



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

80 PRATT STREET - HARTFORD, CONNECTICUT 06103

AREA CODE 203 566-3040

MRS. BERNICE C. NIEJADLIK, CHAIRMAN
JOHN F. ROBINSON, VICE-CHAIRMAN
ERNEST A. JOHNSON, SECRETARY

EXECUTIVE SECRETARY
J. EUGENE SMITH

AUTHORIZING RESOLUTION

concerning

Relocatable Office Space at Southern Connecticut State College

May 1, 1970

WHEREAS, the Legislature of the State of Connecticut has enacted Section 10, Public Act No. 530, in the January 1969 Session; and

WHEREAS, said Section 10 of Public Act No. 530 provides, in part, that the Board of Trustees for the State Colleges, subject to the approval of the Commission for Higher Education, shall plan for the expansion and development of the institutions within its jurisdiction, and also provides, in part, that said Board of Trustees may lease such physical facilities as may be needed for proper operation of such institutions; and

WHEREAS, the Board of Trustees for the State Colleges considers a serious need exists at Southern Connecticut State College to provide additional faculty office space for approximately 60 faculty members and supporting secretarial service;

BE IT RESOLVED, That the Board of Trustees for the State Colleges, subject to approval of the Commission for Higher Education, authorize the Lease Division of the Public Works Department to enter

into negotiations with qualified suppliers to secure the most appropriate proposals on a lease or lease-purchase basis to provide four relocatable buildings for use as faculty offices on the campus of Southern Connecticut State College. The desired general specifications for these buildings are attached to this resolution.

* * *



STATE OF CONNECTICUT
SOUTHERN CONNECTICUT STATE COLLEGE
501 CRESCENT STREET • NEW HAVEN, CONNECTICUT 06515



FU 7-6661

April 27, 1970

To
Planning Committee
Board of Trustees for the State Colleges

Due to current and anticipated further delays in the college building program it is requested and urged that the Board of Trustees for the State Colleges approve a five year lease, with annual option to purchase, for four relocatable buildings on the campus of Southern Connecticut State College for use as faculty offices. Specifications are attached. These buildings are expected to be similar in size and specification to the relocatable buildings already in use on the campus as temporary classrooms. Each building will be appropriately partitioned to provide for efficient utilization as offices for faculty and their accompanying secretarial staff. It is estimated that each building will accommodate fourteen faculty members and one or two secretarial staff members.

The urgent need for such office space is documented in the study just completed by Robert Heller Associates. At the present time, all available faculty office spaces are assigned and overloaded. No additional space exists for the forty-six new faculty members who will join the staff in September, 1970. The only capital project now under construction will not be ready for occupancy until September 1971 and will not contain sufficient faculty office spaces even then to absorb the new faculty who will be added at that time. No significant relief in faculty office spaces will result from other capital projects currently authorized. Thus, it is expected that it will be at least five years before sufficient permanent faculty office spaces will be available.

Based on current costs, the annual rental for all four units is expected to be less than twenty thousand dollars per year. Available budget funds are being reserved to cover lease costs for the 1970-71 fiscal year. An early approval of this request will be appreciated so that negotiations can begin through the Public Works Department for delivery in Fall 1970.

A draft resolution is attached for possible use.

Hilton C. Buley

Hilton C. Buley
President

HCB/p
Att.

June 19, 1970

Dr. Hilton C. Sulay, President
Southern Connecticut State College
501 Crescent Street
New Haven, Connecticut 06515

Dear Dr. Sulay:

Attached for your information and records is a copy of a resolution adopted by the GSE at their June 2 meeting and concerned with the leasing of relocatable office units for Southern Connecticut State College. Copies of this resolution have been sent to Commissioners Donahue and Gorman, Assistant Attorney General Aherne and Fred Schuchman.

Also for your convenience is a copy of the resolution adopted by the Board of Trustees at their May 1 meeting.

Sincerely,

W. F. Croft
Associate Executive Secretary

WFC/b
act.

cc: Mr. Paul Lowe

May 7, 1970

Dr. Warren G. Hill, Chancellor
Commission for Higher Education
340 Capitol Avenue
Hartford, Connecticut

Dear Dr. Hill:

Attached is a certified copy of a resolution concerning the
leasing of relocatable office space for Southern Connecticut
State College adopted by the Board of Trustees for State Colleges
at their May 1, 1970 meeting.

Will you please submit this resolution to the Commission for
their ratification.

Sincerely,

V.F. Gross
Associate Executive Secretary

WFG/ate

Enc:

cc & enc: Dr. Boklan

May 4, 1970

Mr. Chester A. Zaniewski, Chief
Leasing Unit
Department of Public Works
State Office Building
165 Capitol Avenue
Hartford, Connecticut

Dear Mr. Zaniewski:

Attached is a certified copy of a resolution concerning the
leasing of releasable office space for Southern Connecticut
State College adopted by the Board of Trustees for State Colleges
at their May 1, 1970 meeting.

Sincerely,

H.F. Croft
Associate Executive Secretary

WFC/mte
Enc:

WILLIAMS FALLS
CANTON BRIM
CANTON BRIM

RELOCATABLE CLASSROOMS
for
Southern Connecticut State College
New Haven

General Specifications

1. Four Building Units Required - each to be 20'x52' exterior finished dimensions. Each room or office will be furnished with its own lighting and light controls, telephone outlets and adequate heating, ventilating and air conditioning.
 - a. The four units (20'x52') are to be furnished with partitions, floor to ceiling, dividing the space into offices as specified. The partition dividing the rooms shall be furnished with a connecting door, where designated, size 3'x7'. Interior wall to be constructed similar to exterior walls, complete with insulation and baseboard.
 - b. One unit (20'x52') furnished as a faculty office building with entrance doors at each end leading into a (4') wide corridor extending the length of the unit. The space on each side of the corridor to be divided into four equal size offices with their own windows and partitions similar to exterior walls complete with insulation and baseboard. Each office will have its own door emptying into the corridor. By agreement with Leasee or the College space necessary for the installation of a heating and air conditioning unit will be allowed in one area.
2. Scope of Work. Furnish all labor, supervision, materials, equipment, conveyances and appurtenant work required to complete the installation and erection of relocatable offices as herein specified.
3. Chassis. 3"x9"x12 guage steel rectangular tube to conform to A.S.T.M.-7 specifications - perimeter type, sprayed with rust resistant paint; removable hitch; bogey type undercarriage to eliminate need for spring hangers and to be removed by Contractor; cross members on 4 foot centers.
4. Floor Construction. Underfloor to be protected with verminproof homasote; 2"x4" longitudinal joists approximately 18" on centers; 2"x2" sleepers nailed and glued to joists; 2"x4" sleepers approximately 48" on centers to be secured transversely to top of joists to form a flush grid framework over heat ducts for flooring panels; 5/8" underlayment grade flooring glued to gridwork; 1/8" x 12" x 12" vinyl asbestos tiles; waterproof adhesive; designed for 125 P.S.F., 4" insulation of fiber glass with aluminum foil vapor barrier on the warm side.
5. Aluminum Exterior. .030" rigidized aluminum baked enamel finish both sides; no substitutions; stainless steel power driven fasteners.

6. Wall Construction. 2x4 studding, no deviation, 16" on centers; 1/4" minimum wall paneling plasticized for scuff resistance; all plywood to be bonded to framing under pressure with water resistant glue; 4" insulation of fiber glass with aluminum foil vapor barrier on the warm side; 4" rubber baseboard.
7. Roof Construction. Designed for 40 pounds per square foot minimum live load; 1/2" moisture resistant homasote under 26 ga. steel roof; 2x6 western hemlock rafters 16" on centers; aluminum gutters full length of each side and downspouts; roof to be treated with aluminum impregnated mastic; 4" insulation of fiber glass with aluminum foil vapor barrier on the warm side. Roof must be gable-type with 10" minimum slope each side.
8. Windows. Single hung aluminum sash with self-storing screens and storm windows as applicable. Overall size of each window to be approximately 44" wide and 57" high; FHA approved; to withstand a wind pressure of 35 pounds per square foot. Each window in every unit shall be equipped with venetian blinds.
9. Doors. Two 36" x 80" heavy duty doors aluminum clad both sides; stainless steel kickplate; clear tempered glass vision panel; Yale hydraulic door closers; Von Duprin panic devices; doors to be keyed alike, using Sargent Company maximum security lock system developed for Southern Connecticut State College.
10. Wardrobes. Furnish coat hooks and shelves with end stiles for occupants.
11. Heating. Electric forced air 68,000 BTU output; NEC approved; 1300 CFM; must have adjustable fresh air intake from 10% to 100%; vitiated air to be exhausted by means of a pressure-relief shutter approximately 12'x12"; must contain switch for continuous fan operation during summer months; furnace room to be partitioned from office areas by one hour fire-rated gypsum; access to furnace room to be by an exterior door, aluminum, 30"x72" equipped with lock as specified above.
12. Air Conditioning (required). Heating and air conditioning shall be adequate to maintain 70°F @ -20°F and 97°F dry bulb and 75°F @ 75°F wet bulb.
13. Lighting and Ceiling. Suspended ceiling with alternating incombustible mineral fiber acoustical panels and Filon panels with fluorescent lights above each, with artificial illumination level in excess of 75 foot candles.
14. Electrical. Service entrance and panel board to be rated 125 amps.; circuit breakers; all wiring in conduit; minimum wire size 12 awg; four receptacles grounding type, to be located out of student desk area; all wiring to conform to national electrical code; 120/240 V.A.C; 60 cycle; single phase; 3 wire. Electrical service entrance will be overhead. Each classroom equipped with an electric clock.

15. Landings. Supply two landings per building, each with 3 steps, platform and two side rails: painted black; platform and steps must be minimum of 14 ga. steel; tread plate; channels must be minimum 12 ga. steel; step size to be 11" x 48" with 6" risers of 14 ga. steel; platform to be 45" x 48"; must have provision for attaching to classroom chassis. Exterior lights installed above each landing.
16. Location. Relocatable units to be assembled and installed at locations on the campus as directed by the Administration. All specifications for site preparations and utilities connections to be furnished by the company awarded the bid within one week following the signing of the contract.
17. Site. Site preparation will be by Leasee. Site preparation must not require permanent foundations, walls or slabs.
18. Foundation Enclosures. Enclosures will be furnished to close the area from the bottom of the side walls to the ground. They shall be fabricated to match the appearance of the exterior walls.
19. Relocation. Unit must be readily relocatable by disassembly into not more than two sections and with a minimum loss of usable material. Site must be easily restorable to original condition. If leased, lease price must include all removal costs.
20. Life. Unit must have an estimated life of 20 to 25 years with minimal maintenance.

AUTHORIZING RESOLUTION

concerning

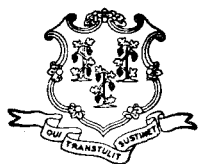
LEASING OF RELOCATABLE BUILDINGS FOR OFFICES at
SOUTHERN CONNECTICUT STATE COLLEGE

RESOLVED, That the Board of Trustees for State Colleges, subject to its responsibilities contained in Section 10-109b of the 1967 Supplement to the General Statutes, authorizes the leasing for five years, with annual option to purchase on the part of the college, four Relocatable Buildings, approximately 20' x 52' each, appropriately designed for office use, for an estimated annual cost of \$20,000.00 per year. Specifications will be provided by the Southern Connecticut State College to the Department of Public Works for that agency to secure the necessary buildings.

Authorization is made subject to the approval of the Commission for Higher Education and the Department of Public Works.

*Not used,
w.p.
Revisited!*

Wil - 4/9/70
Read both resolutions
closely -
JES



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. BOX 1320

HARTFORD, CONNECTICUT 06101

AREA CODE 203 566-3912

June 4, 1970

Dr. J. Eugene Smith
Executive Secretary
Board of Trustees for
State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Dr. Smith:

At the June 2, 1970 meeting of the Commission for Higher Education, a quorum being present and voting, the following resolutions were approved:

1. Leasing of relocatable office space for use by Southern Connecticut State College.
2. Authorization to make fee and rate adjustments subject to recommendation of Commission for Higher Education staff.

Copies of the above resolutions are enclosed. I hereby certify that these are true copies of those resolutions.

Sincerely,

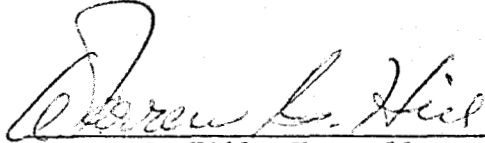
W. Robert Bokelman
Associate Director

WRB/ra
Encls.

CC: Commissioner Leo Donohue
Commissioner Charles Sweeney
F. Michael Ahern
Fred Schuckman

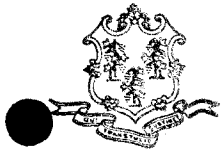
RESOLVED that the Commission for Higher Education, subject to its responsibilities contained in Section 10-109b of the 1967 supplement to the General Statutes, approves the recommendation of the Board of Trustees for State Colleges to negotiate through the Public Works Department for leasing of relocatable office space for use by Southern Connecticut State College.

Negotiation for and acquisition of this property requires participation of the Department of Finance and Control and the Public Works Department and shall be subject to final approval and acceptance by the Commission for Higher Education before a commitment may be issued by the Public Works Department.



Warren G. Hill, Chancellor
Commission for Higher Education

6/2/70



STATE OF CONNECTICUT

SOUTHERN CONNECTICUT STATE COLLEGE

501 CRESCENT STREET • NEW HAVEN, CONNECTICUT 06515



TEL. 387-6661

March 29, 1971

Dr. J. Eugene Smith, Executive Secretary
Board of Trustees for State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Dr. Smith:

In a letter to the Planning Committee, dated April 27, 1970, President Hilton C. Buley requested a resolution authorizing the leasing of four (4) relocatable buildings to be used primarily as offices at Southern Connecticut State College. Subsequently the Board of Trustees approved the resolution as of May 7, 1970 and the Commission on Higher Education took the same action on June 2, 1970.

As of the present these buildings have not been constructed on campus and the need is still urgent. In President Buley's letter he mentioned that the office space would be used for forty-six (46) new faculty members who were to join the staff in September 1970. These faculty members have yet to be assigned any office space and their functioning has been hampered to a considerable extent by this deficiency. Moreover, it is now understood that the Speech and Hearing Building, now under construction, will not be completed as of September 1971 and therefore will offer no relief to this condition. Obviously any new faculty to be hired for the fall semester will also be in need of office space which is unavailable at this point.

Accordingly, I respectfully request that appropriate action be taken by your office to expedite the initiation of this project as soon as possible. If further information is needed it can be supplied.

Sincerely yours,

Evann Middlebrooks

Acting President

EM/p

Lease Proposal Outline

March 19, 1971

- ITEM:** Lease acquisition of four (4) relocatable buildings to be used for faculty offices for Southern Connecticut State College.
- LOCATION:** State-owned land, adjacent to and on the West side of the present administration building in New Haven, Connecticut on the campus of Southern Connecticut State College.
- LESSOR:** Universal Structures Inc., P.O. Box 216, Wethersfield, Connecticut 06109.
- SPACE:** Four (4) one-story, wood frame relocatable buildings fully air-conditioned containing approximately 1,250 sq.ft. each to be erected on State-owned land. All work to be performed by Lessor in accordance with plans and specifications to be approved by the Public Works Department, Lease Division.
- EFFECTIVE DATE:** The first day of the month next following completion of all work by the Lessor and acceptance by the State for use and occupancy by Southern Connecticut State College as faculty offices.
- TERM:** Five (5) years from the effective date as noted above.
- RATE:** \$26,499.96 per year payable in equal monthly installments of \$2,208.33 monthly in arrears. (Approximately \$5.30 per sq.ft.).
- FACILITIES:** The Lessor will furnish and pay for: initial construction of the buildings and all site and utility work required to make them completely ready for use and occupancy by the College except for furniture and furnishings. Lessor will perform all repairs necessitated by any defects in materials and/or workmanship during the initial lease term.
- Lessee will pay for: all utility consumption and services it deems necessary for its use and occupancy of the premises including but not limited to: heat; electricity; rubbish removal; janitor service; groundskeeping; snow and ice removal; repairs except as noted above and municipal real estate taxes, if any.
- OPTIONS:**
1. Lessee, at its option, may take early occupancy of individual buildings where work is completed prior to completion of work on all buildings by Lessor and commencement of the initial lease term, provided such early partial occupancy does not interfere with Lessor's other work in progress.
- Rent for such partial occupancy shall be on a month-to-month basis only, and shall be pro-rated as to time and amount of space so occupied, until completion of all work by the Lessor which shall establish commencement of the initial lease term.

INTERDEPARTMENT MESSAGE

STO 201 2-69

SAVE TIME: Handwritten messages are acceptable.

Use carbon if you really need a copy.

AGENCY

DATE

J. Eugene Smith

Board of Trustees for

March 19, 1971

FROM Executive Secretary

AGENCY State Colleges

TELEPHONE

Chester A. Zaniewski

Public Works

4022

SUBJECT Chief, Lease Division

Relocatable Faculty Office Building for Southern Connecticut State College

Enclosed are two (2) copies of a Lease Proposal Outline for your review and approval contemplating a lease with options to buy 4-wood frame, relocatable buildings on the Campus of Southern Connecticut State College for faculty offices.

We worked very closely with the College prior to selecting a firm to award the contract to. It is the collective judgement of the school and our office that this firm's proposal is the most suitable since it is the most economical proposal which provides the required quality.

If this proposal meets with your approval, please so indicate by signing a copy and returning it to us for further processing. The additional copy is for your files.

A supporting resolution was passed by your Board of Trustees on May 1, 1970 and by the Commission for Higher Education on June 2, 1970, it must next be presented to the Commissioner of Finance & Control for his approval. Since this project is planned to be completed and ready for occupancy by September 14, 1971, the approval process needs to be completed as expeditiously as possible to permit the earliest possible construction start.

Your cooperation as in the past will be greatly appreciated.

Chester A. Zaniewski

Caz:rj:bc
cc: Lease File
Theron Ludington
Attach.