CAPITAL PROJECTS LONG RANGE PLAN
CENTRAL CONNECTICUT STATE UNIVERSITY

Prepared by
Administrative Affairs

CAPITAL PROJECTS OVERVIEW

The Capital Project plan for the current fiscal period will move Central Connecticut State University a giant step closer to the realization of its long-range master plan. The main theme in that plan is “transformation” fueled by the long-awaited completion of our two perimeter roads, the closing of Wells Street, the acquisition of additional land and the approval of major capital construction projects. The active involvement of companion state agencies such as DPW and DOT, a close relationship with the City of New Britain, and the formation of public-private partnerships to push ahead with new and creative initiatives have also fueled this transformation. The key elements of this transformation are as follows:

- Creating a fully accessible campus
- Creating a geographically unified campus
- Improving delivery of academic and administrative services at every level
- Improving the quality and vitality of student life on campus
- Moving student activities to a more central part of the campus
- Consolidating key administrative functions at the west end of campus
- Providing parking relief for students, faculty and staff
- Improving our athletic facilities and playing fields for compliance with Title IX mandates
- Developing public-private initiatives to reduce dependence on state funding
- Moving towards energy self-sufficiency
- Creating a sound & resilient infrastructure to support the master plan
- Completing deferred maintenance on our existing building stock
- Bringing our existing buildings into compliance with all applicable code requirements
Administrative and Service Area Renovations: Our goal during this next Capital Budget period is to continue the creation of modern and flexible classroom facilities by bringing our older classroom buildings into full compliance with existing building, life safety and ADA codes. Secondary to this goal is the unification academic programs and administrative services that are currently scattered throughout our campus. Committees within each of the affected departments must play an active role in this process. This cooperation is vital as we pass through several difficult years of transition from our current environment to implement our newly proposed academic and administration support programs.

Willard, DiLoreto and Maria Sanford Halls: Currently Davidson, Willard, DiLoreto and Maria Sanford Halls are main classroom buildings, which are distant from the center of campus and major student parking areas. The proposed construction of new parking garages will not totally change this situation. To address this problem, the long-range plan provides for conversion of Willard Hall and DiLoreto Hall from classroom buildings to administrative and student support service buildings. Maria Sanford Hall will be renovated to continue as a classroom/office building and Davidson Hall to be renovated to serve as administrative office, conference/meeting and academic support space facility. Academic space planners and architects are currently interviewing the occupants of Willard and Diloreto Hall to define the programmatic space characteristics and adjacencies for those departments and offices selected to occupy these buildings. Both Maria Sanford and Davidson Hall will follow the same procedure. This information will be reviewed by President and CSU to insure its compliance with Central Connecticut State University long range capital plans prior to initiation design and renovations.

Listed below are the details of these conversions:

- **Willard Hall** will be redesigned to meet both academic and administrative support service programs and continue to house Media Services and the Faculty Training Center at its current location. The current location of Enrollment Services and Career Services on the main floor will become a high technology classroom and conference center, with increased access to distance learning technology and other high technology activities. Faculty offices will be located on the second floor, with the Business Office occupying the renovated third floor. Spaces in Willard Parking lot will be dedicated to each of these functions to
facilitate easy access to prospective students and their parents to admissions and registration functions.

- **DiLoreto Hall** will be reconfigured to serve as a clearinghouse for student support services such as Admissions, Registrar, Financial Aid, Enrollment Services, Career Services, Coop, Cashier's Office, Bursar's Office, Counseling, Campus Ministry and EOP. Currently, these services are scattered in different buildings throughout campus. Many of these spaces are undersized and ill suited for easy access and the delivery of student support services. Added to that is the inefficiency and frustration of staff and students having to travel from one building to another to satisfy the multitude of enrollment requirements. For the first time, these services will be conveniently located and offered as a single building service. The parking lot located directly behind DiLoreto Hall will be assigned exclusively to enrollment and student support services within the building.

- **Maria Sanford Hall** will be reconfigured and renovated to provide space for many of the departments currently housed in DiLoreto Hall. These departments include Anthropology, Geography and History and it will serve as the new home of the Social Science departments, including Philosophy, Psychology and Sociology. Existing space in Maria Sanford will also be renovated to accommodate the Math and Computer Science Departments. The existing School of Business offices will be vacated and temporally become the new home of the Dean for Arts and Sciences. Maria Sanford will be renovated and reoccupied prior to DiLoreto Hall going off line planned renovations. The entire building will be renovated to include a new copper roof, classroom and faculty office improvements, HVAC systems, windows units, doors, elevator, various code and handicap improvements, wiring, lighting, plumbing, and telecommunication wiring and meeting rooms scheduled usage by the university community.

- **Davidson Hall** will undergo major renovations and will house a newly renovated University Theater, conference and meeting rooms in addition to various senior administrative offices and other institutional support space. At this time the buildings roof structure is being completely renovated to include a new slate roof, copper clad cupola and gutter system, trim, painting, and clock renovations. While this is happening, the University Theater is also being renovated to include a new HVAC
system, fire curtains, addressable fire alarm system, house lighting, sound system, seating, windows, wiring, restrooms, carpeting and painting. Consultants have suggested the space currently occupied by the registrar and admissions on the first floor and the Business Office on the second floor be demolished and renovated for conferencing and meeting rooms, which could be scheduled for usage by the university community. Future plans call for the remaining portions of this historic building to be renovated to include a new office renovations, HVAC systems, addressable fire alarm system, electrical panels and wiring, plumbing, ceilings, toilet rooms, windows, doors and hardware, ceilings, lighting, carpeting and painting.

Classroom & Office Renovation Schedule:

While design is already underway for each of the above projects, actual renovation will depend on the creation and availability of classroom and office swing space elsewhere on campus. The first step in this process is the completion of the $4 million dollar, three-phase, "Wrap-Around"

Addition to Copernicus Hall. This project, scheduled to begin construction in June 1998, will provide 15 new classrooms and 38 new offices. Once completed, these new offices and classrooms will provide swing space for other scheduled building renovations.

Willard Hall is the first building scheduled for renovation. Work will include extensive fire code and life safety improvements, an upgrade of obsolete electrical and mechanical systems, installation of new HVAC systems, light fixtures and suspended ceilings. Interior construction includes the creation of modern, functional interior spaces, private conference areas, up-to-date cabling and computer support equipment and secure file storage areas. Construction will be phased and will depend largely on the availability of swing space in other buildings.

Adding momentum to this transition effort will be the construction of the twenty-eight million dollar New Classroom/Office Building and Parking Garage scheduled to begin in the fall of 1998. This New 85,500 gross square foot Classroom/Office Building will contain modern classroom/lab areas and lecture halls on the first three floors and departmental offices and suites on the upper two floors. When completed in late 2000, the new structure will become the home of our School of Business, Communications,
and Sponsored Programs Departments. It will also deliver much-needed swing space (one entire floor) for other programs.

The classroom/office building will be totally air-conditioned, alarmed and connected to the campus security system and wired to the campus telecommunications. The facility will be located south of Memorial Hall, accessible from Manafort Drive, and will house offices, classrooms and lounge space totaling 47,729 assignable square feet. Of that amount, 35,350 will be dedicated for business school use and the remainder will be classroom space shared with other departments. The building will be a five storied structure conforming to state standards for health, life safety and handicap accessibility and will architecturally relate to the campus proper.

The building will contain state-of-the art technology and telecommunications equipment. The majority of the classrooms will contain raised floor platforms to facilitate the installation of computers and other technology. The upper floor will house the entire the School of Business faculty with a modern office and secure office environment. The University has designed technologically advanced podiums to augment a number of tiered conference rooms, which have computer ready workstations for classroom instruction.

Currently, this project provides for construction of this new building behind Memorial Hall, to house School of Business departments and operations. This will allow for state of the art technology and encouragement of distance learning programs. This twenty-month project is expected to start construction in the fall of 1998.

The renovation of DiLoreto Hall will depend on the availability of sufficient assignable space in Maria Sanford Hall and elsewhere on campus to absorb these departments. Once Maria Sanford Hall is completely renovated and reoccupied the renovation of DiLoreto Hall will begin. The scope of the renovation will be akin to the same as the Willard Hall renovations. Work will include extensive fire code and life safety improvements, an upgrade of obsolete electrical and mechanical systems, installation of new HVAC systems, light fixtures and suspended ceilings. Interior construction includes the creation of modern, functional interior spaces, private conference areas, up-to-date cabling and computer support equipment and secure file storage areas. Construction will be phased and will depend largely on the availability of swing space in other building.
Parking:

Parking has been a chronic problem at CCSU. Traditionally parking has been in short supply, poorly lit and too distant from the user’s destination. This problem is especially acute at CCSU, where we have such a large commuter population. The long-range plan addresses these problems with the renovation of our existing parking garages and the construction of two addition garages. Further information concerning these four directional garages (North, South, East and West), their redesign as well as the consolidation and renovations of various existing parking lots on campus follows below:

- **SOUTH PARKING GARAGE**: A new parking garage will be constructed as part of the New Classroom/Office Building and will provide convenient and ample parking for users of the New Classroom Building and users of the Micro-Computer lab. This 140,000 square foot parking garage will provide parking for 420 cars.

- **WEST PARKING GARAGE**: A second new parking garage will be constructed on the land currently used as the women’s softball field. This garage will provide convenient and ample parking for students, faculty and staff in Henry Barnard Hall, Welte Hall, Maloney Hall, and Maria Sanford Hall. This parking garage will be built under a special act recently passed by the State Legislature under which the City of New Britain will finance a bond package to build the structure for the University. The University will pay the loan off over a 25-year period. The East Parking Garage was financed and paid for under this same type of procedure with the final payment made in 1998.

- **NORTH PARKING GARAGE**: The North Garage, located behind the Burritt Library, will continue to service the Student Center, the Library, Memorial Hall, Copernicus Hall, Welte Hall, Maria Sanford Hall, Maloney Hall and overflow from Kaiser Gymnasium. These renovations will be coordinated with the improvements slated for the Burritt, Welte and Student Center lots during the same project. These improvements include new drainage, site lighting, landscaping, handicap access, and paving for the entire parking area presently located behind Welte Hall and the Student Center. Renovations are also scheduled to start for this garage in the fall of 1999 with the construction of a new entry ramp, which will be designed to access the second floor of the
garage directly from Ella Grasso Boulevard. This new ramp was
designed to lessen the impact of the vehicles, which presently must
traverse the Student Center Lot to gain access to the North Parking
Garage. These changes will permit safer access to vehicles and
pedestrians which use these two parking area daily

• EAST PARKING GARAGE: Wells Street Parking Garage, which
services Kaiser Gymnasium and Copernicus Hall, as well as the future
Technology Construction Laboratory will also undergo some serious
renovations. Built in 1970, it is the largest and oldest parking facility on
campus and it requires both safety and code improvements. This work
includes the upgrading of the wooden vehicle bumper system and
replacement of the existing cable railing system at the perimeter of the
structure. New security measures will be installed which include gates
at the pedestrian and vehicular entrances to the structure, replacement of
the existing stair tower doors, hardware, locks and new emergency exit
signs complaint with ADA requirements. Security and safety
improvements will be made to the exterior electrical panel and elevator
systems. In addition, inspection, repairs, and re-stripping of the upper
decks, which have been exposed to the elements, will be made first and
while entire garages decking will be cleaned and resealed. The existing
stairwell widow frames and curtain walls will be strengthened and
painted. All concrete erosion will be for structural deficiencies will be
inspected, patched and repaired and resealed. The stairwells will be
inspected for surface deficiencies, patched or repaired, receive new
railings and new lighting, sealed, painted, and made ADA compliant.
This project is necessary to extend the useful life of this parking while
providing a safe parking structure for continued usage by our students,
staff, and faculty and community visitors into the next century. This
project is expected to begin in the fall of 1998.

Athletics:

Central’s athletic fields continue to be concentrated along the eastern end of
Ella Grasso Boulevard on the Arute Field Complex, which includes the
Balf/Savin Baseball field. Improvements planned for these playing fields
include construction of a new Division One Women's Softball Field, new
landscaping, fencing on the Men and Women's Soccer field, and a new
football stadium. Further details of these two projects are described below.

- **Arute Field Improvements (BSF)-Women's Softball (Phase I)** This project will create a new playing field on the south side of Arute Field similar to the men's baseball field. The will include two dugouts and bullpens, backstop, fencing, irrigation, scoreboard, PA system, and flagpole. This will allow for Division I play and comply with Title IX. The first phase of the project that includes removing of stumps, grubbing and grading is scheduled to begin July 1998. Final construction of the softball field is scheduled to start in late July and be completed in late fall of 1998.

- **Arute Field Improvements (BSF)-Men's Football (Phase II)** This project basically consists of one support (Press Box) building uphill linked with a grandstand/bleacher downhill to a second support building. It will be located on Arute Field where the present bleacher structure is located and extending down the slope toward the present playing football field.

  - The press box building shall be located where the present bleachers and measure approximately 22 feet wide by one hundred and eighty three foot long. It shall be two stories high and shall contain approximately 6,850 square feet of usable floor area. The construction will consist of masonry and concrete material with a metal roof system.

  - The lower level of the building will contain the men and women's restrooms, the concession stand, storage, electrical, telecommunications and furnace rooms.

The upper level will contain a centrally located Press Box seating twenty-three people in two tiers. The Press Box will be flanked to the north by two radio/TV booths, each seating five people. Immediately to the south will be a VIP Box seating nine people. Two coaching and filming booths, each seating six people and floor space for one camera will be provided. Each end of this level will provide additional furnace rooms.

A separate masonry and concrete locker room will be located at the toe of the existing bank. This building will provide identical support facilities for
both home and visiting football teams. Support facilities will consist of locker rooms that will have space for ninety lockers and a team meeting area. They shall also include shower facilities for twenty-eight, rest room facilities and a coach's office. The building will also contain a storage area for ground equipment and a mechanical room.

The bleacher/grandstand structure will cover an area 70 feet deep by 210 feet wide. The structure will be of all metal construction and it will provide seating for 2276 spectators. Seating for 1584 people will be provided in a standard bleacher configuration. Seating for 640 football patrons will be provided in centrally located, reserved, grandstand seats. The remaining fifty-two seats will be divided equally between handicapped accessible seating areas and their attendant companion seats. The facility will be accessible to the handicapped to the extent required. Bid documents should be completed and ready for bidding by July 1998. This project is scheduled to be completed in time for the 1999-playing season.

Future improvements that are being considered for our existing playing facilities include new artificial turf for the football field, lighting for football, soccer and baseball.

**Student Center Renovation:**

This project will renovate the existing Student Center to meet the program needs of students and to address additional space for student organizations and commuter students. Renovations and additions include refurbishment of existing dining areas as well as additional dining services for commuter services, lounge areas, conference rooms, study space, refurbishment of existing multipurpose facilities and provision for additional multipurpose facilities. Additional multipurpose facilities would be used for student service functions and recreation club programs and retail expansion of the bookstore. These functions include Student Government, Comuter Services, Event Services, Student Activities and Leadership Development. Further renovations include painting, carpeting, upgrading of electrical and plumbing systems, exterior wall and foundation repair, interior partitioning, including finishes, fire protection, replacement of windows, repairs to heating and ventilation systems and installation of air conditioning, loading dock extension, public address system improvements and wiring for telecommunications.
New Energy Center and Utility Tunnel System:

This project will provide for a state of the art, 21,000 gross square foot Energy Center to replace the existing University Power Plant located in the southwestern sector of campus. The new two-story structure will be located on the site of the existing Butler building in the northeastern sector of campus, between the East Hall Warehouse and the Wells Street (East) Parking Garage.

The facility will contain necessary equipment to support the campus including boilers, chillers, electric generators, diesel back up generators, Heat Recovery Boilers, oil tanks (including concrete vault installation), two metal stacks, and cooling towers. This project will also allow for the removal of old boiler equipment and the smokestack at the existing Power Plant.

This project will also provide partial funding for a comprehensive, fully accessible and protected underground utility tunnel system that will extend from the Energy Center to each of the buildings in the corridor. The utility tunnel system will provide for the future installation of supply steam lines, condensate returns, chilled water and data and fire communications lines.

A strategic energy management plan recently completed for the campus collected and analyzed critical data to identify, define and document conservation and alternative energy opportunities. The new Energy Center will allow CCSU to fulfill its goals of energy efficiency and conservation. The existing Power Plant was constructed in the 1920's, the same time as Davidson and Marcus White Halls. When the campus consisted of these three buildings, the Power Plant was considered to be on the periphery of the campus. Since that time, more than 30 buildings have been constructed and the current location of the Power Plant is in the heart of the campus. The building and its equipment have exceeded their useful life cycles and require replacement. The size of the existing Power Plant is inadequate and its present location cannot accommodate future growth requirements. The facility also has been designated as historically significant by the Connecticut Historical Society and renovation or expansion may prove difficult.
Studies recommend that a new Energy Center will reduce operating expenses through lower operating, maintenance, and fuel costs. Its location on the north end of campus next to East Hall will provide the campus with greater flexibility, as it implements construction projects. Further details of these two important projects are described below:

- **New Energy Center and Tunnel System**

  This project provides for the construction of a 21,000 gross square foot Energy Center to replace the existing University Power Plant located in the southwestern sector of campus. The new two-story structure will be located on the site of an existing maintenance support Butler Building in the northeastern sector of campus, between the East Hall Warehouse and the East Parking Garage. The facility will contain necessary equipment to support the campus including three 40,000 lbs./hour boilers, two 2000 ton chillers, two 1358 kWh electric generators, diesel back up generators, two Heat Recovery Boilers, two 3000 gallon oil tanks (including concrete vaults installation), two metal stacks, and cooling towers. In addition, the project provides for demolition of the existing Butler Building, and the removal of old boiler equipment and the smokestack at the existing Power Plant.

  This project also will provide partial funding for a comprehensive, fully accessible and protected underground utility tunnel system that will extend from the Energy Center to each of the buildings in the corridor. The utility tunnel system will provide for the future installation of supply steam lines, condensate return, chilled water and data and fire communications lines. Financing for the remainder of the tunnel work is included as part of the Close Wells St./Upgrade Primary Electrical System project.

  This design phase of this project is expected to begin July 1999, and start construction in July 2000.

**Public-Private Venture Building**

A new venture for Central includes the leasing of a tract of land to a private developer to construct a building on the south side of Ella Grasso Blvd. This building would comply with all state and local codes. A private developer
would supply all costs associated with construction and operation of the building.

The private developer would be granted full ownership of the building for a term that would permit the developer to recoup their investment. A portion of the building would be used by CCSU at no charge during this period. At the end of the term, the building interest would be conveyed to the Board of Trustees.

CCSU would be responsible for landscaping and maintenance to all exterior areas, in addition to providing security and parking spaces for building tenants.

This exciting venture is a first step toward forging ties with private developers in the construction area and also allows for expansion without reliance on state funding.

**Overview: Future Infrastructure Improvements:**

Aggressive infrastructure improvements and energy conservation efforts will run parallel with a systematic renovation of our oldest classroom buildings. Residence hall renovations have begun in earnest as indicated with the completion of F. Don James Hall, and Catherine Beecher Hall. The same types of renovations, recently completed in Beecher Hall, are scheduled to begin August 1998 at Sam May Hall.

**Deferred Maintenance Projects:** Concurrent with these building-specific renovation projects are broad-based deferred maintenance projects lumped under the title "All Code". These projects address the poor condition of our existing general and auxiliary fund buildings. Phases I and II of our Life Safety Code Improvement Project, lumped under code renovations, which began in FY 94-95, are important projects which involve the modernization of 14 existing elevators and construction of new elevators in 12 buildings where none currently exist. Some existing elevators are too narrow to accept wheel chairs. These projects will open up many of the upper floors of our classroom/office buildings to the handicapped and bring our antiquated elevators up to code.
An equally important issue is to address the leaking, deteriorated roofs that cover many of our buildings. Projects are currently underway to repair or replace the roofs on many buildings on campus. Buildings that are slated to receive new roofs include selected residence halls, Welte, Davidson and Marcus White Halls.

F. Don James Hall has given us the ability to take other residence halls off line long enough to renovate them. Under BI-RC-238A, the low rise dormitories - Seth North Hall, Beecher Hall & Sam May Hall - will be emptied, one at a time, and brought into compliance with current fire and building codes. Improvements will include elimination of combustible cane fiber ceiling tiles and installation of new fire alarm systems and electrical wiring.

An important companion fire alarm project is planned for our four existing high-rise dormitory buildings - Barrows Hall, Gallaudet Hall, Sheridan Hall & Vance Hall. The project will involve the installation of a fully addressable fire alarm system compatible with the new system recently installed in 17 general fund buildings. Sprinkler systems have been installed under a previous project. New suspended ceilings and lighting fixtures will also be included in the project.

Supplementing these planned code projects will be a variety of smaller projects funded from CCSU’s Minor Capital Fund and from available DPW asbestos abatement funding sources. These projects will address areas that include handicap accessibility, life safety, individual room thermostats in dormitory rooms, shower and toilet renovations, window modernization, sidewalks, handicap ramps and numerous other improvements. These minor projects will augment the major Capital projects during these construction periods.

The University is constantly looking for ways to improve the campus environment and landscaping. Some of these improvements include improving campus lighting, sidewalks, walkways, landscaping, plantings and street furniture. In some instances, trees and shrubs are completely replanted, in an effort to continue the life of these plants. These improvements occur in conjunction with our existing construction projects. During construction periods, every attempt is made to improve overall beautification of the campus.
During this same period, primary emphasis will be placed on bringing our overused, antiquated infrastructure up to code, developing energy savings to protect precious operating dollars and making thoughtful repairs to our buildings. Code improvements are necessary to extend the life expectancy of our older buildings until long-range renovations can improve them.

Central Connecticut State University has been engaged in a rebuilding of its infrastructure for the past decade. That effort has focused on several important areas and will continue in that direction for the next budget period.

Health & Safety: Projects that are mandated by Federal State or Building Codes are of primary importance in the capital project area. These projects, while not glamorous, are vital to the continued viability of the campus. They include code compliance projects such as drainage improvements, asbestos & lead removal, steam line replacement, electrical upgrades, removal of PCB-laden transformers, and ADA code compliance.

Accreditation: Projects that are mandated by accrediting bodies are also of primary importance. On the accreditation side, these projects include new playing fields and changes to Kaiser Gymnasium to satisfy Title IX requirements.

The next budget period has CCSU focusing on both code compliance and accreditation. Extensive work will continue in both of these areas during the next budget period and well into the future.