



# 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

Leasing of Relocatable Office Buildings

for Southern Connecticut State College

April 2, 1971

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 46 faculty members and supporting secretarial service;

BE IT RESOLVED, That the Board of Trustees for State Colleges, subject to the approval of the Commission for Higher Education, the Commissioner of Public Works, and the Commissioner of Finance and Control, authorizes the Lease Division of the Public Works Department to accept the lease proposal submitted by the Universal Structures, Inc., of Wethersfield, Connecticut as set forth in the Public Works lease proposal outline dated March 19, 1971 and attached as a part of this resolution.

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April 22, 1971

Dr. Evann Middlebrooks  
Acting President  
Southern Connecticut State College  
501 Crescent Street  
New Haven, Connecticut 06515

Dear Evann:

Attached is copy of a resolution adopted by the CHE at their April 12, 1971 meeting. This resolution approves the leasing of four relocatable buildings from the Universal Structures, Inc.

In my letter addressed to you dated April 21, I indicated that this matter had not been acted upon at the April 12 Commission meeting because the Commission considered that their resolution of June 2, 1970 authorized the leasing of the buildings. Please disregard that paragraph of the April 21, 1971 letter as this was a misunderstanding and action was taken as indicated by the attached resolution.

Sincerely,

W. F. Croft  
Associate Executive Secretary

WFC/b  
att.

April 21, 1971

Dr. Evann Middlebrooks, Acting President  
Southern Connecticut State College  
501 Crescent Street  
New Haven, Connecticut 06515

Dear Dr. Middlebrooks:

Attached for your records is copy of a resolution, concerning the acquisition for relocatable office buildings for Southern, adopted by the Board of Trustees at their April 2 meeting.

In a letter dated April 13 from Robert Bokelman, it is noted that the Commission did not take action on this matter at their April 12 meeting because they considered that the resolution of June 2, 1970 authorizes the leasing of these buildings. Copy of the June 2, 1970 resolution is attached.

Sincerely,

W. F. Croft  
Associate Executive Secretary

WFC/b  
cc: Paul Lowe

att.

April 22, 1971

Dr. Evann Middlebrooks  
Acting President  
Southern Connecticut State College  
501 Crescent Street  
New Haven, Connecticut 06515

Dear Evann:

Attached is copy of a resolution adopted by the CHE at their April 12, 1971 meeting. This resolution approves the leasing of four relocatable buildings from the Universal Structures, Inc.

In my letter addressed to you dated April 21, I indicated that this matter had not been acted upon at the April 12 Commission meeting because the Commission considered that their resolution of June 2, 1970 authorized the leasing of the buildings. Please disregard that paragraph of the April 21, 1971 letter as this was a misunderstanding and action was taken as indicated by the attached resolution.

Sincerely,

W. F. Croft  
Associate Executive Secretary

WFC/b  
att.



# STATE OF CONNECTICUT

## COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320                      HARTFORD, CONNECTICUT 06115

AREA CODE 203 566-3912

April 20, 1971

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

Dear Dr. Smith:

At the April 12, 1971 meeting of the Commission for Higher Education, a quorum being present and voting, the resolution approving the lease proposal for four relocatable buildings to serve as offices for Southern Connecticut State College was approved.

I hereby certify that this is a true copy of the resolution.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "W. Robert Bokelman".

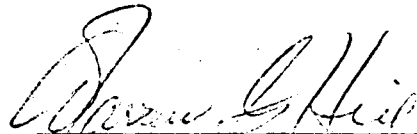
W. Robert Bokelman  
Associate Director

WRB:ja

Encl.

cc: Mr. Adolf G. Carlson  
Mr. Edward J. Kozlowski  
Mr. F. Michael Ahern  
Mr. Fred Schuckman

RESOLVED that the Commission for Higher Education, subject to its responsibilities contained in Section 10-109b of the 1969 Supplement to the General Statutes, approves the recommendation of the Board of Trustees for State Colleges to lease four relocatable buildings to be used for faculty offices for Southern Connecticut State College.



Warren G. Hill, Chancellor  
Commission for Higher Education

4/12/71

April 6, 1971

Warren G. Hill, Chancellor  
Commission for Higher Education  
340 Capitol Avenue  
Hartford, Connecticut 06115

Dear Chancellor Hill:

Attached is a resolution authorizing the leasing of four relocatable office buildings for Southern Connecticut State College. The conditions of the lease are as set forth in the lease proposal outline prepared by the Public Works Department and forming a part of the resolution. This resolution was adopted by the Board of Trustees for State Colleges on April 2, 1971.

In May, 1970 the State College Board and the CHE authorized the Public Works Department to proceed with negotiations for the acquisition of such property subject to the approval of the Board and the Commission when an appropriate supplier was located. A copy of the previous resolutions are attached for your convenience.

Will you please bring this matter before the Commission at their April 12 meeting for their action.

Sincerely,

W. F. Croft  
Associate Executive Secretary

WFC/b  
att.

Very truly yours,  
[Signature]

[Name]

[Faded text block]

[Faded text block]

[Faded text block]

[Faded text block]

[Faded text block]



AUTHORIZING RESOLUTION

concerning

Leasing of Relocatable Office Buildings

for Southern Connecticut State College

April 2, 1971

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 46 faculty members and supporting secretarial service;

BE IT RESOLVED, That the Board of Trustees for State Colleges, subject to the approval of the Commission for Higher Education, the Commissioner of Public Works, and the Commissioner of Finance and Control, authorizes the Lease Division of the Public Works Department to accept the lease proposal submitted by the Universal Structures, Inc., of Wethersfield, Connecticut as set forth in the Public Works lease proposal outline dated March 19, 1971 and attached as a part of this resolution.

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INTERDEPARTMENT MESSAGE

STO 201 2-69

SAVE TIME: *Handwritten messages are acceptable.*

*Use carbon if you really need a copy.*

TO	J. Eugene Smith	AGENCY	Board of Trustees for	DATE	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.

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.

2. Lessee, at its option may purchase the buildings and improvements at the following stated times and at the prices indicated below:

<u>Time</u>	<u>Purchase Price</u>
At the end of 1st lease year .....	\$91,600.00
At the end of 2nd lease year .....	72,400.00
At the end of 3rd lease year .....	50,000.00
At the end of 4th lease year .....	24,900.00
At the end of 5th lease year .....	1.00

REMARKS:

Seven (7) firms were requested to submit proposals in accordance with general plans and specifications furnished with our invitation. Four (4) proposals were received and evaluated.

The College inspected other typical installations of each of the firms to evaluate their quality of workmanship and materials in addition to the prices quoted.

This proposal, is being recommended for acceptance because it offers the lowest price for the quality of materials and workmanship deemed necessary for this facility when costs of occupancy, operation and maintenance were considered.

This proposal was amended to incorporate the changes suggested in a letter dated March 11, 1971 from Harold E. Smith and thereby becomes the school's expressed preference.

APPROVED: \_\_\_\_\_

DISAPPROVED: \_\_\_\_\_

\_\_\_\_\_ date \_\_\_\_\_  
 J. Eugene Smith, Executive Secretary  
 Board of Trustees for State Colleges

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

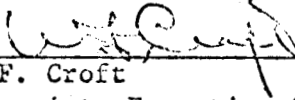
WHEREAS, the Board of Trustees for the State Colleges considers a serious need exists at Southern Connecticut State College to provide additional faculty office space for approximately 60 faculty members and supporting secretarial service;

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

LEASE MAY 2, 1970

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.

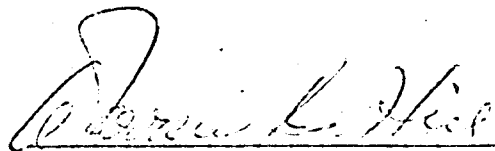
Certified to be a true copy.

  
\_\_\_\_\_  
W.F. Croft  
Associate Executive Secretary

May 7, 1970

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  
80 PRATT STREET \* NEW HAVEN, CONNECTICUT 06515



TEL. 387-6801

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,

A handwritten signature in cursive script, appearing to read "Evann Middlebrooks".

Evann Middlebrooks  
Acting President

EM/p