



# STATE OF CONNECTICUT

## BOARD OF TRUSTEES FOR THE STATE COLLEGES

P. O. BOX 2008 NEW BRITAIN, CONNECTICUT 06050  
TEL. NEW BRITAIN: 203-229-1607 TEL. HARTFORD: 203-566-7373

### RESOLUTION

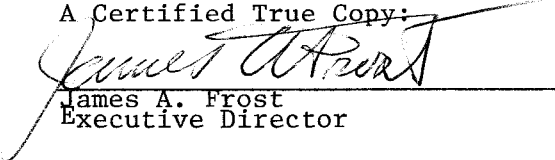
concerning

### CONSTRUCTION AT WESTERN CONNECTICUT STATE COLLEGE

May 4, 1979

- WHEREAS, The staff of the Board of Higher Education has made a study of the need for facilities at Western Connecticut State College and has developed three options, the first calling for the "fast track" construction of all new facilities on the Westside Campus, the second calling for the construction of a Behavioral Science Building and a Student Residence on the Westside Campus while restricting all other construction to the White Street Campus and calling for the refurbishing of the present buildings on the White Street Campus, and the third calling for construction of a Behavioral Science Building on the Westside Campus while restricting all future construction to the White Street Campus and calling for the refurbishing of the present buildings on the White Street Campus, and
- WHEREAS, The Trustees' Planning Committee has heard a presentation by the staff of the Board of Higher Education in which each of the options was discussed, and
- WHEREAS, Construction of the Behavioral Science Building has already begun on the Westside Campus, and
- WHEREAS, Western Connecticut State College has an urgent need for additional student residence accommodations, and
- WHEREAS, The plan developed by the Board of Higher Education staff for the White Street Campus provides a residence for only 200 students at an estimated cost of \$18,880 per bed and provides only 236 square feet per bed, and
- WHEREAS, The planned construction on the Westside Campus will provide a residence for 300 students at an estimated cost of \$16,606 per bed and provides 276 square feet per bed, therefore, be it
- RESOLVED, That the Trustees for the Connecticut State Colleges express appreciation to the members of the staff of the Board of Higher Education for their study and for the explanation of their analysis to the Trustees, and be it
- RESOLVED, That the Trustees reaffirm their belief that both the Student Residence and the Behavioral Science Building should be built on the Westside Campus as planned, and be it
- RESOLVED, That in their annual review of capital projects which takes place every summer and fall, the Trustees will again consider the report of the staff of the Board of Higher Education.

A Certified True Copy:

  
James A. Frost  
Executive Director



STATE OF CONNECTICUT

BOARD OF HIGHER EDUCATION

P.O. Box 1320

HARTFORD, CONNECTICUT 06101

AREA CODE 203 566-3911

Copy given BK 2/26/80

RECEIVED

FEB 26 1980

TO: Elisha C. Freedman, Commissioner  
Department of Administrative Services

BOARD OF TRUSTEES  
FOR THE STATE COLLEGES

FROM: Nan S. Robinson, Deputy Commissioner  
Board of Higher Education

DATE: February 25, 1980

RE: WESTERN CONNECTICUT STATE COLLEGE - WEST SIDE CAMPUS DEVELOPMENT

On January 14, 1980 President Robert M. Bersi of Western Connecticut State College wrote to you regarding planning for the water system necessary to accommodate fire-safety needs at the West Side Campus of Western Connecticut State College. (A copy of Dr. Bersi's letter is attached.) Two points of clarification should be made with regard to the Board of Higher Education's actions on November 27, 1979, and the plans for the water system.

1. The Board of Trustees of the Connecticut State Colleges has adopted a revised five and ten-year campus development plan for Western Connecticut State College which postulates a total of five buildings at the West Side Campus by 1990 including the behavioral sciences building now under construction. The Board of Higher Education voted to include some elements of the Board of Trustees campus plan in the BHE five-year facilities plan submitted to the Office of Policy and Management, as follows:
  - a. substantial renovation of the White Street Campus including site improvements;
  - b. construction of a fieldhouse and athletic fields with associated site development at the West Side Campus;
  - c. construction of additional parking and necessary utilities at the West Side Campus;
  - d. construction of a dormitory for older students and married students at the West Side Campus when clear evidence of demand is provided and when current plans are reviewed and modified to improve energy conservation and ensure suitability for older student needs.

<sup>1</sup>A copy of the resolution is attached.

Discussed with Dr. Bersi. He will handle it. JLF

With regard to the two additional buildings at the West Side campus which were included in the Board of Trustees' plan, the Board of Higher Education vote reads--

"The Board of Higher Education further believes that the plan of the Board of Trustees to add a second classroom building and a multipurpose academic building at the West Side Campus is appropriate and should be endorsed when major specialized needs develop or when substantial enrollment growth occurs which cannot be accommodated through the renovation program and the careful and intensive use of academic facilities now under construction. These needs and necessary funding requests will be reviewed on an annual basis when updating the five-year allocation plan."

It is very clear from the Board's discussion and vote that the two additional classroom buildings were not endorsed and will not be included in the five-year plan unless the stated conditions occur. The capacity of the full renovation program and the new behavioral sciences building to meet the needs of the college will not be known for a number of years, and additional construction may not be required. Under the circumstances, it would seem prudent and appropriate to provide for the fire safety and domestic water supply needs of the buildings that have been approved and to make provision for the future expansion of the water supply system if and when further construction takes place.

2. With regard to the specifications for the water system, it is our understanding that the City of Danbury retained a consultant early in 1979 to develop specifications for a water supply system to serve the needs of two buildings--the Behavioral Sciences building and one dormitory--at the West Side Campus--using information provided by Francis F. Weiszer, Division of Public Works. The report prepared by the consultant described three alternative water systems ranging in cost from \$325,000 to \$865,000, plus \$110,000 to \$120,000 for a booster pumping station. The consultant recommended that the most costly of the three systems (Alternative C) be chosen so as to meet projected requirements for full campus construction (i.e., twelve buildings or more). Subsequently, we were asked by Mr. Weiszer to comment on these alternatives.

In a memorandum dated October 11, 1979, Mr. Weiszer indicated that the Division of Public Works was recommending Alternative A with modifications to increase the pipe diameter, to increase the size of the storage tank, to provide a second emergency source of water, and to improve and reduce the cost of the booster pumping station. The cost estimate was \$400,000 plus the pumping station. While the memorandum preceded the Board of Higher Education's action of November 27, the recommended capacity would certainly handle the three buildings currently endorsed and could readily be expanded to accommodate additional construction by adding a second storage tank at a future date. (A copy of Mr. Weiszer's memorandum is attached.)

Elisha C. Freedman, Commissioner  
February 25, 1980  
Page 3

I fully support the approach recommended by Mr. Weiszer. The advantages are two-fold. First, the state would not waste scarce bond funds by constructing a water supply capacity substantially beyond presently known needs. Second, the system could be expanded, if required in the future, with little cost penalty. Finally, a two-tank system, should that expansion occur, provides an additional safety advantage during routine maintenance work requiring the draining of the tank. I am sure you recognize that there is no question here of life safety. The system described in Mr. Weiszer's memorandum would provide two hours of firefighting capacity of 2000 gpm (or four hours at 1000 gpm) even in the highly unlikely event that both sources of city water supply have been disrupted.

I would be glad to meet with you or members of your staff to discuss these questions and to find out where the project stands at the present time.

NSR/ark

Enc.

cc: Commissioner Michael Usdan  
Mr. Anthony Milano  
Mr. C. Thomas Foley  
Mr. Robert E. McCulloch  
Mr. Francis J. Weiszer  
Dr. James A. Frost  
Dr. Robert M. Bersi



## WESTERN CONNECTICUT STATE COLLEGE

Office of the President

January 14, 1980

Mr. Elisha C. Freedman  
Commissioner  
Dept. of Administrative Services  
165 Capitol Avenue  
Hartford, CT 06115

Dear Commissioner Freedman:


A December 27, 1979 memorandum to your office from Richard J. Tedder, Staff Associate, Facilities Review, Board of Higher Education, has come to my attention.

The second paragraph on page 2 of Mr. Tedder's memo cites: "An additional priority item is the construction of a water supply system to serve the fire safety systems of the behavioral science building and the proposed dormitory." I trust that no serious consideration is being given the installation of an inadequate water system capable of serving only two buildings - classroom building and a dormitory - especially in light of the fact that the Connecticut State Colleges Board of Trustees' five and ten year capital construction plan involving five buildings was approved by the Board of Higher Education on November 27, 1979. A water supply system for both domestic and fire fighting supplies adequate to serve at least those buildings included in the five and ten year approved capital construction programs must be installed. It has been my understanding that there was general agreement that such a comprehensive water system was underway.

Mr. Elisha C. Freedman  
January 14, 1980  
page 2

This is a critical issue to the implementation of the five and ten year plans, and I would appreciate your informing me as to what is being planned.

Sincerely yours,



Robert M. Bersi  
President


jpb

cc: Mr. Anthony Milano  
Mr. C. Thomas Foley  
Mr. Robert E. McCulloch  
Dr. James A. Frost  
Sen. Wayne Baker  
Rep. John Anderson  
Rep. David Smith  
Rep. Clarice Osiecki  
Rep. Joseph Walkovich  
Rep. Elizabeth Leonard

RESOLVED that the Board of Higher Education commends the action of the Board of Trustees of the State Colleges in revising the capital facilities plan for Western Connecticut State College and endorses the following priority elements of the revised plan to be included in the Five-Year Plan provided to the Office of Policy and Management:

1. Substantial renovation of the White Street Campus including site improvements;
2. Construction of a fieldhouse and athletic fields with associated site development at the West Side Campus;
3. Construction of additional parking and necessary utilities at the West Side Campus;
4. Construction of a dormitory for older students and married students at the West Side Campus when clear evidence of demand is provided and when current plans are reviewed and modified to improve energy conservation and ensure suitability for older student needs.

The Board of Higher Education further believes that the plan of the Board of Trustees to add a second classroom building and a multi-purpose academic building at the West Side Campus is appropriate and should be endorsed when major specialized needs develop or when substantial enrollment growth occurs which cannot be accommodated through the renovation program and the careful and intensive use of the academic facilities now under construction. These needs and necessary funding requests will be reviewed on an annual basis in updating the Five-Year Allocation Plan.

  
Michael D. Usdan, Commissioner  
Board of Higher Education

11/27/79

## Interdepartment Message

SAVE TIME: *Handwritten messages are acceptable.*

STO-201 REV. 3/77 STATE OF CONNECTICUT  
(Stock No. 6938-051-01)

*Use carbon if you really need a copy. If typewritten, ignore faint lines.*

<b>To</b>	NAME	Nan Robinson	TITLE	Deputy Commissioner	DATE	October 12, 1979
	AGENCY	Dept. of Higher Education	ADDRESS	340 Capitol Avenue - Hartford, Conn.		
<b>From</b>	NAME	Francis F. Weiszer	TITLE	Chief, Design & Review	TELEPHONE	3790
	AGENCY	DAS-Bureau of Public Works	ADDRESS	State Office Bldg. - Hartford, Conn.		

SUBJECT

Water Supply  
Western Conn. State College  
Danbury, Conn.  
Project BI-RD-49A

Reference is made to our meeting held in this Department on October 11, 1979 in connection with the "Water Service" for the new campus site.

The following was discussed and agreed upon:

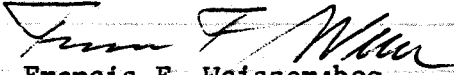
The Bureau of Public Works is recommending building a proposed water supply (Alternate A) indicated in "Report on Water Supply for New WesConn Campus" with the following modifications:

1. The transmission line from the West Lake Filtration Plant will be 12 inches from the location of the proposed pressure tank.
2. The pressure tank size will be increased from 125,000 gallons to 250,000 gallons.
3. The proposed booster pumping station shall be located in the building or near the building with an emergency generator for back-up power.
4. The water system shall be connected to the Driftway Road water line by an 8" pipe line.

The above proposed water system will serve the two proposed buildings (Science Building and Dormitory Building.)

The cost of the above water system will be approximately \$400,000. plus fees and contingencies.

If you need any further information please do not hesitate to call.

  
Francis F. Weiszer:bog  
cc: Dep. Com'r. Foley  
Director  
File

BOARD OF  
OCT 16 1979  
HIGHER EDUCATION