

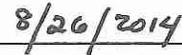
**CAPITAL BUDGET REQUEST**

Agricultural Experiment Station

| Agency<br>Priority | Title   | Request Yr1 | Request Yr2 |
|--------------------|---|-------------|-------------|
| 1                  | Construction Funds for Addition and Renovation to<br>the Valley Laboratory in Windsor | 11500000    | 0           |
|                    | <b>Totals</b>   | 11500000    | 0           |



Theodore G. Andreadis



Date

# Capital Budget Request

## Agricultural Experiment Station

**Project Title**

Construction Funds for Addition and Renovation to the Valley Laboratory in Windsor

**Contact:**

Michael P. Last

**Authorization language**

Construction funds for the addition and renovation of the Valley Laboratory in Windsor

**Justification:**

The Valley Laboratory is located at 153 Cook Hill Road in Windsor and is listed on the state and national register of historic landmarks. The building consists of three floors and approximately 10,500 square feet. The existing building would undergo a comprehensive renovation including new mechanical systems and an elevator. A new one-story 8,500 square foot addition would house new research and diagnostic laboratories. A new 2,500 square foot research greenhouse would also be added. A predesign study was performed by Kenneth Boroson Architects (New Haven) in 2012. The Governor recommended and the General Assembly authorized \$1 million for the design phase of this project in 2014. The Department of Construction Services will be interviewing and selecting an architect and design team soon.

**Description:**

The Valley Laboratory was constructed in 1940, is not ADA compliant and has several fire code concerns. The building has never undergone a major renovation and has the original mechanical systems. The oil-heating system is old and not energy efficient and the septic system needs to be removed and replaced with a sewer connection. The current greenhouse facilities are outdated. The research and outreach programs have outgrown the current space and new state-of-the-art laboratories are needed to investigate insect pests and plant disease organisms, noxious weeds, the control of mold in buildings, and to develop disease-resistant crops. The Scientists and associated staff members serve many commercial farms and other businesses located in northern Connecticut.

**Analyst Recommendation**

| Unallocated | Request Yr1 | Rec Yr1 | Request Yr2 | Rec Yr2 | Proj Yr3 | Proj Yr4 | Proj Yr5 |
|-------------|-------------|---------|-------------|---------|----------|----------|----------|
| 1,000,000   | 11,500,000  | 0       | 0           | 0       | 0        | 0        | 0        |

Statutory Ref

Town Statewide

Program Management and Support Services

**Prior State Authorizations**

| Section Act       | Authorized | Unallocated Amount |
|-------------------|------------|--------------------|
| PA 14-98 sec 2(h) | 1,000,000  | 1,000,000          |

| <b>Project Items</b> | <b>Total Cost</b> | <b>Prev Funding</b> | <b>Other Funds</b> | <b>FY 15</b> | <b>FY 16</b> | <b>Balance Required</b> |
|----------------------|-------------------|---------------------|--------------------|--------------|--------------|-------------------------|
| Renovations/Improvem | 12,527,500        | 1,000,000           | 27,500             | 11,500,000   | 0            | 0                       |

**Previous Funding**

| <b>Source</b>  | <b>Meeting Dates</b> | <b>Amount</b> |
|----------------|----------------------|---------------|
| Agency Funds - |                      | 27,500        |

**Part IV-Budget: BI-P-091**

B. If request is for a single project please provide detailed budget below:

| Detailed Budget Items |   | Budget Amount | Detailed Budget Items |  | Budget Amount |
|-----------------------|---|---------------|-----------------------|--|---------------|
| 1.)                   | <b>Acquisition (Land / Build)</b>           | \$ -          | 8.)                   | <b>Total A/E Fee</b>                     | \$ 1,018,000  |
|                       | 1.) Appraisal                               |               |                       | A/E Fee for Basic Services (% varies)    | \$ 978,000    |
|                       | 2.) Purchase price                          |               |                       | Green Arch. (fee impact design/const.)   |               |
|                       | 3.) Acquisition Cost                        |               |                       | 1.) Survey                               | \$ 25,000     |
|                       | 4.) Legal Fees                              |               |                       | 2.) Geotechnical Engineer                |               |
|                       | 5.) Demolition                              |               |                       | 3.) Site Borings                         | \$ 15,000     |
|                       | 6.) Relocation                              |               |                       | 4.) List specialty consultant separately | \$ -          |
|                       | 7.) Taxes                                   |               |                       | Traffic                                  |               |
|                       | 8.) LRP Reimbursement                       |               |                       | Kitchen, etc                             |               |
| 2.)                   | <b>Haz-Mat (Asbestos/Lead)</b>              | \$ 200,000    | 9.)                   | <b>Other:</b>                            | \$ 100,000    |
| 3.)                   | <b>Total Construction</b>                   | \$ 8,500,000  |                       | 1.) 3rd Party Structural Review          |               |
|                       | 1.) New Construction                        |               |                       | 2.) Special Inspections                  | \$ 50,000     |
|                       | 2.) Renovation                              | \$ 8,500,000  |                       | 3.) Testing Laboratory                   | \$ 50,000     |
|                       | 3.) Major Sitework                          |               |                       | 4.) Permits                              |               |
|                       | 4.) Off-site Improvements                   |               |                       | 5.) Building Commissioning               |               |
|                       | 5.) Green Architecture (Const. cost impact) |               |                       | 6.) Agency Relocation (during const)     |               |
| 4.)                   | <b>Contingency</b>                          | \$ 850,000    | 10.)                  | <b>CA/CM Fee</b>                         | \$ 255,000    |
| 5.)                   | <b>Equipment</b>                            | \$ 100,000    | 11.)                  | <b>Art</b>                               | \$ 85,000     |
| 6.)                   | <b>Telecommunications</b>                   | \$ 200,000    | 12.)                  | <b>DPW Fee</b>                           | \$ 690,000    |
| 7.)                   | <b>Studies</b>                              | \$ 27,500     |                       | <b>Totals</b>                            | \$ 12,025,500 |
|                       | Predesign Study                             | \$ 27,500     |                       |  |               |
|                       | EIE/Envir. Study                            |               |                       |  |               |

| Rolled-up Bonding Budget | Total Project Cost   | Previous Funding* | Other Funds | This Request | Balance Required |
|--------------------------|----------------------|-------------------|-------------|--------------|------------------|
| 1.) Acquisition          | \$ -                 | \$ -              | \$ -        | \$ -         | \$ -             |
| 2.) Haz-Mat (Asb/Lead)   | \$ 200,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| 3.) Construction         | \$ 8,500,000         | \$ -              | \$ -        | \$ -         | \$ -             |
| 4.) Contingency          | \$ 850,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| 5.) Equipment            | \$ 602,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| 6.) Telecommunications   | \$ 200,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| 7.) Studies              | \$ 27,500            | \$ 27,500         | \$ -        | \$ -         | \$ -             |
| 8.) A/E Fee              | \$ 1,018,000         | \$ -              | \$ -        | \$ -         | \$ -             |
| 9.) Other                | \$ 100,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| 10.) CA/CM Fee           | \$ 255,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| 11.) Art                 | \$ 85,000            | \$ -              | \$ -        | \$ -         | \$ -             |
| 12.) DPW Fee             | \$ 690,000           | \$ -              | \$ -        | \$ -         | \$ -             |
| <b>Total</b>             | <b>\$ 12,527,500</b> | <b>\$ 27,500</b>  | <b>\$ -</b> | <b>\$ -</b>  | <b>\$ -</b>      |