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UConn  
2000

31

REPORT



University of  
Connecticut



Chemistry Building lecture hall (top), students listen to a professor in one of the large lecture halls on the first floor of the Chemistry Building, the first project to be completed entirely under the auspices of the UCONN 2000 program. The 199,000-square-foot building opened in 1999. The Medical Arts and Research Building (bottom) is home to the New England Musculoskeletal Institute, the region's premiere choice for complete care for a range of problems affecting bones, joints, muscles and connective tissue.

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# **UConn 2000**

## **REBUILDING, RENEWING AND ENHANCING THE UNIVERSITY OF CONNECTICUT**

**October 2010**

The **Thirty First**  
in a series of reports to

Governor M. Jodi Rell  
and the  
Connecticut General Assembly

UNIVERSITY OF CONNECTICUT

## **UCONN 2000: THE UPDATE**

This is the thirty first in a series of semi-annual reports to the Governor and the General Assembly pursuant to the provisions of Sections 10a-109 through 10a-109y of the Connecticut General Statutes, originally An Act to Enhance the Infrastructure of the University of Connecticut, now known as UCONN 2000. These reports have been issued each October and April since passage of UCONN 2000 on June 7, 1995. The law also requires a four-year progress report, which was filed on January 15, 1999, as well as two five-year performance reviews; the first was submitted January 15, 2006 and the second is due January 15, 2011.

## **UCONN 2000: PROGRAM IMPROVEMENT**

During this reporting period the requirements concerning UCONN 2000 contained in Public Act 06-134 continue to be implemented. The Construction Management Oversight Committee (CMOC) meets on a regular basis to review reports from the Office of Construction Assurance, who monitors the project management and procurement policies and procedures. CMOC also reviews the status of major projects and remaining code correction programs.

## **UCONN 2000: STATUS REPORT**

### **MASTER PLANNING, DESIGN AND MANAGEMENT**

The University's Master Plan provides a template for the development of the university's physical plant and infrastructure. The 1998 Master Plan was updated in 2006 to reflect the extensive physical changes on all the campuses resulting from the UCONN 2000 and 21<sup>st</sup> Century UConn initiatives. The Master Plan update was necessary to assist the University in prioritizing and managing its capital resources. The Master Plan updates data of the physical plant, assesses current and projected space needs relative to available facilities; assesses the overall parking and transportation system including its financial and operational aspects. The planning effort includes the Regional campuses. It should be noted that the Master Plan will be modified throughout the project planning, design and construction process of UCONN 2000. The Storrs Campus Master Plan Update – January 2006, was approved by the Board of Trustees on April 11, 2006. Additionally, a plan has been developed for athletic facilities that were presented to the Buildings, Grounds and Environment Committee of the Board of Trustees on June 6, 2008. A Landscape Master Plan for the Storrs Campus was completed in March and the first series of recommendations will be implemented over the course of the next year. The Health Center Master Plan was finalized in 2003 with certain components updated since the 2003 plan. A School of Fine Arts Master Plan was completed in June 2009. The Board of Trustees, at its April 2010 meeting, approved the FY11 Capital Budget totaling \$138.8 million as shown in Attachment A. This amount reflects \$93.8 million for Storrs and the Regional Campuses and \$45 million for the University of Connecticut Health Center.

In 2010, PA 10-4, An Act Establishing the University of Connecticut Health Network and the Connecticut Bioscience Initiative was enacted, which reallocates the FY10 bond authorization of \$140.5 million over the remaining years of the UCONN 2000 program, reallocates \$25 million from UCHC projects for the design of a new hospital bed tower, provides \$207 million in bond authorizations for the construction of the new tower, and extends the UCONN 2000 program until FY18. Accordingly, the schedule for all UCONN 2000 projects was adjusted based on available funding.

## Storrs & Regional Campuses



THE WEST BUILDING, ON THE SITE OF THE FORMER PHARMACY BUILDING, IS NOW ABOUT 45 PERCENT COMPLETE AND IS EXPECTED TO OPEN NEXT SUMMER. COMBINED WITH THE EAST BUILDING, THE FACILITY WILL CONSIST PRIMARILY OF CLASSROOMS AND AUDITORIA, AND WILL REPLACE THE WELL WORN MONTEITH AND ARJONA BUILDINGS. WORK HAS BEGUN ON THE EAST BUILDING, LOCATED BETWEEN HOMER BABBIGE LIBRARY AND HAWLEY ARMORY, ON THE SITE OF THE FORMER UCONN CO-OP. THE BUILDING, ONE OF TWO THAT WILL REPLACE THE AGING MONTEITH AND ARJONA BUILDINGS, WILL CONTAIN DEPARTMENTAL OFFICES AND CLASSROOMS. THE BUILDING IS EXPECTED TO BE COMPLETED IN JULY 2012.

PHOTOS BY  
JESSICA TOMMASELLI



### *Arjona and Monteith (New Classroom Buildings)*

These two original classroom buildings, are perhaps the most visible on campus, and were constructed in 1959 with each having 68,600 square feet of space on four levels. Connected to the Monteith building is the 4,000 square foot Schenker Lecture Hall. These two buildings are the most heavily used classroom facilities on the Storrs campus. They also contain offices for some of the departments within the College of Liberal Arts and Sciences. It was anticipated within the UCONN 2000 program that these buildings would be renovated; however, 1) the cost far exceeded planned allocations and 2) the University could not take critically important existing classroom space off-line. The current project includes the construction of two new classroom buildings.

The west building, on the site of the former Pharmacy Building, will consist primarily of classrooms and auditoria. The east building, on the site of the former UConn Co-op, will contain departmental offices and classrooms. Construction of the West building is approximately 45% complete with an anticipated opening in summer 2011. Underground utilities including relocation of a steam line and reconfiguration of Fairfield Way was completed in October 2010. The East Building has been successfully bid and construction started in September 2010. The East Building is anticipated to be complete in July 2012.

### *Avery Point Campus Undergraduate and Library Building*

During the UCONN 2000 program the need for research space was addressed with the new Marine Sciences building, as well as construction of a new facility for Project Oceanology. With the repairs to the Branford House, the needs for administrative space were met when new infrastructure was installed. However, the remaining significant need is for undergraduate program space, currently housed in the WWII era former Coast Guard facilities. This project will support new or renovated undergraduate co-curricular space as well as plan the demolition of certain of the Coast Guard R&D facilities. The architectural/engineering team began the first phase of planning and design, assessment and programming, in August 2010; and design will take approximately one year to complete. A project to replace the existing roof and repair exterior masonry of the library was completed earlier this year.



### ***Beach Hall Renovations***

Beach Hall was constructed in 1929 and contains research labs, offices and classrooms for various schools in the College of Liberal Arts and Sciences. The four-story building has 83,500 square feet of space. A general renovation (including building systems, code/ADA and interior upgrades) of the facility is required to meet its current use. The project design phase is underway; and construction will take place over several years. A variety of code upgrades have been completed.



ROOF, FAÇADE AND DRAINAGE IMPROVEMENTS TO THE BENTON MUSEUM HAVE BEEN COMPLETED. THE MUSEUM, WHICH CONSISTS OF THE FORMER REFECTORY BUILDING AND A 2004 ADDITION, IS NOW UNDERGOING INTERIOR RENOVATIONS, INCLUDING THE INSTALLATION OF NEW MECHANICAL AND FIRE SUPPRESSION SYSTEMS IN THE MUSEUM AND ITS SUPPORT AREAS.

PHOTOS BY  
PETER MORENUS



### ***Benton State Art Museum Addition***

The Museum, which consists of the former refectory building and a 2004 addition, required repairs to the roof and façade as well as drainage improvements. The project is complete. Interior renovations planned for fall and winter 2010 include the installation of new mechanical and fire suppression systems in the museum and support areas.

### ***Biobehavioral Complex Replacement***

The Biobehavioral Sciences Complex was constructed in the Horsebarn Hill quadrant of campus between 1965 and 1974. This complex is primarily comprised of prefabricated metal buildings that have been used as research laboratories. In 1994, an annex was constructed adjacent to the 1974 Biobehavioral Science Building #4 providing an additional 23,300 gross square feet of research space. The original project plan involved construction of a centralized facility and, upon completion, demolition of the old buildings. Based on evaluation of the complex, renovation now appears to be a more cost-effective approach than replacement. The FY11 plan provides funding for building envelope repairs, mechanical system improvements, and interior room modifications. The University will renovate portions of the complex to accommodate the Center for Environmental Science and Engineering (CESE) laboratory, office, and research collaboration spaces, as well as temporary offices for programs displaced by construction and renovation projects elsewhere on campus. The design phase for this project will be completed in late 2010.

### ***Bishop Renovation***

The Merlin D. Bishop Center is a 36,000 square foot facility completed in 1971 which houses the Center for Continuing Studies. It has offices and meeting rooms which are among the most heavily used on campus. These meeting rooms remain the same as when they were originally constructed. Renovations of the building include upgrades to the acoustical, lighting and instructional technologies as well as new mechanical systems and interior finishes, ADA improvements and window replacement. A study of the mechanical systems is underway and will provide a template for future

updates; however, as a result of the reallocation of bond funds, this project is now scheduled for later in the UCONN 2000 program.



TWO AGING WATER TOWERS ON UCONN'S STORRS CAMPUS ARE BEING TAKEN DOWN AND REPLACED WITH A NEW ONE MILLION GALLON WATER TANK. THE OLDER OF THE TWO TOWERS TO BE REMOVED HELD 300,000 GALLONS AND WAS ORIGINALLY CONSTRUCTED IN 1914. THE OTHER, CONSTRUCTED IN THE 1930S, IS A 600,000-GALLON TANK AND IS TOPPED BY A ROUGHLY 80 YEAR-OLD LOOKOUT TOWER THAT WAS USED TO SPOT FIRES ON CAMPUS AND THROUGHOUT THE REGION UNTIL THE MID-1960S.

PHOTO BY  
PETER MORENUS

### ***Deferred Maintenance/Code/ADA Renovation Lump Sum***

The 2007 amendments to the law define the “deferred maintenance” portion of the project name as “repair of an infrastructure or structure that was not maintained, repaired or replaced in the usual course of maintenance and repair.” In general, projects fall into one or more of the following categories:

- Safety, code and ADA required improvement
- Roof and exterior repairs
- Building mechanical system improvements
- Utilities repairs and upgrades
- General building renovations
- Roads, walk and grounds

The Phase III project budget now stands at \$285.5 million.

### ***Engineering Building***

The School of Engineering is located in five buildings on the Storrs campus. Of the five, the new Information Technologies Engineering Building and Francis L. Castleman Building (renovated in 1991) meet academic and research program needs. The remaining three buildings, Arthur B. Bronwell Building (37,700 square feet-constructed 1968), Engineering II (58,000 square feet-constructed 1959) and United Technologies Corp. Building (UTEB) (47,000 square feet-constructed 1987), need extensive renovations to meet the engineering academic and research programmatic needs.

This project, as originally envisioned, would consolidate programs located in several buildings into a new building and then demolish the old buildings. The planning phase of this project will help determine whether new construction or renovation would best serve University goals. Should renovation be the preferred option, the Board of Trustees will be asked to clarify the project definition. Currently, immediate code needs will be addressed through the Deferred Maintenance/Code/ADA Renovation Lump Sum project line funds. A design consultant team has been selected and pre-planning and assessment is underway.

### ***Equipment, Library Collections & Telecommunications***

The enhancement of the University's infrastructure includes its instructional and scientific equipment. The equipment replacement category permits the University to replace outmoded items with state of the art laboratory devices and computers. The funding encompasses seven major categories: management information systems, computers, research equipment, instructional equipment, furnishings, operational and public safety support and library materials. Library materials are no longer purchased with UCONN 2000 funds; this expense is part of the operating budget. The total Phase III project budget is now projected at \$56.4 million.



THE FAMILY STUDIES BUILDING, A FOUR STORY, 33,600-SQUARE-FOOT STRUCTURE, HOUSES OFFICES AND CLASSROOMS. CONSTRUCTED IN 1942 TO HOUSE THE SCHOOL OF FAMILY STUDIES, THE ONLY MAJOR WORK ON THE BUILDING DURING THE PAST TWO DECADES WAS A ROOF REPLACEMENT IN 1993. RECENTLY COMPLETED CONSTRUCTION AT THE SITE, HOWEVER, REPLACED OR UPGRADED ALL SYSTEMS AND FINISHES INSIDE THE BUILDING. THE FACILITY ALSO WAS BROUGHT INTO COMPLIANCE WITH ADA STANDARDS, INCLUDING AN UPGRADE OF THE ELEVATOR.

PHOTOS BY  
PETER MORENUS



### ***Family Studies (DRM) Renovation***

This four story building has 33,600 square feet of offices and classrooms. It was constructed in 1942 with the major occupant being the School of Family Studies. The only major construction on the building in the past ten years was the replacement of the building roof in 1993. The interior of the building is in poor condition with the need for all systems and finishes to be replaced and/or upgraded. Additionally, all areas of the building need to be brought into compliance with ADA standards along with an upgrade of the elevator. Construction is complete.



A REVISED MASTER PLAN FOR THE SCHOOL OF FINE ARTS HAS RECOMMENDED A MULTI-PHASED APPROACH TO THE EXPANSION AND RENOVATION OF THE ENTIRE SFA COMPLEX. THE PLAN ASSESSED THE CONDITION OF CURRENT FACILITIES, UPDATED THE PROGRAM REQUIREMENTS OF THE SCHOOL, AND MADE DRAFT RECOMMENDATIONS TO GUIDE THE USE OF UCONN 2000 FUNDS AT THIS LOCATION. AN EVALUATION OF THE NEEDS OF EXISTING BUILDINGS IS UNDERWAY.

PHOTOS BY  
PETER MORENUS



### ***Fine Arts Phase II***

Numerous planning and design efforts since 1991 have evaluated the needs of the School of Fine Arts. In light of the changes in these programs, the Storrs Center initiative, and the dispersal of the



School of Fine Arts (SFA) facilities throughout the Storrs and Depot campuses since 1991, a revised Master Plan has assessed the condition of the current facilities, updated the program requirements of the School, and made draft recommendations to guide the use of UCONN 2000 funds at this location. The final Master Plan recommends a multi-phased approach to the expansion and renovation of the entire SFA complex. Evaluation of the needs of the existing buildings currently occupied by SFA departments and new initiatives is underway.



THE FLORICULTURE GREENHOUSES ADJACENT TO RTE. 195 WERE CONSTRUCTED IN 1953, AND CONTAIN 23,750 SQUARE FEET OF HEADHOUSE AND GREENHOUSE SPACE. THE HEADHOUSE HAS BOTH CLASSROOM LAB SPACE AND SUPPORT SPACE FOR THE GREENHOUSES THAT ARE IN NEED OF RENOVATION. THE CLASSROOM, FAÇADE AND ROOF NEED REPAIRS AND SOME INTERNAL WORK – IN ADDITION TO THE CLASSROOM – WILL BE COMPLETED DURING THIS PROJECT.

PHOTOS BY  
PETER MORENUS



### ***Floriculture Greenhouse***

This facility is located on Route 195, south of the Towers Dormitories. Constructed in 1953 it contains 23,750 square feet of headhouse and greenhouse space. The headhouse has both classroom lab space and support space for the greenhouse. The original materials used to construct this facility require a large amount of annual maintenance given the significant impact of a greenhouse environment. This project will renovate the headhouse to provide updated mechanical infrastructure, required code improvements, and curriculum support spaces. A new research greenhouse will provide a critically needed sponsored research and curriculum support facility. A design team has completed the design development phase, and will complete construction documents by December 2010.

### ***Gant Building Renovations***

This complex, which includes the IMS, Physics and Math buildings, was completed in the early 1970's. The complex has a total of 238,000 square feet of space with offices, research labs, classrooms and computer facilities. The original design of the building was so flawed that the past 30 years have been an exercise in addressing those shortcomings. Within the UCONN 2000 program, the plaza deck was waterproofed along with an addition of a small building on the deck. A major renovation of the space is required to address the physical deterioration caused by bad design, to update the facilities and to meet changed program requirements. This would include repair of the building envelope (roofs, windows and masonry), improvement of fire alarm and fire suppression systems, and upgrade to mechanical, electrical and plumbing systems. An architecture and engineering team has been selected and the pre-planning work is underway.

### ***Intramural, Recreational and Intercollegiate Facilities (with CPIA and Fields)***

This project is intended to construct facilities to meet a broad range of activities including scholastic support space for student athletes, intramural team sports and individual recreation, and intercollegiate athletic activity. The Burton Family Football Complex/Mark R. Shenkman Training Center,

now complete was part of this project. Currently the University is exploring funding and program uses that could be housed in a recreation facility.



THE JORGENSEN CENTER FOR THE PERFORMING ARTS, BUILT IN 1956, FEATURES 76,408-SQUARE-FOOT OF SPACE INCLUDING THE MAIN THEATER, THE LITTLE THEATRE, JORGENSEN GALLERY, AND A TELEVISION STUDIO AS WELL AS LOBBY AREAS AND SUPPORT FACILITIES. THIS PROJECT WILL EVALUATE THE NEED FOR A FLY LOFT. ALSO INCLUDED IN THE PROJECT ARE LIFE SAFETY, MECHANICAL AND ELECTRICAL SYSTEMS IMPROVEMENTS, ADA MODIFICATIONS, AND PERIMETER DRAINAGE REPAIRS. CONSTRUCTION HAS BEGUN ON THE LIFE SAFETY IMPROVEMENTS (INCLUDING A NEW FIRE ALARM) AND WILL BE COMPLETED THIS YEAR. A SEPARATE PROJECT TO REPLACE EXISTING SEATING, INSTALL NEW SLOPED RISERS AND UPGRADE INTERIOR FINISHES IS IN CONSTRUCTION.

PHOTO BY  
PETER MORENUS

### ***Jorgensen Renovation***

The Jorgensen Center for the Performing Arts was constructed in 1956 for orchestra performances. Over the years, it has been modified to accommodate events and gatherings ranging from student functions to theater performances. The building contains five levels, including mezzanine levels above the basement and first floor. With a total of 76,408 square feet of space, the lower floor houses the Little Theatre, the Jorgensen Gallery, and a television studio. The upper floors contain a 2,600-seat auditorium, lobby areas, and support facilities. One of the shortcomings of the building is the lack of a fly loft. This project will evaluate the need for such capacity. Also included in the project are life safety, mechanical and electrical systems improvements, ADA modifications, and perimeter drainage repairs. Construction has begun on the life safety improvements (including a new fire alarm) and will be complete in 2010. A separate project to replace the existing seating, install new sloped risers and upgrade interior finishes is in construction.

### ***Koons Hall Renovation/Addition***

Benjamin Franklin Koons Hall was constructed in 1915 and houses the allied health programs. It is 28,600 square feet on five levels with classrooms, offices and labs. Within the past ten years, the following construction activities were undertaken: roof repairs, masonry repointing and installation of an elevator. The building is in need of general renovation work including HVAC, lighting and utility upgrades, window and door replacements, and new interior finishes. The project has been released for bidding.

### ***Mansfield Training School Improvements***

This named project provides for capital activities at the Depot Campus. Funds are earmarked for renovations, demolition and new construction at the Depot Campus facilities to accommodate a number of activities, including the relocation of certain Fine Arts facilities from the main campus property to be used for the development of the Storrs Center project. A Master Plan of the Depot Campus, which studied the condition and current uses of the buildings, assessed in particular the historic buildings, and suggested options for the future, has been conducted and an implementation plan will be developed.

### ***North Hillside Road Completion***

This project provides for the extension of Hillside Road by 5,300 lineal feet to Route 44. The project also provides for related utilities including gas, electrical, water, sewer and telecommunications to the new extension. The project will enhance access to the Storrs campus directly from Route 44 and provide sorely needed relief from traffic congestion on Route 195. Additionally, both the road and accompanying utilities will permit future development of this important area. The North Campus is envisioned as the primary area of expansion for the main campus, permitting new University buildings, residential capacity, public/private partnerships (including incubator space) and other initiatives. The Town of Mansfield is supportive of the project. UCONN 2000 funds will be augmented by \$6.1 million in federal funds for this project. This project is expected to move forward when the University has obtained the necessary environmental permits for the project.

### ***Old Central Warehouse***

The Old Central Warehouse is a three-story, 48,000 square foot facility built in 1957. Its size and central location in the Storrs campus Tech Quad (adjacent to the new Chemistry, Pharmacy/Biology, Biology/Physics and other science and engineering facilities) make it a possible candidate for renovation. An evaluation of facility condition and reuse alternatives will be analyzed to determine final disposition of the building.

### ***Psychology Building Renovation/Addition***

The Weston A. Bousfield Psychology Building contains 87,000 square feet and was constructed in 1974. Its three levels contain offices, classrooms, research laboratories and animal care facilities. Previously, in the UCONN 2000 program, the animal care facilities were renovated and roofs and plazas re-built. The programs of the Psychology Department are in increasingly high demand; with expanded enrollment and rapidly increasing research activity. An addition and selected renovations to the building are essential. A team of architects and engineers has completed the pre-design evaluation and schematic design; all phases of design will be completed in 2011.

### ***Residential Life Facilities***

Although the quantity and the diversity of campus living arrangements were expanded under the first two phases of UCONN 2000, much remains to be done. Some renovations of the older dormitories, with code improvements and sprinkler installations, were accomplished. This project provides funds for renovation and construction activity as deemed appropriate by the Board of Trustees. Multiple projects are underway or completed for the installation of sprinkler systems, replacement of elevators, windows and roofs in various residential facilities.



DESIGN DOCUMENTS FOR REPAIRS AND AN ADDITION TO STORRS HALL, HOME OF THE SCHOOL OF NURSING, ARE EXPECTED BY THE END OF THE YEAR. CURRENTLY, THE SCHOOL HAS OFFICES IN A TEMPORARY MODULAR BUILDING ADJACENT TO STORRS HALL. THE NEW PROJECT INCLUDES AN ADDITION TO STORRS HALL FOR OFFICES, CLASSROOMS AND CLINICAL SIMULATION LABORATORIES, AS WELL AS BUILDING ENVELOPE REPAIRS AND RENOVATIONS FOR FACULTY OFFICES. CONSTRUCTION IS EXPECTED TO START IN SPRING 2011.

PHOTOS BY  
PETER MORENUS



### ***Storrs Hall Addition***

Earlier in the UCONN 2000 program, Storrs Hall underwent improvements to accommodate the School of Nursing. Currently, the School has offices in a temporary modular building next to Storrs Hall. This project provides for an addition to Storrs Hall to accommodate offices, classrooms and clinical simulation laboratories, as well as building envelope repairs and renovations for faculty offices in Storrs Hall. Completed design documents for the project are expected by the end of 2010 with an anticipated construction start of spring 2011.

### ***Student Union Quad***

This project includes the phased planning, design and construction of landscaped walks and other improvements for the large green area behind the Student Union including the area previously occupied by the old School of Pharmacy buildings which were demolished during the winter of 2006. Phase I is complete and design is starting on Phase II which will include the development of a new terrace behind the Student Union to replace the original one displaced by the expansion of the Student Union. This project is anticipated to start construction in fall 2010.

### ***Support Facility (Architectural and Engineering Services)***

Architectural and Engineering Services has occupied a temporary modular building since 1987. This project was originally planned as construction of a new 13,000 square foot permanent facility, possibly as an addition to, or in close proximity to, the Facilities Operations Building. Planning will determine the recommended size and approach with an emphasis on cost-efficiency. As a result of the reallocation of bond funds this project is now scheduled for later in the UCONN 2000 program.

### ***Torrey Renovation Completion & Biology Expansion***

This project is a replacement facility for the programs in the George Safford Torrey Life Sciences Building. It will include new research and teaching laboratories, classrooms and offices for various biology programs. Due to ongoing planning efforts, the project budget has been revised to reflect program needs for other new buildings; however, due to a lack of funding, planning will analyze the building's potential for renovation.





RENOVATIONS, INCLUDING WINDOW AND DOOR REPLACEMENT, EXTERIOR WORK (ROOF, MASONRY AND DRAINAGE), AND UPGRADES TO SYSTEMS AND INTERIOR FINISHES HAVE BEGUN AT THE TORRINGTON CAMPUS. THE CAMPUS' ACADEMIC BUILDING HAS 37,000-SQUARE-FOOT OF CLASSROOMS, TEACHING LABS, A LIBRARY, OFFICE AND CAFETERIA SPACE. ADDITIONAL RENOVATION ACTIVITIES ARE SCHEDULED FOR LATER IN THE UCONN 2000 PROGRAM.

PHOTOS BY  
PETER MORENUS



### ***Torrington Campus Improvements***

The Torrington Campus Academic Building was constructed in 1965. It has 37,000 square feet of classrooms, teaching labs, library, office and cafeteria space. This project will support renovation, including window and door replacement, exterior work (roof, masonry and drainage), and upgrades to systems and interior finishes. Construction has commenced on the roof replacement. Additional renovation activities are scheduled for later in the UCONN 2000 program.



THE COURTYARD AT THE WATERBURY CAMPUS HAS BEEN ENHANCED WITH NEW ARTWORK, AND A PROJECT NOW UNDER CONSIDERATION WOULD PERMIT MODIFICATIONS TO THE STRUCTURE AS WELL, ALLOWING THE CAMPUS TO ACCOMMODATE AN EVER GROWING STUDENT BODY. THE ROOF/AC ENCLOSURE ALSO REQUIRES MINOR IMPROVEMENTS. THE PROJECT IS SCHEDULED FOR LATER IN THE UCONN 2000 PROGRAM.

PHOTO BY  
PETER MORENUS

### ***Waterbury Downtown Campus***

As enrollment increases at the Waterbury campus, changes will be needed to meet new enrollment levels and program needs. The project would permit these modifications, as well as more immediate needs. The courtyard is presently being enhanced with a new 1% for Public Art piece, and the roof/AC enclosure requires minor improvement. As a result of the reallocation of bond funds this project is now scheduled for later in the UCONN 2000 program.





THE MAJOR BUILDINGS ON THE WEST HARTFORD CAMPUS, INCLUDING THE LIBRARY, SCHOOL OF SOCIAL WORK AND THE UNDERGRADUATE BUILDING, WERE BUILT IN THE LATE 1960S AND EARLY 1970S, AND HAVE SEEN LITTLE WORK SINCE. ALL THREE ARE NOW SCHEDULED FOR RENOVATIONS AND UPGRADING, INCLUDING THE SCHOOL OF SOCIAL WORK (LEFT), WHICH IS CURRENTLY UNDERGOING EXTERIOR UPGRADES. THE WORK IS EXPECTED TO BE COMPLETE IN LATE 2010.

PHOTOS BY  
PETER MORENUS

### ***West Hartford Campus Renovations/Improvements***

The major buildings on the West Hartford campus are: Library Building (67,700 square feet of space), School of Social Work (34,000 square feet of space) and the Undergraduate Building (67,400 square feet of space). These buildings were constructed in 1964, 1968 and 1971 respectively. Virtually no renovation or expansion has taken place in the intervening decades. In order for the buildings to meet their functional needs for the twenty-first century renovations/improvements are needed on all buildings.

The renovations are being phased over several years. Roof replacement of the Library and Undergraduate Buildings was completed in late spring 2010; a preliminary study of the HVAC systems is underway and sidewalk/parking/ADA upgrades are in construction. The School of Social Work's exterior upgrades are expected to be complete in late 2010. Other design projects include ADA upgrades at various buildings, campus wide electrical upgrades, and road replacement and repair.



THE W. B. YOUNG BUILDING, HOME OF THE COLLEGE OF AGRICULTURE AND NATURAL RESOURCES, WAS BUILT IN 1953 AND IS SCHEDULED FOR A FULL RENOVATION AND, POSSIBLY, AN ADDITION. THE RENOVATION WORK HAS BEGUN, AND WILL INCLUDE WINDOW REPLACEMENT, REPOINTING MASONRY, RESTROOM RENOVATIONS, AND UPGRADING THE MECHANICAL SYSTEMS. REPLACING THE MAIN STAIRWAY WAS ONE OF THE FIRST JOBS.

PHOTOS BY  
PETER MORENUS

### ***Young Building Renovation/Addition***

This building was constructed in 1953 and has 71,937 square feet of office, classroom and lab spaces. The occupant of the building is the College of Agriculture and Natural Resources. Additionally, within the College of Agriculture and Natural Resources, the Nutritional Sciences Department is housed in the Jones Building. This building, because of its lab needs and generally poor condition of all its systems, was slated for a full renovation and an addition should space needs require. The renovation work is the first order of business, with the project scope including replacement of windows, repointing of masonry, restroom renovations, and upgrading of mechanical systems (including

laboratory ventilation). An architecture and engineering team is under contract and has completed the evaluation and programming phase of the project.

## Health Center



IN JULY, A NEW RESEARCH BUILDING EQUIPPED WITH THE LATEST TECHNOLOGIES FOR STUDYING CELLS AND THEIR GENOMES OPENED IN FARMINGTON TO ENHANCE UCONN'S ROLE AS A LEADER IN THE AREAS OF STEM CELL BIOLOGY, ADVANCED MICROSCOPY AND IMAGING, COMPUTATIONAL BIOLOGY AND GENETICS. THE RENOVATED 117,000-SQUARE-FOOT FACILITY ALSO BOASTS A 100-SEAT AUDITORIUM, CAFETERIA AND INCUBATOR SPACE FOR BUSINESSES EAGER TO COMMERCIALIZE STEM CELL SCIENCE.

PHOTO PROVIDED  
BY THE HEALTH CENTER

### ***UCHC New Construction and Renovation (Design & Planning)***

This project will construct a new 164-169 patient bed tower as an addition to the existing John Dempsey Hospital (JDH). The addition will include 10-12 new operating rooms and an expanded Emergency Department. The renovation work will expand the Dental, Cardiology and Cancer outpatient clinic space and will replace or refurbish the mechanical and electrical infrastructure for much of the existing JDH space. The existing JDH building lacks the capacity to accommodate evolving standards of care, new technologies and patient/provider expectations. Since construction completion in 1972, JDH's physical plant infrastructure, including mechanical, electrical, plumbing, HVAC and fire alarm systems and telecommunication cabling, has never been substantially renovated. The addition and renovation will provide a new state of the art platform, including robust information technology systems and new essential medical equipment, for the delivery of healthcare and the education of the State's medical and dental students.

The architect selection is complete and the joint venture firm Stephian Bradley Architects (SBA)/HKS is under contract for design services. Planning and programming work will begin in October and will be complete in late January 2011. The Construction Manager (CM) selection process is underway and is also expected to be complete in January 2011. Per the requirements of PA 10-104, construction will not commence until the University has secured \$100 million for the project from non-state funds.

### ***CLAC Renovation***

This project entails renovations to the building housing the Center for Laboratory Animal Care. The 59,000 square foot facility was built in 1972. The focus of the renovation work for the facility will be the replacement of the aged mechanical systems and lab casework. The planning study for the Health Center's Center for Laboratory Animal Care (CLAC), renovations is complete. The Pre-Design phase of the project is complete and schematic design is underway. The full design is anticipated to be complete in the fall of 2010. This project's construction is now deferred until 2015 to allow the UCHC New Construction and Renovation project to proceed.

### ***Deferred Maintenance/Code/ADA Renovation Lump Sum***

The 2007 amendments to the law define the “deferred maintenance” part of the project name as “repair of an infrastructure or structure that was not maintained, repaired or replaced in the usual course of maintenance and repair.” In general, projects fall into one or more of the following categories:

- Roof and exterior repairs
- Safety, code and ADA required improvements
- Building mechanical system improvements
- Utilities repair and upgrades
- Minor renovations
- Roads, walks and grounds improvements

The twelve-year project total is \$47.3 million.

The design for several projects is complete or underway including re-roofing Building A, Main Building exterior façade study and caulking, paving improvements, and various HVAC, electrical and fire alarm system upgrades. Many of these projects are now on hold due the postponement of the FY10 bond allocation.

Projects recently completed under the DM/Code/ADA Renovation category include:

- ***Electric Heat Conversion Project:*** Construction for this energy cost reduction project is complete and energy savings are being realized.
- ***Cooling Coil Conversion Project:*** This project is complete and the energy and operational savings will be realized beginning with the next heating season.
- ***Main Building Back-up Chiller Replacement:*** Construction is complete to replace the chiller. The chiller will provide back-up cooling capacity for the Main UCHC building.

### ***Dental School Renovation***

The School of Dental Medicine has facilities in the “C”, “L” and “A” Buildings totaling 103,118 square feet. Most of these areas remain the same as when they were originally constructed in 1975 and are in need of major renovations to bring the facilities in line with current code and accreditation standards. The renovations will be accomplished in phases and will be guided by a detailed planning study for the School of Dental Medicine.

Construction for the first phase of this project, the Pre-Clinical Teaching Lab renovations, is underway. This project will relocate and expand the teaching space and incorporate a teaching simulation center into the Dental School’s teaching labs. The renovations are scheduled for completion in the October of 2010

The 2<sup>nd</sup> phase of the project, Orthodontics Clinic Renovation, is in the design phase. This project will renovate the Orthodontics space to increase capacity and to provide up to date teaching experience for the dental students. Construction is projected to begin in the summer of 2011.

### ***Equipment, Library Collections and Telecommunications***

These funds support the Health Center's equipment, library collections and telecommunications infrastructure. More specifically, the project line covers computers, management information systems, research equipment, instructional equipment, furnishings, and operational and public safety support and library materials. Outmoded items must be replaced with equipment that is necessary to support research and instructional activities, maintain building compliance, conserve energy and provide a safe environment for the students, staff, and those who use Health Center services. The twelve-year project total is \$74.1 million.

### ***Library/Student Computer Center Renovation***

This project focused on major renovations to the Lyman Maynard Stowe Library. The library service areas were reorganized and consolidated, new computer learning and resource areas were added and the student 24 hour study rooms were expanded. The renovations to the book stack areas were also included as part of the project and with the exception of one final book stack area, the construction is complete (completed in 2008) and the spaces are in use by the students.

The Student Center component of the project will address student life spaces such as a fitness center, student lounge, and student services center. Design work is not scheduled until 2015.

### ***Main Building Renovation***

The Health Center's main building includes access areas used by the general public as well as research, academic and clinical space. The focus of this renovation is the building's research facility, major building systems and public areas. The facility consists of seven floors, which house over 200 research labs and support space, and four floors of mixed use that include classrooms, student support spaces, operations support and mechanical spaces. Over the life of the building, no substantial renovations or upgrades have been undertaken. This major project will be accomplished over the entire life of Phase III of the UCONN 2000 program.

An early phase of this project, the Clinical Skills Renovation, was completed in December 2007. This project renovated a portion of the Main Building to allow for the relocation and expansion of the Clinical Skills teaching program. The expanded program includes the use of a life-size programmable mannequin with a computerized graphical user interface used to teach clinical and decision making skills during realistic patient care scenarios.

The next phase of the Main Building renovation focuses on the Health Center's largest research facility, the "L" (LAB) building, which houses over 200,000 square feet of research labs and support space. The goal of the project is the phased replacement of the building heating and air conditioning, electrical, and plumbing systems and renovations to the lab spaces across seven floors of the building.

The Design Development phase is 50% complete and under review. The scope of work for the renovation includes renovation to approximately 50% of space on floors 1-7 in the L building space. The renovations will be completed in 3 phases over several years. This project's schedule is impacted by the hospital construction project and is anticipated to begin in the fall of 2011.



### ***Medical School Academic Building Renovation***

The Academic Building was built in the late 1960's to house the Schools of Medicine and Dental Medicine. The 181,880 square foot facility includes classrooms, laboratory space, lecture halls, bookstore, and academic and administrative support areas for both schools. This project will provide for renovations to approximately 60,000 square feet of the existing Academic Building and support facilities. Renovations will focus on lecture halls, classrooms and student support spaces.

The first phase of this project, renovations to the Patterson and Massey Auditoria, the Health Center's two main teaching auditoria is complete. The renovations transformed the outdated education spaces into state of the art lecture halls by replacing all of the finishes, providing multi-level lighting control, replacing theater style seating with a fixed table/chair system, and providing a new audio visual systems. The next phase of renovations will be focused on student center space and infrastructure improvements. These renovations cannot begin until the L building renovations are complete and departments in the Academic Building are moved.

### ***Research Tower***

UCHC completed the purchase of 400 Farmington Avenue on February 1, 2007. The 113,000 gross square foot building and 25 acre parcel of land have been renovated to meet the significant need for additional research and incubator space. The need for additional space is based on three important variables:

- Development of the core lab for the UConn Stem Cell Initiative, which will do work on human embryonic stem cells. There is a need for 26,000 square feet of wet lab and associated space.
- Housing additional research activities most closely associated with the work of the Stem Cell Initiative. It is estimated that 73,000 gross square feet will be needed.
- Incubator space for small businesses created by UConn research or wishing to be near UConn research. Approximately 12,000 gross square feet is needed for this type of use.

Status of the project:

The renovations work is now substantially complete and occupied. The contractor is completing minor post occupancy alterations for the user groups and working to close out the project. Goody Clancy is the architect of record and FIP Construction is the Construction Manager for the project. Environmental work to clean up a pre-existing underground fuel oil spill is ongoing with continued indications of positive results. The project was completed on time and under the project budget.

### ***Support Building Addition/Renovation***

The Health Center has relocated almost all of the administrative activity across the street from the core campus, to the facility at 16 Munson Road which was acquired in 2004. The only significant function remaining at the former Administrative Services Building is the Computer Center (now called the Data Center).

The Board of Trustees has approved that the Data Center be relocated. The support building addition/renovation will provide for the construction of a new, freestanding, approximately 5,000 square foot building next to the main building at 16 Munson Road to house the Data Center, with underground utility infrastructure from the core campus to enhance power reliability. The project is currently on hold pending a review of the future use of the Administrative Services Building.

## **UCONN 2000: SET-ASIDE CONTRACTOR SUMMARY**

Public Act 99-241 called for, among other things, information regarding use of Connecticut-owned businesses on UCONN 2000 program projects, including those owned by women and minorities (“set-aside” contractors). Since Fiscal Year 1996, construction and related contracts for the UCONN 2000 program totaled \$1.505 billion from all fund sources; \$1.306 billion is strictly UCONN 2000 funds. As of September 2010, Connecticut businesses have accounted for \$1.2 billion of the total contracted dollars with “set-aside” general contractors and subcontractors accounting for \$321.2 million. Overall, small business participation has amounted to \$186.0 million, minority business participation has amounted to \$42.2 million, and women-owned business participation has amounted to \$93.9 million.

## **UCONN 2000: FINANCE**

Pursuant to Section 10a-109x of the Connecticut General Statutes, the semi-annual report to the General Assembly is to provide, among other things, information on the number of projects and securities authorized, approved and issued; the payment of debt service requirements, and the payment of principal and interest on the UCONN 2000 securities; and the amount of investment earnings. This section provides that information.

## **RECENT EVENT**

In 2010, PA 10-4, An Act Establishing the University of Connecticut Health Network and the Connecticut Bioscience Initiative was enacted, which reallocates the FY10 bond authorization of \$140.5 million over the remaining years of the UCONN 2000 program, reallocates \$25 million from UCHC projects for the design of a new hospital bed tower, provides \$207 million in bond authorizations for the construction of the new tower, and extends the UCONN 2000 program until FY18. Accordingly, the schedule for all UCONN 2000 projects was adjusted based on available funding. The legislation was designed to renovate the aging John Dempsey Hospital on the UCHC campus in Farmington and create a landmark health care partnership throughout the region.

## **General Obligation Bonds Secured by the State’s Debt Service Commitment**

Section 10a-109 of the Connecticut General Statutes empowers the University to issue General Obligation Bonds secured by the State’s Debt Service Commitment (sometimes referred to as “General Obligation Debt Service Commitment Bonds” or “GO-DSC Bonds”). These Bonds are issued pursuant to the General Obligation Master Indenture of Trust, dated as of November 1, 1995, between the University of Connecticut, as Issuer, and Fleet National Bank of Connecticut as Trustee (now U.S. Bank N.A.). The University’s Board of Trustees on November 10, 1995, and the State Bond Commission on December 21, 1995 approved the Master Indenture of Trust. The Master Indenture was subsequently amended and approved by the University’s Board of Trustees on September 26, 2003 and the State Bond Commission on December 19, 2003. The Board of Trustees and the Governor approve the subsequent Supplemental Indentures for each bond issue. The University and the Office of the State Treasurer, working in conjunction, manage the Debt Service Commitment Bond sale process.

**General Obligation Debt Service Commitment Bonds – Bond Issues Completed**

Pursuant to Section 10a-109g of the Connecticut General Statutes, the UCONN 2000 General Obligation Debt Service Commitment Bonds authorized, approved and issued to date are listed below:

**UCONN 2000 GO-DSC Bonds Phase I, II & III**

<b>Date of Issue</b>	<b>Par Amount</b>	<b>TIC <sup>(1)</sup></b>	<b>General Obligation Bond Issue</b>
February 21, 1996	\$ 83,929,714.85	4.94%	1996 Series A
April 24, 1997	124,392,431.65	5.48%	1997 Series A
June 24, 1998	99,520,000.00	4.78%	1998 Series A
April 8, 1999	79,735,000.00	4.46%	1999 Series A
March 29, 2000	\$130,850,000.00	5.42%	2000 Series A
April 11, 2001	100,000,000.00	4.54%	2001 Series A
April 18, 2002	100,000,000.00	4.74%	2002 Series A (2)
March 26, 2003	96,210,000.00	3.97%	2003 Series A (3)
January 22, 2004	97,845,000.00	3.76%	2004 Series A (4)
March 16, 2005	98,110,000.00	4.20%	2005 Series A (5)
March 15, 2006	77,145,000.00	4.20%	2006 Series A (6)
April 12, 2007	89,355,000.00	4.10%	2007 Series A (7)
April 16, 2009	144,855,000.00	4.01%	2009 Series A (8)
May 25, 2010	97,115,000.00	3.64%	2010 Series A (9)
<b>Sub Total Phases I,II, &amp; III</b>	<b>1,419,062,146.50</b>		

**Refunding Bonds**

January 29, 2004	\$216,950,000.00	3.55%	2004 Series A Refunding (4)
March 15, 2006	61,020,000.00	4.17%	2006 Series A Refunding (6)
April 12, 2007	46,030,000.00	4.19%	2007 Series A Refunding (7)
May 25, 2010	36,095,000.00	2.86%	2010 Series A Refunding (9)
<b>Sub-Total Refunding Bonds</b>	<b>\$360,095,000.00</b>		

<sup>(1)</sup> TIC is the true interest cost reflecting the interest rate for the time value of money across an entire bond issue.

<sup>(2)</sup> The GO-DSC 2002 Series A Bonds provided \$994,688.03 directly to the Office of the State Treasurer.

<sup>(3)</sup> The GO-DSC 2003 Series A Bonds par amount of \$96,210,000 plus \$3,790,000 of the original issue premium, totaled \$100,000,000 available for projects.

<sup>(4)</sup> The GO-DSC 2004 Series A Bonds new money and GO-DSC Refunding 2004 Series A Bonds were issued under a single Official Statement with a par amount of \$216,950,000. The GO-DSC 2004 new money bonds totaled \$100,000,000 for projects, funded by the \$97,845,000 par amount plus \$2,155,000 of the original issue premium, and the GO-DSC Refunding 2004 Series A Bonds provided \$223,160,000 for a refunding escrow. Additional proceeds including premium funded the refunding escrow and the costs of issuance.

<sup>(5)</sup> The GO-DSC 2005 Series A Bonds totaled \$100,000,000 available for projects funded by the \$98,110,000 par amount plus \$1,890,000 of the original issue premium. Phase II authorizations accounted for \$50 million and Phase III for \$50 million.

<sup>(6)</sup> The GO-DSC 2006 Series A Bonds new money and GO-DSC Refunding 2006 Series A Bonds were issued under a single Official Statement with a par amount of \$138,165,000. The GO-DSC 2006 Series A Bonds new money totaled \$79,000,000 available for projects, funded by the \$77,145,000 par amount plus \$1,835,000 of the original issue premium, and the GO-DSC Refunding 2006 Series A Bonds provided \$65,472,900 for a refunding escrow. Additional proceeds including premium funded the refunding escrow and the costs of issuance.

<sup>(7)</sup> The GO-DSC 2007 Series A Bonds new money and GO-DSC Refunding 2007 Series A Bonds were issued under a single Official Statement with a par amount of \$135,385,000. The GO-DSC 2007 Series A Bonds new money totaled \$89,000,000 available for projects, and the GO-DSC Refunding 2007 Series A Bonds provided \$49,505,476.89 for a refunding escrow. Additional proceeds including premium funded the refunding escrow and the costs of issuance.

<sup>(8)</sup> The GO-DSC 2009 Series A Bonds par amount of \$144,855,000 plus \$5,145,000 of the original issue premium, totaled \$150,000,000 available for projects.

<sup>(9)</sup> The GO-DSC 2010 Series A Bonds new money and GO-DSC Refunding 2010 Series A Bonds were issued under a single Official Statement with a combined par amount of \$133,210,000. The GO-DSC 2010 Series A Bonds new money par amount of \$97,115,000 plus \$7,885,000 of the original issue premium, totaled \$105,000,000 available for projects; and the GO-DSC Refunding 2010 Series A Bonds par amount of \$36,095,000 plus \$2,609,428.69 of the original issue premium provided \$38,704,428.69 for the refunding escrow. Additional proceeds including premium funded the costs of issuance.

The Fourteen series of UCONN 2000 General Obligation DSC bonds issued to fund projects total \$1,419,062,146.50 in par value and provided \$1,435,000,000 for UCONN 2000 project spending (excluding the UCONN 2000 General Obligation DSC Refunding 2004, 2006, 2007 and 2010 Series A Bonds.) The remaining balance, together with accrued interest and net original issue premium, funded the costs of issuance and deposits to the State Treasurer.



**General Obligation Debt Service Commitment Bonds – Projects**

During Fiscal Year 2005 the University finished Phase I and Phase II and initiated Phase III of the UCONN 2000 project authorizations secured by the State's Debt Service Commitment. To date, ninety-six projects, totaling \$1,573,800,000 have been authorized to receive General Obligation Debt Service Commitment bond proceeds, as follows:

<b>Phases I &amp; II</b>	<b>Authorized</b>
Agricultural Biotechnology Facility Completion	\$3,000,000.00
Agricultural Biotechnology Facility	9,400,000.00
Alumni Quadrant Renovations	11,183,623.91
Avery Point Marine Science Research Center-Phase I	30,000,000.00
Avery Point Marine Science Research Center-Phase II	7,254,246.03
Avery Point Renovation	4,875,717.46
Benton State Art Museum Addition	700,000.00
Business School Renovation	7,958,470.42
Central Warehouse New *	6,933,751.77
Chemistry Building	53,062,000.00
Deferred Maintenance & Renovation Lump Sum	40,798,259.65
Deferred Maintenance & Renovation Lump Sum Balance	117,386,096.72
East Campus North Renovations	7,382,604.53
Equipment, Library Collections & Telecommunications	60,500,000.00
Equipment, Library Collections & Telecommunications Completion	105,812,000.00
Gant Plaza Deck	7,287,174.10
Gentry Renovation	9,664,596.69
Grad Dorm Renovations	2,928,227.59
Heating Plant Upgrade	9,969,000.00
Hilltop Dormitory Renovations	8,176,528.89
Ice Rink Enclosure	3,280,000.00

International House Conversion **	886,134.00
Litchfield Agricultural Center-Phase I	1,000,000.00
Mansfield Apartments Renovation	2,071,000.00
Mansfield Training School Improvements	3,500,000.00
Monteith Renovation	444,348.00
Music Drama Addition *	7,400,000.00
North Campus Renovation	10,996,050.15
North Superblock Site & Utilities	7,668,000.00
Northwest Quadrant Renovation-Phase I	2,001,000.00
Northwest Quadrant Renovation-Phase II	30,000,000.00
Parking Garage-North	9,658,000.00
Pedestrian Walkways ***	6,074,000.00
School of Business	25,652,366.00
School of Pharmacy	88,609,000.00
Shippee/Buckley Renovations	6,920,000.00
South Campus Complex	12,251,000.00
Stamford Downtown Relocation-Phase I	55,781,471.55
Student Union Addition	44,622,633.00
Technology Quadrant-Phase IA	39,993,000.00
Technology Quadrant-Phase II	34,120,000.00
Torrey Life Science Renovation	251,109.43
Towers Renovation	17,950,243.11
Underground Steam & Water Upgrade-Phase I	6,000,000.00
Underground Steam & Water Upgrade Completion-Phase II	6,000,000.00
Waring Building Conversion	11,452,000.00
Waterbury Property Purchase	200,000.00
West Campus Renovations	519,507.20

White Building Renovation	2,427,268.80
Wilbur Cross Building Renovation	19,999,571.00
<b>Phase I &amp; II Totals</b>	<b>\$962,000,000.00</b>

\* Board of Trustees Added Project 2/22/2001

\*\* The International House Conversion is also known as the Museum of Natural History

\*\*\* The Pedestrian Walkways is also known as Fairfield Road Pedestrian Mall

<b>Phase III – Storrs and Regional Campuses</b>	<b>Authorized</b>
Arjona and Monteith (new classroom buildings)	\$95,000,000.00
Avery Point Campus Undergraduate and Library Building	3,550,000.00
Avery Point Renovation	447,282.54
Beach Hall Renovations	1,500,000.00
Benton State Art Museum Addition	3,500,000.00
Biobehavioral Complex Replacement *	1,100,000.00
Deferred Maintenance/Code/ADA Renovation Lump Sum	146,816,292.46
Engineering Building (with Environmental Research Institute)	5,000,000.00
Equipment, Library Collections & Telecommunications	51,414,575.00
Family Studies (DRM) Renovation	3,700,000.00
Farm Buildings Repairs/Replacement	3,745,000.00
Fine Arts Phase II	2,250,000.00
Floriculture Greenhouse	5,000,000.00
Gant Building Renovations	1,750,000.00
Gentry Completion	10,000,000.00
Intramural, Recreational and Intercollegiate Facilities	31,500,000.00
Jorgensen Renovation	2,200,000.00
Koons Hall Renovation/Addition	100,000.00
Lakeside Renovation	3,800,000.00

Law School Renovations/Improvements	15,150,000.00
Mansfield Training School Improvements	3,000,000.00
Natural History Museum Completion	500,000.00
North Hillside Road Completion	1,500,000.00
Old Central Warehouse **	126,000.00
Psychology Building Renovation/Addition	2,750,000.00
Residential Life Facilities	1,800,000.00
School of Pharmacy/Biology Completion	6,000,000.00
Stamford Campus Improvements	500,000.00
Storrs Hall Addition	6,530,000.00
Student Union Addition	13,000,000.00
Torrey Renovation Completion and Biology Expansion	1,000,000.00
Torrington Campus Improvements	500,000.00
Waterbury Downtown Campus	450,000.00
West Hartford Campus Renovations/Improvements	8,400,000.00
Young Building Renovation/Addition	2,845,000.00
<b>Total — Storrs and Regional Phase III</b>	<b>\$436,424,150.00</b>

## HEALTH CENTER

CLAC Renovation Biosafety Level 3 Lab	\$1,315,000.00
Deferred Maintenance/Code/ADA Renovation Sum — Health Center	28,505,125.00
Dental School Renovation	4,500,000.00
Equipment, Library Collections and Telecommunications - Health Center	49,905,725.00
Library/Student Computer Center Renovation	1,400,000.00
Main Building Renovation	11,385,000.00
Medical School Academic Building Renovation	3,700,000.00
Planning and Design Costs	25,000,000.00

Research Tower***	49,565,000.00
Support Building Addition/Renovation****	100,000.00
<b>Total — Health Center Phase III</b>	<b>\$175,375,850.00</b>

**TOTAL PHASE III PROJECTS** **\$ 611,800,000.00**

**TOTAL GO-DSC BONDS: PHASE I, II AND III PROJECTS** **\$ 1,573,800,000.00**

\* *The Biobehavioral Complex Replacement was redefined by the BOT 6/24/2008.*

\*\* *The Old Central Warehouse was added by PA-07-108 effective 7-1-2007*

\*\*\* *The Research Building was clarified to include construction or purchase and renovation by the BOT 9/26/2006.*

\*\*\*\* *The Support Building Addition/Renovation was clarified to include construction by the BOT 8/1/2007.*

### **General Obligation Debt Service Commitment Bonds – Refunding**

Pursuant to Section 10a-109m of the Connecticut General Statutes, the University may issue refunding securities. The University achieved a total of \$22.7 million in gross debt services savings for Connecticut taxpayers by issuing several series of General Obligation DSC Refunding Bonds as follows.

On January 29, 2004, the University achieved \$15.2 million in debt service savings for Connecticut taxpayers through the \$216,950,000 of UCONN 2000 General Obligation DSC Refunding 2004 Series A Bonds. Proceeds pre-refunded \$223,160,000 of the portions of the 1996, 1997, 1998, 2000, 2001 and 2002 UCONN 2000 General Obligation Debt Service Commitment Bonds. Debt service savings amounted to \$15,215,582.84 on a gross cash debt service savings basis, or \$10,117,718.77 on a net present value basis (4.53% savings over refunded bonds debt service) spread across fiscal years 2004 to 2020.

On March 15, 2006, the University achieved \$4.0 million in debt service savings through the issuance of \$61,020,000 of UCONN 2000 General Obligation DSC Refunding 2006 Series A Bonds. Proceeds pre-refunded \$61,675,000 of the portions of the 1998, 1999, 2000, 2001 and 2002 UCONN 2000 General Obligation Debt Service Commitment Bonds. Debt service savings amounted to \$4,003,734.09 on a gross cash debt service savings basis, or \$2,495,916.47 on a net present value basis (3.94% savings over refunded bonds debt service) spread across fiscal years 2006 to 2020.

On April 12, 2007, the University achieved \$1.7 million in debt service savings through the issuance of \$46,030,000 of UCONN 2000 General Obligation DSC Refunding 2007 Series A Bonds. Proceeds pre-refunded \$46,695,000 of the portions of the 2002 and 2003 UCONN 2000 General Obligation DSC Bonds. Debt service savings amounted to \$1,680,056.23 on a gross cash debt service savings basis, or \$1,387,269.87 on a net present value basis (2.97% savings over refunded bonds debt service) spread across fiscal years 2008 to 2022.

On May 25, 2010, the University achieved \$1.8 million in debt service savings through the issuance of \$36,095,000 of UCONN 2000 General Obligation DSC Refunding 2010 Series A Bonds. Proceeds pre-refunded \$35,885,000 of portions of the 1999, 2001, 2003 and 2004 UCONN 2000

General Obligation DSC Bonds. Debt service savings amounted to \$1,791,739.17 on a gross cash debt service savings basis, or \$1,470,720.91 on a net present value basis (4.1% savings over refunded bonds debt service) spread across fiscal years 2011 to 2021.

### **Special Obligation Student Fee Revenue Bonds Secured by Pledged Revenues**

UCONN 2000 also authorizes the University to issue Special Obligation Revenue bonds. Unlike the UCONN 2000 General Obligation Debt Service Commitment Bonds that are paid from the State's General Fund, debt on the Special Obligation Bonds are paid from certain pledged revenues of the University as defined in the particular bond series indenture.

A Special Capital Reserve Fund may be established for UCONN 2000 Special Obligation bond issues only if the Board of Trustees determines that the Special Obligation bond issue is self-sufficient as defined in the Act. The self-sufficiency finding by the University must be submitted to and confirmed as not unreasonable or arbitrary by the State Treasurer prior to issuance of the bonds. Once approved, the Special Capital Reserve Fund is funded at issuance by the University to meet the minimum capital reserve requirement.

### **Special Obligation Student Fee Revenue Bonds - Bond Issues Completed**

Section 10a-109x of the Connecticut General Statutes requires that the University's Semiannual Report to the General Assembly provide information on the number of projects and securities authorized, approved and issued; the payment of debt service requirements, and the payment of principal and interest on the UCONN 2000 securities; and the amount of investment earnings. The UCONN 2000 Special Obligation Student Fee Revenue Securities authorized, approved and issued to date are listed below.

Student Fee Revenue Bonds have been issued pursuant to the Special Obligation Indenture of Trust, dated as of January 1, 1997, between the University as Issuer and U.S. Bank N.A. as successor to State Street Bank & Trust as Trustee ("the Special Obligation Master Indenture"). The Board of Trustees approved the Master Indenture on November 8, 1996.

The University's Board of Trustees and the Governor approve the subsequent Supplemental Indentures for each Special Obligation bond issue. The University and Office of the State Treasurer, working in conjunction, manage the Special Obligation Bond sale process. UCONN 2000 Special Obligation Student Fee Revenue Bonds issued to date are summarized below:

### **UCONN 2000 SO-SFR Bonds**

<b>Date of Issue</b>	<b>Par Amount</b>	<b>TIC <sup>(1)</sup></b>	<b>Special Obligation Student Fee Revenue Bond Issue</b>
February 4, 1998	\$ 33,560,000	5.08%	1998 Series A
June 1, 2000	\$ 89,570,000	6.02%	2000 Series A <sup>(2)</sup>
February 14, 2002	\$ 75,430,000	4.94%	2002 Series A
February 27, 2002	\$ 96,130,000	4.89%	Refunding 2002 Series A
June 16, 2010	\$ 47,545,000	3.14%	Refunding 2010 Series A

<sup>(1)</sup> TIC is the true interest cost reflecting the interest rate for the time value of money across an entire bond issue. The UCONN 2000 Special Obligation Bonds are generally issued for an approximate 30-year final maturity, compared to a 20-year final maturity for the General Obligation DSC Bonds; hence the TIC may appear relatively higher for Special Obligation Bonds.

<sup>(2)</sup> The 2000 Series A bonds were refunded on February 27, 2002.

On February 4, 1998, the University issued \$33,560,000 of UCONN 2000 Student Fee Revenue 1998 Series A Bonds with a final maturity of November 15, 2027. The Special Obligation First Supplemental Indenture was also dated January 1, 1997 and authorized the issuance of bonds up to a principal amount not to exceed \$30,000,000 for construction of the South Campus Residence and Dining Hall, plus amounts necessary to fund a Special Capital Reserve Fund (“SCRF”) and provide for costs of issuance. The University managed the issuance and sale of these bonds and realized a favorable true interest cost over the term. Debt service for these bonds is paid from the student Infrastructure Maintenance Fee, instituted in 1997, and other pledged revenues as further defined in the Indenture of Trust. Such pledged revenues also help support future operation and maintenance costs for facilities built or renovated through UCONN 2000.

On June 1, 2000, the University issued \$89,570,000 of the UCONN 2000 Student Fee Revenue 2000 Series A Bonds pursuant to the Special Obligation Master Indenture and the Special Obligation Student Fee Revenue Bonds Second Supplemental Indenture dated as of May 1, 2000. Bond proceeds funded \$87,000,000 of construction for the Hilltop Dormitory, Hilltop Student Rental Apartments, and Parking Garage South. They also provided for capitalized interest and costs of issuance. The \$89,570,000 Student Fee Revenue 2000 Series A Bonds were defeased in substance on February 27, 2002, as further described below, and are no longer reflected as outstanding debt on the University’s financial statements.

On February 14, 2002, the University issued \$75,430,000 of the UCONN 2000 Student Fee Revenue 2002 Series A Bonds pursuant to the Special Obligation Master Indenture and the Special Obligation Student Fee Revenue Bonds Fourth Supplemental Indenture dated as of November 16, 2001. Bond proceeds funded \$72,180,000 of construction for the Alumni Quadrant Renovations, Shippee/Buckley Renovations, East Campus North Renovations, Towers Renovations (including Greek Housing), and North Campus Renovations (including North Campus Student Suites and Apartments).

### **Special Obligation Student Fee Revenue Bonds - Projects**

To date, nine projects have been authorized to receive \$189,180,000 of the UCONN 2000 Special Obligation Student Fee Revenue bond proceeds (some of these projects were also supported by General Obligation bonds or other funding) as follows:

<b>Special Obligation Bonds</b>	<b>Authorized &amp; Issued</b>
Alumni Quadrant Renovations <sup>(1)</sup>	\$ 7,000,000
East Campus North Renovations <sup>(1)</sup>	1,000,000
Hilltop Dormitory New	21,000,000
Hilltop Student Rental Apartments	42,000,000



North Campus Renovation (including North Campus Student Suites & Apartments) <sup>(1)</sup>	45,000,000
Parking Garage-South <sup>(1)</sup>	24,000,000
Shippee/Buckley Renovations	5,000,000
South Campus Complex	30,000,000
Towers Renovations (including Greek Housing) <sup>(1)</sup>	14,180,000
<b>Total</b>	<b>\$189,180,000</b>

<sup>(1)</sup> Also partially funded with proceeds of the University's General Obligation bonds.

### **Special Obligation Student Fee Revenue Bonds - Refunding**

Pursuant to Section 10a-109m of the Connecticut General Statutes, the University may issue refunding securities. The University achieved a total of \$13.0 million in gross debt service savings for Connecticut taxpayers by issuing two series of Special Obligation Student Fee Revenue Refunding Bonds as follows.

On February 27, 2002, the University achieved debt service savings of \$3,553,672 on a gross cash debt service savings basis, or \$2,383,106 on a net present value basis (3.036% savings over refunded bonds debt service) through its issuance of \$96,130,000 of the UCONN 2000 Student Fee Revenue Refunding 2002 Series A Bonds. The bonds were issued pursuant to the Special Obligation Master Indenture and the Special Obligation Student Fee Revenue Bonds Third Supplemental Indenture, dated as of February 1, 2002. Proceeds were used to take advantage of favorable market conditions to advance refund and defease in substance all of the \$89,570,000 of Student Fee Revenue 2000 Series A Bonds outstanding. Proceeds were deposited with the Trustee bank in an irrevocable escrow fund sufficient to satisfy future debt service and call premiums on the prior issue.

On June 16, 2010, the University achieved debt service savings of \$9,479,927.38 on a gross cash debt service savings basis, or \$7,211,752.83 on a net present value basis (9.915% savings over refunded bonds debt service) through its issuance of \$47,545,000 of the UCONN 2000 Student Fee Revenue Refunding 2010 Series A Bonds. The bonds were issued pursuant to the Special Obligation Master Indenture and the Special Obligation Student Fee Revenue Bonds Third Supplemental Indenture, dated as of February 1, 2002. Proceeds were used to take advantage of favorable market conditions to refund, advance refund and defease in substance \$51,305,000 of prior bonds (including \$25,140,000 of the Student Fee Revenue 1998 Series A Bonds and \$26,165,000 of the Student Fee Revenue 2002 Series A Bonds outstanding). The par amount of \$47,545,000 plus \$4,267,926 of the original issue premium and \$2,126,425 from the 1998 Special Capital Reserve Fund release were deposited with the Trustee bank in a \$53,939,351.28 irrevocable escrow fund to satisfy future debt service and call premiums on the prior issues.

### **UCONN 2000 Tax-Exempt Governmental Lease Purchase Agreement**

The Board of Trustees authorized \$81,900,000 of UCONN 2000 debt in the form of a Tax-Exempt Governmental Lease Purchase Agreement secured by the University's general obligation for the Cogeneration facility portion of the UCONN 2000 Heating Plant Upgrade project.



This \$81,900,000 of UCONN 2000 debt was not issued under the UCONN 2000 General Obligation or Special Obligation Indentures of Trust, but was entered into under certain separately negotiated documents and agreements in two parts. On December 18, 2003, the University entered into a privately placed \$75,000,000 Tax-Exempt Governmental Lease Purchase Agreement with a reported nominal interest rate of 4.42% compounded monthly to finance the design and construction of a combined heat and power plant. On August 15, 2005, the University amended the agreement for an additional borrowing of up to \$6,900,000 at a 5.09% interest rate compounded monthly (resulting in a combined interest rate of approximately 4.5%).

The Heating Plant Upgrade project is a named project under UCONN 2000. The Cogeneration facility is a linchpin of the University's commitment to energy efficiency and is expected to generate substantially all of the needs for electrical power, heating and cooling on the Storrs campus. Cost avoidance achieved through the construction and operation of the facility is expected to provide funds to pay the debt service. An earlier phase of the Heating Plant Upgrade project was funded with UCONN 2000 General Obligation DSC bonds as listed above.

The Tax-Exempt Governmental Lease Purchase Agreement is not rated by the credit rating agencies but, as UCONN 2000 debt, it is weighted in their credit rating analysis of the UCONN 2000 General Obligation and Special Obligation programs.

### **Debt Service**

Pursuant to Section 10a-109x of the Connecticut General Statutes, the Semiannual Report to the General Assembly is to list the payment of debt service requirements and the payment of principal and interest on the UCONN 2000 securities.

### **General Obligation Debt Service Commitment Bonds**

The State General Fund pays the debt service and any arbitrage rebate due on the University's General Obligation Debt Service Commitment Bonds. The University pays the debt service on the Special Obligation Student Fee Revenue Bonds from its own resources.

As of September 30, 2010:

- Since the program's inception in 1996, total UCONN 2000 General Obligation Debt Service Commitment debt service (which is paid by the state) amounted to \$2,078.1 million, representing \$1,411.7 million of principal and \$666.4 million of interest (including the Refunding Bonds but net of refunded debt).
- Of this amount, debt service of \$906.3 million, representing \$534.2 million of principal and \$372.1 million of interest (including capital appreciation bonds) has been paid.
- Future debt service requirements at this time amount to \$1,171.8 million representing \$877.5 million of principal and \$294.3 million of interest (including capital appreciation bonds).

For the fiscal year ending June 30, 2010, the Debt Service Commitment paid for the University's General Obligation Bonds amounted to \$103.9 million (representing \$64.7 million of principal and \$39.2 million of interest).

### **Special Obligation Student Fee Revenue Bonds**

From time to time, the University may issue Special Obligation Bonds secured by certain revenue flows including student fees. The University is responsible for paying the debt service and any arbitrage rebate due on its Special Obligation debt. All other things equal, the Special Obligation bonds incur proportionally more interest expense because they are generally issued for terms of up to approximately thirty years compared to twenty years for the Debt Service Commitment bonds. The longer maturities generally represent the cost of the assets financed by the bonds being spread over the student populations utilizing the assets.

As of September 30, 2010:

- Total UCONN 2000 Special Obligation Student Fee Revenue debt service (which is paid by the University) amounted to \$383.1 million, representing \$201.4 million of principal and \$181.7 million of interest (including the Special Obligation Student Fee Revenue Refunding 2002 and 2010 Series A Bonds but net of refunded debt service).
- Of this amount the University had paid debt service of \$126.3 million (representing \$37 million of principal and \$89.3 million of interest).
- Debt service remaining totals \$256.8 million comprising \$164.4 million of principal and \$92.4 million of interest (including capital appreciation bonds).

For the fiscal year ending June 30, 2010, the University paid, from its own resources, Special Obligation Bond debt service of \$13.2 million (representing \$4.7 million of principal and \$8.5 million of interest).

As of July 16, 2010, the University fully refunded, defeased, and called the UCONN 2000 Special Obligation Student Fee Revenue 1998 Series A Bonds that carried the State Special Capital Reserve Fund. During the time they were outstanding, the University's Debt Service Requirement was fulfilled relating to Section 909 of the Special Obligation Indenture that mandates that on or before December 1, annually, if the SCRF amount falls below the required minimum capital reserve the Chairman of the Board of Trustees is to file a Certification with the Secretary of the Office of Policy and Management and the State Treasurer to replenish the Special Capital Reserve Fund. Upon such notification, there is deemed to be appropriated, from the State General Fund, sums necessary to restore each Special Capital Reserve Fund to the required minimum capital reserve.

### **Tax-Exempt Governmental Lease Purchase Agreement**

The University is responsible for paying the debt service and any arbitrage rebate for the Tax-Exempt Governmental Lease Purchase Agreements. The two financing tranches provided \$81,900,000 of funding for a cogeneration facility for the UCONN 2000 Heating Plant Upgrade project.

Tax-Exempt Governmental Lease Purchase Agreement debt Service payments commenced on January 29, 2006.

Debt is to be paid in 240 monthly installments of \$517,135 each. Over the life of the financing, debt service totals \$124,112,424 comprising \$42,212,424 of interest and \$81,900,000 of principal.

As of September 30, 2010:

- The University had paid down the Tax-Exempt Governmental Lease Purchase Agreement debt service by \$29.5 million (representing \$16.1 million of principal and \$13.4 million of interest).
- Remaining debt service amounts to \$94.6 million (representing \$68.5 million of principal and \$26.1 million of interest).

For the fiscal year ending June 30, 2010, the University paid from its own resources Tax-Exempt Governmental Lease Purchase Agreement debt service of \$6.2 million (representing \$3.0 million of principal and \$3.2 million of interest).

### **Investment of Debt Proceeds - Management, Investment and Earnings**

The proceeds of the sale by the University of any bonds are part of the Trust Estate established under the General Obligation Master Indenture of Trust with the Trustee Bank as security for bondholders. Consequently, the University holds all of the bond proceeds at the Trustee Bank, with this exception: the Costs of Issuance account funded by the University's General Obligation Debt Service Commitment bonds may be held and invested by the State Treasurer's Office in a segregated account. The Special Obligation Master Indenture has similar Trust Estate provisions. The Trustee Bank holds all of the Special Obligation bond proceeds received at issuance including the Costs of Issuance account.

Prior to June 1998, all UCONN 2000 General Obligation Debt Service Commitment Bond proceeds were deposited with the Office of the State Treasurer and treated like state bond proceeds, including payments made to vendors through the Office of the State Comptroller. Subsequently, the Office of the Attorney General opined that the University, and not the state, issues UCONN 2000 bonds. Accordingly, upon advice of bond counsel and in conformity with the Master Indenture of Trust, Debt Service Commitment Bond construction fund proceeds were deposited to the Trustee Bank and disbursed as directed by the University pursuant to the Indenture. The UCONN 2000 General Obligation Debt Service Commitment Bond proceeds for costs of issuance are still treated like state bond proceeds and deposited with the Office of the State Treasurer and disbursed through the Office of the State Comptroller.

The Indentures of Trust provide that the University is authorized and directed to order each disbursement from the Construction Account held by the Trustee upon a certification filed with the Trustee bank and, in the case of the Debt Service Commitment bonds, the State Treasurer. The Indentures provide that such certification shall be signed by an Authorized Officer of the University and include certain disbursement information. Once the Authorized Officer certification filings are made, the University can directly disburse payments.

The investment of tax-exempt debt proceeds is heavily regulated by the Internal Revenue Service, the relevant Indentures of Trust with bondholders, Connecticut law, and other regulatory restrictions. In addition to meeting those requirements, the University's general investment policy is to balance an appropriate risk-return level, heavily weighted towards safety of assets, with estimated cash flow needs and liquidity requirements. The University is also mindful that the rating agencies, bond buyers, and bond insurers often weigh the quality of an issuer's investment portfolio.

Bond proceeds form part of the Trust Estate established with the Trustee Bank as security for bondholders. To date, the University has directed the Trustee Bank to invest any Debt Service Commitment construction fund proceeds in the State Treasurer's Short Term Investment Fund ("STIF") which is "AAA" rated and offers daily liquidity and historically attractive risk-adjusted yields. The State Treasurer's Office wishes to hold and invest the University's General Obligation Bonds Debt Service Commitment funded Costs of Issuance account, a much smaller account.

The General Obligation Debt Service Commitment Refunding, 2004, 2006, 2007 and 2010 Series A Bond proceeds, other than the costs of issuance, are held by the Trustee Bank in an irrevocable escrow fund, which is invested in U.S. Treasury Securities and/or U.S. Treasury State and Local Government Securities ("SLGS") and cash pursuant to the relative Escrow Agreements.

It has been the University's practice to invest all of the Special Obligation new money bond proceeds, including the debt service funds, in dedicated STIF accounts, with the exception of the 1998 Special Obligation Special Capital Reserve Fund which from time to time had also been invested in longer term "AAA" rated federal agencies' fixed income Investment Obligations as defined in the Special Obligation Indenture of Trust.

The Special Obligation Student Fee Revenue Refunding 2002 and 2010 Series A Bond proceeds, other than the costs of issuance and debt service accounts that are invested in STIF, are held by the Trustee Bank in their respective irrevocable Escrow Accounts, which are invested in U.S. Treasury State and Local Government Securities ("SLGS"), and cash pursuant to the Escrow Agreement.

The University's General Obligation Debt Service Commitment bond proceeds investment earnings are retained and recorded by the State Treasurer's Office and do not flow to the University or to the Trustee Bank. The University's Special Obligation bond investment earnings are part of the pledged revenues and are directly retained by the Trustee Bank to pay debt service on the bonds, and may also be used to flow to other Trustee bond accounts, if necessary, pursuant to the Indenture of Trust. Fiscal year end June 30, 2010, UCONN 2000 Special Obligation Student Fee Revenue Bond funds (not including the refunding escrows) investment earnings amounted to \$9,261.87 (cash basis).

Investment earnings on the Special Obligation Student Fee Revenue 2002 and 2010 Series A Bonds Refunding Escrow Accounts flow to their respective irrevocable escrows and are used by the Trustee Bank to meet debt service payments on the defeased bonds. Similarly, investment earnings on the General Obligation Debt Service Commitment 2004, 2006, 2007 and 2010 Series A Bonds Refunding Escrow Accounts flow to their respective irrevocable escrows and are used by the Trustee Bank to meet debt service payments on the defeased bonds.

On December 29, 2005, the University received \$15,847,241.65 representing the last advance of the \$81,900,000 of funds to the University under the Tax-Exempt Governmental Lease Purchase Agreement for the Heating Plant Upgrade Cogeneration facility. These funds, and the related investment income, are for uses related to the Cogeneration financing and were deposited in a dedicated STIF account. During December 2006, part of the remaining proceeds, representing the initial December 18, 2003 financing, was yield restricted by investing it in a dedicated Tax Exempt Proceeds Fund. All of the Tax-Exempt Governmental Lease Purchase Agreement proceeds have been spent.

### **Future UCONN 2000 Debt Issuance**

The University has issued the entire \$962 million of UCONN 2000 Phase I & II authorizations for the General Obligation bonds secured by the State's Debt Service Commitment.

UCONN 2000 Phase III, as amended, provides for an additional \$1,507,000,000 of funding with University General Obligation bonds secured by the State's Debt Service Commitment. As of September 30, 2010, \$611,800,000 of Phase III has been authorized by the Board of Trustees and the Office of the Governor, of which \$138,800,000 remains unissued. During Fiscal Year 2011, the University plans to issue a new money UCONN 2000 General Obligation Debt Service Commitment Bond series. From time to time, the University might also issue a refunding series of bonds for its general Obligation or Special Obligation bond programs.

At this time there are no Board of Trustee authorizations to issue Special Obligation bonds for UCONN 2000 projects. However, the University has in the past and could again issue Special Obligation securities for certain projects that have a financial self-sufficiency capacity and/or if aggregate pledged revenues are sufficient to meet requirements of the Special Obligation Indenture.

Additionally, while there are no Board of Trustee authorizations at this time, the University could enter into other types of tax-exempt or taxable debt pursuant to the UCONN 2000 Act such as the Governmental Lease Purchase Agreement.

Market conditions and other factors might also lead to the issuance of General Obligation, Special Obligation, or other refunding debt in the future.

### **Credit Ratings**

As of September 30, 2010, the UCONN 2000 General Obligation Debt Service Commitment bonds were rated "AA" by Standard & Poor's; "Aa2" by Moody's Investors Service, and "AA-" by Fitch Investors Service. It is a strong vote of confidence in the University that Moody's and Standard & Poor's ranks these bonds as high as the State's General Obligation Bonds.

The UCONN 2000 Special Obligation Bonds were rated "AA-" by Standard & Poor's and "Aa2" by Moody's Investors Service. Fitch Investors Service does not rate the Special Obligation bonds not secured by SCRF.

In addition to the underlying credit ratings, municipal bond insurance from FGIC, MBIA and FSA secure certain maturities of several of the above bond issues. Originally, the insurance provided "AAA" credit ratings. The bond insurers have experienced a series of downgrades since calendar year 2008. At times, this has resulted in the UCONN 2000 bonds underlying credit ratings exceeding the credit ratings for certain bond insurers. As a result, people are advised to check with the credit rating agencies for the most recent bond insurer ratings.

### **Credit Rating History**

Since the inception of UCONN 2000, the University's bonding program has experienced a favorable credit rating history, including several credit rating upgrades.

The capital markets have recognized the tangible benefits to the state's economy of meeting the infrastructure and educational goals of the program, as well as the University's success in implementing them. A high quality credit rating not only provides the state and the University with less expensive



access to the capital markets but also supports the state's quality reputation among investors. A University milestone occurred in 2002 with the achievement of the high-grade "double A" credit-rating category from Moody's Investors Service for both its General Obligation and Special Obligation bonds.

**February 1996:** the first issue of the University's General Obligation Bonds secured by the state's Debt Service Commitment carried underlying ratings of "A1" by Moody's Investors Service, "AA-" by Standard & Poor's and "AA-" by Fitch.

**February 1998:** the first issue of UCONN 2000 Special Obligation bonds depended upon the state's SCRF credit rating. An underlying "stand-alone" credit rating was not available for this nascent program. At the time of issuance, the state SCRF enhancement allowed the bonds to obtain an "AA-" rating from Standard & Poor's, "AA-" from Fitch Investors Service, and "A1" from Moody's Investors Service. The bonds were subsequently covered by municipal bond insurance and upgraded to "AAA" at Fitch and Standard & Poor's and "Aaa" at Moody's Investors Service.

**October 1998:** Standard & Poor's upgraded the UCONN 2000 General Obligation DSC Bonds and the UCONN 2000 Student Fee Revenue 1998 Series A Bonds (SCRF) to "AA" from "AA-".

**March 2000:** Moody's upgraded UCONN 2000 General Obligation DSC Bonds to "Aa3" from "A1".

**June 2000:** the University achieved a milestone with its first underlying Special Obligation Bond "stand alone" credit rating of "AA-" from Standard & Poor's and an "A1" from Moody's.

**February 2001:** Moody's upgraded UCONN 2000 General Obligation DSC Bonds to "Aa2" from "Aa3". In April 2001, the General Obligation DSC 2001 Series A bonds were sold without any bond insurance security enhancement on any maturity, another successful first-time accomplishment for the UCONN 2000 bond program. Moody's upgraded UConn's Student Fee Revenue 1998 Series A Bonds, which are secured by the state SCRF, at this time to "Aa3" from "A1".

**January 2002:** UCONN 2000 Special Obligation Bonds (Non-SCRF) were upgraded to "Aa3" from "A1" by Moody's. This graduated UConn's Special Obligation bonds to Moody's "high-grade" bond category and impacted the underlying credit on all outstanding Special Obligation Student Fee Revenue Bonds. (The \$33.6 million Special Obligation Student Fee Revenue Series 1998 Series A Bonds additionally secured by the state's SCRF already carried the "Aa3" rating.) This high rating was assigned a stable outlook and represented a positive judgment by the capital markets regarding UConn's financial strength, real and potential growth as an institution, and management.

**August 2002:** Reflecting the outlook changes for the State's General Obligation Bonds, Moody's and Standard and Poor's both moved their outlook from "stable" to "negative" for UCONN 2000 General Obligation DSC Bonds while retaining their respective credit rating levels at "Aa2" and "AA". Fitch took no action. In a sign of confidence in the University's management and growth potential, Moody's and Standard & Poor's kept UConn's Special Obligation Bond ratings levels and stable outlook unchanged.

**March 2003:** During tougher economic times, the rating agencies confirmed the University's General Obligation DSC bond ratings as follows: Fitch "AA-"; Standard & Poor's "AA"; and Moody's "Aa2". Moody's also confirmed UConn's Special Obligation and Foundation bond ratings at "Aa3".

Holding the credit ratings was a good sign in light of Moody's February 2003 move of the State General Obligation bonds and consequently the University's DSC and SCRF security bonds to a watch list for possible downgrade.

**July 2003:** On July 2, 2003, citing state budget problems, Moody's downgraded the University's General Obligation DSC bond ratings to "Aa3" from "Aa2" consistent with its action on the State General Obligation bond rating. The good news was that Moody's confirmed UConn's Special Obligation (non-SCRF) bond ratings at "Aa3". Moody's also briefly downgraded the University's 1998 Special Obligation Bonds secured by the state's SCRF to "A1" following a general downgrade of any bonds backed by the state's SCRF but then upgraded the University's 1998 Special Obligation Bonds back to "Aa3" on July 14, 2003.

**January 2004:** We were successful in confirming the credit ratings for the UCONN 2000 General Obligation Debt Service Commitment bonds at a time of state budget deficits and negative press reports. The unenhanced ratings for the UCONN 2000 GO DSC 2004 new money and refunding bond issues were as follows: Moody's Investors Service "Aa3", Standard & Poor's "AA" and Fitch IBCA "AA-". Several maturities also carried "AAA" rated MBIA bond insurance.

**February 2005:** The unenhanced ratings for the UCONN 2000 GO DSC 2005 new money bond issue were confirmed with Moody's Investors Service "Aa3", Standard & Poor's "AA" and Fitch IBCA "AA-". Several maturities also carried "AAA" rated FSA bond insurance.

**February 2006:** The unenhanced ratings for the UCONN 2000 GO DSC 2006 new money and refunding bond issues were confirmed as follows: Moody's Investors Service "Aa3", Standard & Poor's "AA" and Fitch IBCA "AA-". Several maturities also carried "AAA" rated FGIC bond insurance.

**March 2007:** The unenhanced ratings for the UCONN 2000 GO DSC 2007 new money and refunding bond issues were confirmed as follows: Moody's Investors Service "Aa3", Standard & Poor's "AA" and Fitch IBCA "AA-". The bonds were issued without bond insurance.

**March 2009:** The underlying ratings for the UCONN 2000 GO DSC 2009 new money bond issues that are in the process of being issued were confirmed as follows: Moody's Investors Service "Aa3", Standard & Poor's "AA" and Fitch IBCA "AA-".

**November 2009:** Fitch IBCA retained the "AA-" for UCONN GO-DSC bonds but placed them on "negative outlook" and did the same for the UCONN SO-SFR 1998 SCRF bonds (no UCONN underlying rating), mirroring the negative outlook they had put on the State of Connecticut's General Obligation Bonds, during October 2009. Through diligent management and active communication UCONN's Treasury Services avoided a similar move by other credit rating agencies at this time.

**March 2010:** Standard & Poor's affirmed the "AA-/Stable" unenhanced ratings for UCONN's Special Obligation Student Fee Revenue Bonds Series 2002-A bonds, and Special Obligation Student Fee Revenue Refunding Bonds Series 2002-A bonds.

**April 2010:** FITCH recalibrates UCONN General Obligation and Special Obligation Student Fee Revenue 1998A (SCRF) Bonds to "AA" rating outlook negative, and recalibrates State of Connecticut General Obligation to "AA+" rating outlook negative.

**May 2010:** Moody's recalibrates UCONN's Special Obligation Student Fee Revenue Bonds unenhanced ratings to "Aa2" (upgrade from "Aa3"); and Standard & Poor's affirms at "AA-/Stable".

**May 2010:** Moody's recalibrates the unenhanced ratings of UCONN's General Obligation Debt Service Commitment Bonds to "Aa2" (upgrade from "Aa3"); and Standard & Poor's affirms at "AA/Stable"; and FITCH affirms at "AA".

**June 2010:** FITCH moves UCONN General Obligation and Special Obligation Student Fee Revenue 1998A (SCRF) Bonds back to "AA-" rating outlook stable, and moves State of Connecticut General Obligation back to "AA" rating outlook stable, citing State finances, a month after affirming UConn's "AA" rating outlook negative.

### **UCONN 2000 Debt On Audited Financial Statements**

UCONN 2000 financings are debt obligations of the University, as issuer, and are reflected on UConn's financial statements accordingly. For example, Special Obligation bonds and Tax-Exempt Governmental Lease Purchase Agreement debt are shown as liabilities on the University's financial statements and the related capital improvements are shown as assets. While the University is the issuer and ultimately responsible for the UCONN 2000 General Obligation Bonds, and they also fund certain assets at the UCONN Health Center and consequently are reflected on the UCONN Health Center's financial statements as further discussed below.

Phase III of the Act authorizes the University to fund projects totaling \$512,400,000 for the Health Center with, among other sources, UCONN 2000 General Obligation Debt Service Commitment Bonds and the University has done so. Accordingly, the UCONN 2000 General Obligation Debt Service Commitment Phase III project proceeds and any unspent debt proceeds are reflected on both UCONN's and UCHC's financial statements. As bonds are issued, the amount of the commitment for the Health Center is recorded as an offset to revenue on UCONN's financial statements in the University's Other Changes in Net Assets section of the Statements of Revenues, Expenses, and Changes in Net Assets. A corresponding liability is recorded in due to affiliate in UCONN's Statement of Net Assets for the unspent portion of the bonds due to the Health Center. Correspondingly the Health Center records that portion of UCONN 2000 bond issuance proceeds for UCHC in the capital appropriation line in UCHC's Statements of Revenues, Expenses, and Changes in Net Assets. A corresponding receivable is recorded for the unspent portion of the bonds. The State's debt service commitment for interest on the UCONN 2000 General Obligation bonds is included in non-operating revenues on the University's financial statements.

### **UCONN 2000: PRIVATE FINANCIAL SUPPORT**

Fiscal year 2010 results tallied \$45.5 million in new gifts and commitments, which represents 88 percent of the \$52 million goal for the year. Cash gifts totaled \$39.8 million, or 80 percent of the \$50 million goal; this is \$3.3 million more than the amount of cash received for the same period in fiscal year 2009. The number of household donors was 29,157, or 97 percent of the 30,000 goal.

The Annual Fund raised \$5.9 million (98 percent to goal) from 25,988 donors (87 percent to goal). This compares to \$5.6 million and 26,104 donors in fiscal year 2009.



As of June 30, 2010, approximately \$226.8 million was recorded toward the Our University. Our Moment. campaign goal of \$600 million. This total includes \$64.6 million raised for endowment. In addition, the campaign has received 46 gifts of \$1 million or more since July 1, 2006.

### **State Endowment Matching Funds**

For calendar year 2010, the dollar value of endowment gifts eligible for state matching grants was \$8.3 million. This represents 55 percent of the \$15 million goal for the year. Submissions for eligible gifts to endowment resulted in a state match request of \$2.4 million. As of this date, the total of state matching funds outstanding from calendar years 2005-2010 is \$18.6 million.

### **Significant Commitments**

The Leonard Weisgard Estate donated \$1.2 million to support the Thomas J. Dodd Archives Center.

Robert and Carlotta Holster have committed \$1 million to fund an endowment for the Honors Program.

The Jean C. Steinline Estate has given \$250,000 to the John D. Steinline Jr. Scholarship Fund.

Lea's Foundation for Leukemia Research, Inc. has given \$200,000 to support the Lea's Foundation Center for Hematologic Disorders at the UConn Health Center.

The Marsha Lilien Gladstein Foundation has given \$200,000 to support the Judi and Gary Gladstein Distinguished Chair in Human Rights.

The NEA Foundation has committed \$125,000 to the Neag School of Education's CommPACT Schools Initiative.

The Raymond and Beverly Sackler Fund for the Arts and Sciences has provided \$100,000 to financial support for a program in the School of Fine Arts for new musical works.

The Connecticut Breast Health Initiative, Inc. has given \$100,000 to the UConn Health Center to support cancer research.

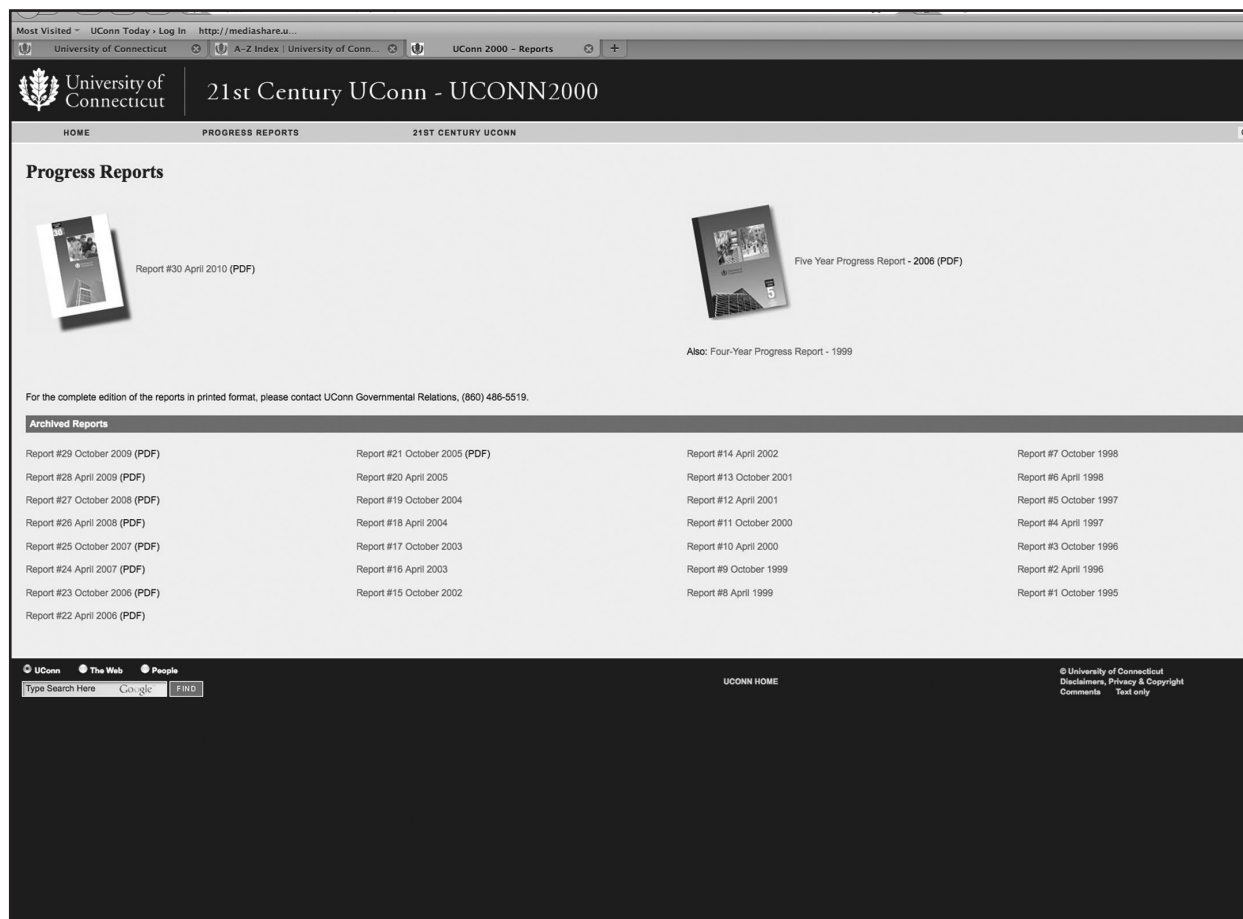
The National Football League has donated \$100,000 to the NFL Fund for The Korey Stringer Institute at the Neag School of Education's Kinesiology department.

Mr. and Mrs. Ray Neag have donated \$100,000 toward the Endowment in Honor of Dr. Philip E. Austin.

The Bernard Osher Foundation has given \$100,000 to the Osher Lifelong Learning Institute at UConn Waterbury.

# UCONN 2000 IN CYBERSPACE

Information about UCONN 2000 is available on the World Wide Web via the UCONN 2000 homepage. The address: [www.uc2000.uconn.edu/](http://www.uc2000.uconn.edu/)



The website contains all previous legislative updates to the Governor and the General Assembly, the four year progress report, the original UCONN 2000 proposal and UCONN 2000 project updates from the homepages of the University's Facilities Management Department.

