement of property taxes for locating in an enterprise zone.

Starwood Hotels has met all covenants required in the 2010 Assistance agreement. Currently the employment level in Stamford is 980.

- E. A-1 Machining Company (\$1,250,000) - This funding will support a loan of \$1.25 million to assist with leasehold improvements and equipment for its facility in New Britain. The loan will be provided at an interest rate of 2% for ten years. The company will be eligible for loan forgiveness of \$250,000 if it meets the goal of retaining 53 jobs and creating 10 new full-time jobs within three years of occupancy of the expansion.

Background: A-1 Machine Company provides the aerospace industry with precision machined products and specializes in machining of super alloys for turbine engine applications used in commercial and military aircraft applications and land based power generation turbines.

- F. Neeltran Inc. (\$750,000) - This funding will support a loan of \$750,000 to assist with acquisition of machinery and equipment for its facility in New Milford. The loan will be provided at an interest rate of 2% for ten years. The company will be eligible for loan forgiveness of \$150,000 if it meets the job creation goal. The company intends to create ten new full-time jobs within two years.

Background: Neeltran Inc., located in New Milford, manufactures power electronic systems including transformers and rectifiers.

Item #33 Office of Policy and Management: Local Capital Improvement Program - LoCIP (\$10,000,000 in new General Obligation bonds)

LoCIP is an entitlement program for municipalities that provides General Obligation bond funds for eligible projects, as defined in statute. New funds are annually deposited into municipal accounts administered by the Office of Policy and Management (OPM) on March 1st. Towns may choose to: (1) expend the funds on smaller projects or (2) accumulate the funds over a period of time for one large project.

Towns begin the process of accessing their LoCIP funds by submitting a proposal to OPM describing the proposed project and certifying that it is part of the town's capital improvement plan. If OPM grants approval, the town may proceed to carry out the project. Because LoCIP is a reimbursement program, towns must first incur the expense for a project before reimbursement can be requested. Reimbursement may be made in one lump sum for a smaller project or in a series of payments as successive stages of a larger project are completed.

Item #34 Department of Administrative Services: School construction grants-in-aid (\$300,000,000 in new General Obligation bonds)

These funds are requested to finance estimated grants-in-aid for FY 14 for the state's share of the cost of the principal and current payments for the construction of local school building projects. The school construction grant program has in excess of 600 school construction projects in various stages of completion. These projects include expansion, renovations and improvements, safety and health related projects, vocational agricultural centers and cooperative regional special educational facilities. School districts may submit requests for school construction grant payments for any one or all of those projects. The dollar amount of the bond commission request is based upon the aggregate of all open school construction projects, specific cash flows from some projects, and historical experience with the ebb and flow of grant payment requests.

Item #35 Office of Policy and Management: Urban Action Program (\$9,265,979 in new General Obligation bonds)

1. Department of Energy and Environmental Protection

- A. Bloomfield: Parking lot and site improvements at Filley Park (\$600,000) - Filley Park is an 80-year-old town-owned park. The town council used a \$250,000 state grant to hire a consultant, Fuss & O'Neill, to develop a renewal plan for the park. The consultant's report recommended dredging and reconfiguring the pond, relocating the dam, creating an arboretum on the island, constructing a natural, handicapped-accessible playground, restoring and creating trails on the 18-acre site, and building a pavilion. The map below was included in the report:



Artist's rendering of proposed improvements at Filley Park

Questions:

1. What was the total estimated cost in the consultant's recommendations?
 2. Which recommendations will be implemented with this bond allocation?
 3. Is Bloomfield providing any funds for improvements at Filley Park?
- B. Bridgeport: New park on Wayne Street (\$530,000) – These funds will provide a grant-in-aid to the City of Bridgeport to construct a new park and playground on former Bridgeport Housing Authority land at 133 Wayne Street. The T-shaped parcel is approximately a half-acre in size.
- C. Torrington: Athletic field improvements at Torrington High School (\$200,000) – These funds will be used for renovations and improvements to athletic facilities at Torrington High School, including replacement of the all-weather track, a new turf football/soccer field, replacement of grandstand seating and handicapped accessibility improvements.

Question: Is Torrington providing any funding for this project?

- D. Middletown: New facility for Connecticut Trees of Honor Memorial, Inc. (\$500,000) - These funds will provide a grant-in-aid to Connecticut Trees of Honor Memorial Inc. to assist with construction of the facility in Middletown. The Memorial is located in Veterans Memorial Park in Middletown. It is composed of two sculptures and a ring of 65 trees with sitting areas. Each

tree is uniquely dedicated to each Fallen Hero with a granite plaque engraved with a photo.



Diagram of the Connecticut Trees of Honor Memorial in Middletown

2. Department of Economic and Community Development

- A. Burlington: New Lake Garda Fire Station (\$1,000,000) -This funding will support a \$1 million grant-in-aid for the construction of a new fire station to replace the Lake Garda fire station in Burlington. The existing station, built in the 1960s, does not meet current National Fire Protection Standards for fire apparatus, current ADA or life safety codes.

The new station will include two bays, two bay work areas, a dispatch office, two offices, a day room, a kitchen, a multi-purpose room, two locker rooms and two storage areas. The station would be able to accommodate three fire vehicles.

- B. *Guilford: Monument commemorating the signing to the Guilford Covenant (\$85,000)* – This funding will support a grant-in-aid for the construction of a monument commemorating the signing of the Guilford Covenant and a tourist information kiosk for the Guilford Preservation Society heritage tourism program.



Placement of the Guilford Covenant Stone

Workers place the Guilford Covenant stone into place at the intersection of Whitfield and Old Whitfield Roads. The Covenant stone is a replica of the paper covenant, which resides in a museum in MA, and listed names of the original Guilford plantation settlement in 1639. The placing of the stone is part of the Guilford's 375th anniversary commemorations.

- C. Hartford: Renovations and improvements at the Hartford Stage Company building at 50 Church Street (\$2,500,000) – This funding will support a grant-in-aid of \$2.5 million to the Hartford Stage Company for various renovations. This project includes accessibility improvements, electrical and mechanical upgrades, replacement of seating, and exterior improvements.

The table below shows Urban Action grants-in-aid to the Hartford Stage Company from FY 02 to the present.

Urban Action Allocations to the Hartford Stage Company since FY 02

SBC Date	Description	Amount \$
3/27/02	Grant-in-aid to the Hartford Stage Company for leasehold improvements to a building at 117 Murphy Road for storage, paint and scene shops	669,000
3/24/05	Grant-in-aid to Hartford Stage Company for comprehensive needs analysis for renovation/relocation	500,000
2/29/08	Grant to Hartford Stage Company Inc. for renovations, improvements and expansion of its facility at 50 Church Street	2,000,000
TOTAL		3,169,000

3. Department of Social Services

- A. Guilford: Renovations to the Guilford VFW facility (\$1,347,479) - This funding will assist the Guilford VFW, which was established in 1946, with renovations and improvements to its facility.
- B. New Milford: Renovations to the new facility for Housatonic Youth Service Bureau (\$320,500) - The Housatonic Youth Services Bureau (HYSB) is a nonprofit, established in 1991, which services the towns of Canaan, Cornwall, Kent, North Canaan, Salisbury, and Sharon. HYSB provides various services to youths and their families up to age 21, including, individual and family therapy, advocacy, prevention programming, referral services, outreach, and community events.
- C. Branford: Roof replacement for Connecticut Hospice, Inc. building (\$250,000) - The Connecticut Hospice Inc., established in 1974, is a not-for-profit provider of hospice care to Connecticut residents.
- D. Danbury - Roof replacement for the War Memorial community center building (\$875,000) - The War Memorial community center houses a complete fitness center that has offered indoor recreational activities for Danbury and the surrounding communities since 1951.
- E. Plainville - Parking lot improvements at the senior center (\$105,000) - The Plainville Senior Citizens' Center offers health and wellness, classes, education, outreach, financial assistance, caregivers and family support, meals, insurance assistance, transportation, volunteerism, grandparents raising grandchildren support, outdoor adventure club, trips, leisure services and inter-generational programming.

- F. Southington – Renovations and additions to the Southington Community YMCA building (\$900,000) - The Southington YMCA opened its new Spirit, Mind and Body Center in April 2014. The new addition contains a women's center, a yoga and Pilates space and a massage center.
- G. Stratford – Bathroom accessibility improvements at the South End Community Center (\$53,000) - This funding will assist the town with accessibility improvements to the bathrooms at the South End Community Center. The community center provides various services to residents including a food pantry and enrichment programs for children in grades K through 6.

Item #36 Approval of the State Treasurer's Certificate of State Indebtedness

This resolution satisfies statutory requirements for approval of documents related to State Bond Commission meetings.