CENTRAL
Connecticut State University

Strategic Construction & Renovation Plan
2009-2020

Administrative Affairs
(860) 832-1776

Rev. 2015-01
NOTE

This booklet is to serve as a brief strategic overview of the University’s major physical plant enhancements from 2009 to 2020. This publication is not to be construed as a complete or final listing of all future facility projects.
Table of Contents

Construction Schedule Summary Table ........................................1
Athletic Complex (7 Phase Project) .............................................2
Maintenance/Salt Shed Facility ..................................................4
Anthony & Helen G. Bichum Engineering Lab ..............................6
Social Sciences Hall ..................................................................8
Public Safety Building ...............................................................10
Mid-Campus Residence Hall ......................................................12
Food Service Facility ................................................................14
Willard/DiLoreto Hall ...............................................................16
Manafort Garage .....................................................................18
Huang Recreation Center ...........................................................20
Engineering Building .................................................................22
Memorial Hall ..........................................................................24
Burritt Library ..........................................................................26
Barnard Hall ............................................................................28
Copernicus Hall .......................................................................30
Carroll Residence Hall ..............................................................32
Campus Map ............................................................................34
## Construction Schedule Summary Table

<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
<th>Started</th>
<th>Completed</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Athletic Complex (7 Phase Project)</td>
<td>Completed</td>
<td>May 2009</td>
<td>June 2014</td>
<td>10,000,000</td>
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<tr>
<td>2 Maintenance/Salt Shed Facility</td>
<td>Completed</td>
<td>January 2011</td>
<td>January 2012</td>
<td>2,200,000</td>
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<tr>
<td>3 Anthony &amp; Helen G. Bichum Engineering Lab</td>
<td>Completed</td>
<td>January 2011</td>
<td>January 2012</td>
<td>1,000,000</td>
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<tr>
<td>4 Social Sciences Hall</td>
<td>Completed</td>
<td>August 2011</td>
<td>May 2013</td>
<td>34,000,000</td>
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<tr>
<td>5 Public Safety Building</td>
<td>Completed</td>
<td>April 2012</td>
<td>July 2013</td>
<td>6,500,000</td>
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<tr>
<td>6 Mid-Campus Residence Hall</td>
<td>Completed</td>
<td>February 2014</td>
<td>August 2015</td>
<td>82,000,000</td>
</tr>
<tr>
<td>7 Food Service Facility</td>
<td>In Construction</td>
<td>May 2015</td>
<td>January 2016</td>
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<td>8 Willard/DiLoreto Hall</td>
<td>Final Design</td>
<td>August 2016</td>
<td>January 2018</td>
<td>62,000,000</td>
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<tr>
<td>9 Manafort Garage</td>
<td>Architect Selection 2016</td>
<td>December 2016</td>
<td>December 2017</td>
<td>19,000,000</td>
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<tr>
<td>10 Huang Recreation Center</td>
<td>Architect Selected</td>
<td>December 2016</td>
<td>December 2018</td>
<td>25,000,000</td>
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<tr>
<td>11 Engineering Building</td>
<td>Architect Selected</td>
<td>August 2017</td>
<td>August 2019</td>
<td>62,700,000</td>
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<tr>
<td>12 Memorial Hall</td>
<td>Architect Selection 2017</td>
<td>May 2018</td>
<td>August 2019</td>
<td>13,000,000</td>
</tr>
<tr>
<td>13 Burritt Library</td>
<td>Architect Selection 2017</td>
<td>August 2018</td>
<td>August 2019</td>
<td>16,500,000</td>
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<tr>
<td>14 Barnard Hall</td>
<td>Architect Selection (In Progress)</td>
<td>September 2018</td>
<td>September 2019</td>
<td>22,000,000</td>
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<tr>
<td>15 Copernicus Hall</td>
<td>Architect Selection 2018</td>
<td>August 2019</td>
<td>August 2020</td>
<td>1,300,000</td>
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<tr>
<td>16 Carroll Residence Hall</td>
<td>Architect Selection 2018</td>
<td>August 2019</td>
<td>August 2020</td>
<td>28,000,000</td>
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<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$394,700,000</strong></td>
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</tbody>
</table>
Athletic Complex (7 Phase Project)

COMPLETED
The Arute Field Stadium (which is used for recreation, lacrosse and football) had grandstands on the home side of the field but limited seating on the visitors’ side. This project installed aluminum bleachers and support facilities on the visitors’ side of Arute Stadium. This additional bleacher system accommodates up to 2,400 spectators. The support facility houses men’s and women’s restrooms and storage facilities that serve all of the athletic and recreational fields in this area. The new soccer and track stadium has bleachers with a full length roofing system, a scoreboard, lighting and perimeter fencing. The completed project features two stadiums with an artificial turf on the baseball, softball and soccer fields. Additionally, there is a natural grass recreational field that has lighting.

**Key Statistics**

<table>
<thead>
<tr>
<th>Facility Type:</th>
<th>Athletic/Recreation Fields</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost:</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>Location:</td>
<td>Ella Grasso Boulevard</td>
</tr>
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</table>

**Construction Status**

<table>
<thead>
<tr>
<th>Current Status:</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Date:</td>
<td>May 2009</td>
</tr>
<tr>
<td>Completion Date:</td>
<td>June 2014</td>
</tr>
</tbody>
</table>
Maintenance/Salt Shed Facility

COMPLETED

Inside Garage
Summary

This project provided for the construction of a new 4,503 gross square foot grounds building and a 1,257 gross square foot external salt shed. The building houses maintenance vehicles and a variety of maintenance equipment. It also consists of office space, a mechanical room, bathrooms, a small storage shed, as well as a new recycling center that was designed to accommodate the University’s refuse and recyclables. This project significantly enhanced the University’s sustainability program.

Key Statistics

Facility Type: Garage
Combined Net Square Footage: 5,184 sq. ft.
Cost: $2,200,000
Location: Lester Street

Construction Status
Current Status: Completed
Beginning Date: January 2011
Completion Date: January 2012
Anthony & Helen G. Bichum Engineering Lab

COMPLETED

Wind Tunnel
Summary

The Anthony & Helen G. Bichum Engineering Lab is a 4,822 gross square foot single-story laboratory building near Copernicus Hall. The facility consists of a steel-frame structure with prefabricated metal and brick siding along with a metal roof. The Bichum Engineering Lab provides space for an Instrumentation Lab, a Dynamics Lab, a Water Resource/Civil Hydrology Lab and a wind tunnel.

Key Statistics

- Facility Type: Academic Facility
- Net Square Footage: 4,236 sq. ft.
- Cost: $1,000,000
- # of labs: 4
- Location: Paul J. Manafort Drive

Construction Status
- Current Status: Completed
- Beginning Date: January 2011
- Completion Date: January 2012
Social Sciences Hall

COMPLETED

“Thinking Globally in Human Scale”
Building Artwork by Kana Tanaka
Summary

This project provided for the construction of a new four-story, 76,174 gross square foot classroom/office building. The new Social Sciences Hall houses the departments of political science, history, geography, sociology and anthropology. The design of this building incorporated sustainable measures that produced a building with award-winning, high-performance standards. The design led to the building being awarded Leadership in Energy and Environmental Design (LEED) Gold recognition.

Key Statistics

- Facility Type: Academic Facility
- Net Square Footage: 68,465 sq. ft.
- Cost: $34,000,000
- # of Classrooms: 34
- Location: Next to Marcus White Hall

Construction Status

- Current Status: Completed
- Beginning Date: August 2011
- Completion Date: May 2013
Public Safety Building

COMPLETED

Dispatch Center
Summary

This project provided for the construction of a modern Public Safety Complex. Construction of this facility met the long-term needs of the University’s safety operation and allowed the Police Department to absorb additional security-related technology.

This building is located in close proximity to East Hall (Facilities Management) and the Energy Center, which facilitates access to site utilities and provides easy access to the surrounding roadway system. The construction of a state-of-the-art Communications Center and Critical Incident Response Room for 24-hour monitoring of campus activities was an integral part of this project.

Key Statistics

- Facility Type: Public Safety Facility
- Net Square Footage: 10,263 sq. ft.
- Cost: $6,500,000
- Location: East Street (Rt. 175)

Construction Status
- Current Status: Completed
- Beginning Date: April 2012
- Completion Date: July 2013
Mid-Campus Residence Hall

COMPLETED

Fitness Room
Summary

This project provided for the design-build construction of a new eight-story residence hall which is located between the Student Center Garage and Ella Grasso Boulevard. The building has 220,000 gross square feet with 637 beds, a fitness room, a dance studio and a meeting space that has capacity for over 150 people. Additionally, the Office of Residence Life is located on the ground floor.

Key Statistics

<table>
<thead>
<tr>
<th>Facility Type:</th>
<th>Residential Facility</th>
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<tbody>
<tr>
<td>Net Square Footage:</td>
<td>218,776 sq. ft.</td>
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<tr>
<td>Cost:</td>
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<td># of Beds:</td>
<td>637</td>
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<tr>
<td>Location:</td>
<td>Student Center Garage/Ella Grasso Boulevard</td>
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</table>

Construction Status

<table>
<thead>
<tr>
<th>Current Status:</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Date:</td>
<td>February 2014</td>
</tr>
<tr>
<td>Completion Date:</td>
<td>August 2015</td>
</tr>
</tbody>
</table>
Food Service Facility

Renderings by Tai Soo Kim Partners Architects
Summary

This project provides for the design and construction of a new food service facility which will be located in the north end of the campus near existing residence halls. The building is approximately 17,047 gross square feet and includes areas for food preparation, serving and dining. This building will serve approximately 1,000 residents and can seat 500 students at one time.

Key Statistics

Facility Type: Dining Facility
Estimated Square Footage: 17,047 sq. ft.
Cost: $9,500,000
Location: Kaiser Lot/Up the Hill Residence Halls

Construction Status
Current Status: In Construction
Beginning Date: May 2015
Completion Date: January 2016
Willard/DiLoreto Hall

Renderings by Tai Soo Kim Partners Architects
Summary

This project calls for both Willard and DiLoreto Halls to be completely renovated and then connected through a 30,000 gross square foot "in-fill."

The four-story "in-fill" will provide for the development of a new entrance, additional offices and updated classrooms. The building will house the following departments: Modern Languages, Journalism, English, Counseling and Wellness Center, Student Conduct, Cultural Center, Women’s Center, LGBT Center, Bursar’s Office, Financial Aid, Registrar’s Office, Academic Articulation, Learning Center, ConnCAP, Student Disability Services, Veterans Affairs, Violence Prevention, Center for Advising and Career Exploration, Carol A. Ammon College of Liberal Arts & Social Sciences and the Card Office.

Key Statistics

Facility Type: Academic Facility
Gross Square Footage: 135,601 sq. ft.
Cost: $62,000,000
# of Classrooms: 22
Location: Stanley Street

Construction Status
Current Status: Final Design
Beginning Date: August 2016
Completion Date: January 2018
Summary

As the University expands, additional and improved parking will be needed. This new 600-space garage will allow for parking for faculty, staff and students. The garage’s location will also enhance student access to the services in the new Willard/DiLoreto Hall.

Key Statistics

Facility Type: Parking Garage Facility
Cost: $19,000,000
# of Parking Spaces: 600
Location: Paul J. Manafort Drive

Construction Status
Current Status: Architect Selection 2016
Beginning Date: December 2016
Completion Date: December 2017
Renderings by Tom Looper
Summary

This project will provide for the construction of a new 70,000 square foot recreation center located at Ella Grasso Boulevard and Kaiser Drive. The new, multi-story, steel-frame building will be built on the site of the Bubble/Kaiser Annex, which is currently a 39,625 gross square foot, air-supported fabric structure constructed in 1991.

The new Recreation Center creates a complex that will enhance the educational, athletic, recreational, wellness and social needs of the University community.

Key Statistics

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Recreation Facility</th>
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</thead>
<tbody>
<tr>
<td>Estimated Square Footage</td>
<td>70,000 sq. ft.</td>
</tr>
<tr>
<td>Cost</td>
<td>$25,000,000</td>
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<tr>
<td>Location</td>
<td>Ella Grasso Boulevard/</td>
</tr>
<tr>
<td></td>
<td>Kaiser Drive</td>
</tr>
</tbody>
</table>

Construction Status

<table>
<thead>
<tr>
<th>Current Status</th>
<th>Architect Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Date</td>
<td>December 2016</td>
</tr>
<tr>
<td>Completion Date</td>
<td>December 2018</td>
</tr>
</tbody>
</table>
Engineering Building

Rendering by Witold Chrzastek
Summary

This project provides for the construction of a 100,000 gross square feet engineering building that will include laboratories, classrooms and offices. This facility will be located in the library parking lot.

The facility will help in the development of engineering and interdisciplinary programs and provide needed space for the growing population of Science, Technology, Engineering and Math (STEM) students.

Key Statistics

<table>
<thead>
<tr>
<th>Facility Type:</th>
<th>Academic Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Square Footage:</td>
<td>100,000 sq. ft.</td>
</tr>
<tr>
<td>Cost:</td>
<td>$62,700,000</td>
</tr>
<tr>
<td># of Classrooms:</td>
<td>21</td>
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<tr>
<td>Location:</td>
<td>Library Parking Lot</td>
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</tbody>
</table>

Construction Status

<table>
<thead>
<tr>
<th>Current Status:</th>
<th>Architect Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Date:</td>
<td>August 2017</td>
</tr>
<tr>
<td>Completion Date:</td>
<td>August 2019</td>
</tr>
</tbody>
</table>
Memorial Hall

Connecticut Room
Summary

The project consists of interior renovations to Memorial Hall to address code and operational issues.

This project will provide for general building infrastructure improvements such as upgrades to the sanitary, wastewater and domestic water distribution systems. Most of the underground sanitary, water and related floor drains that support the kitchen have deteriorated and will be replaced.

Key Statistics

Facility Type: Dining Facility
Net Square Footage: 61,600 sq. ft.
Cost: $13,000,000
Location: Across from Student Center

Construction Status
Current Status: Architect Selection 2017
Beginning Date: May 2018
Completion Date: August 2019
Burritt Library

First Floor
Summary

This project will consist of upgrading the library’s existing HVAC system and renovating its open space area. A bathroom will be added to the second floor as well as a new Learning Commons. Additionally, a bridge connecting the library to the new engineering building will be built in order to house the University’s Information Technology Department.

Key Statistics

Facility Type: Academic Facility
Net Square Footage: 126,753 sq. ft.
Cost: $16,500,000
# of Classrooms: 2
Location: Harold Lewis Drive

Construction Status
Current Status: Architect Selection 2017
Beginning Date: August 2018
Completion Date: August 2019
Barnard Hall

Renderings by Tom Looper
Summary

This project provides for an addition and the renovation of Barnard Hall, a four-story, 80,793 gross square foot academic facility constructed in 1953. The building houses the School of Education and Professional Studies, the Center for International Education (CIE) and the Information Technology (IT) Department along with the University's main computer server room. When completed, the School of Education and Professional Studies will have new faculty offices and a number of new classrooms/labs. CIE will have renovated offices and the IT Department will be relocated to the library addition.

Key Statistics

<table>
<thead>
<tr>
<th>Facility Type:</th>
<th>Academic Facility</th>
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</thead>
<tbody>
<tr>
<td>Net Square Footage:</td>
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<td>Cost:</td>
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<td># of Classrooms:</td>
<td>21</td>
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<td>Location:</td>
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</table>

Construction Status

<table>
<thead>
<tr>
<th>Current Status:</th>
<th>Architect Selection in Process</th>
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<tbody>
<tr>
<td>Beginning Date:</td>
<td>September 2018</td>
</tr>
<tr>
<td>Completion Date:</td>
<td>September 2019</td>
</tr>
</tbody>
</table>
Summary

After the engineering building is completed, $1.3 million will be used to relocate the math and nursing departments into vacated space in Copernicus Hall. Additionally, a number of new labs will be created to support expanded Science course offerings.

Key Statistics

Facility Type: Academic Facility
Net Square Footage: 170,099 sq. ft.
Cost: $1,300,000
# of Classrooms: 80
Location: Paul J. Manafort Drive

Construction Status
Current Status: Architect Selection 2016
Beginning Date: August 2019
Completion Date: August 2020
Summary

This project provides for the comprehensive renovation of Carroll Hall, a four-story 55,209 gross square foot residence hall located in the south quadrangle area. Built in 1957, this facility houses approximately 200 students in 98 double-occupancy rooms and five apartments. Work will encompass masonry repairs, exterior brick sealing, roof repairs, and replacement of exterior doors, frames, card access locks and windows. In addition, this project will update the building's signage, electrical, fire protection, mechanical and plumbing systems and will also lead to the installation of air conditioning and new building controls.

Key Statistics

- **Facility Type:** Residential Facility
- **Net Square Footage:** 47,352 sq. ft.
- **Cost:** $28,000,000
- **# of Beds:** 204
- **Location:** South Quadrangle Area

Construction Status

- **Current Status:** Architect Selection 2018
- **Beginning Date:** August 2019
- **Completion Date:** August 2020
NOTE

All dates are contingent on State-approved funding and Department of Construction Services scheduling procedures. Additionally, all projects that are funded through CHEFA have to be approved by the Board of Regents of the Connecticut State Colleges & Universities.
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