

RESOLUTION

concerning

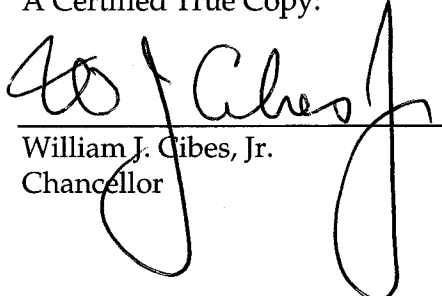
REQUEST FOR THE DEPARTMENT OF PUBLIC WORKS  
TO CONTRACT WITH A PRIVATE DEVELOPER  
TO CONSTRUCT A FACILITY  
AT  
CENTRAL CONNECTICUT STATE UNIVERSITY

February 5, 1999

- WHEREAS, The Connecticut General Assembly has approved legislation that allows for a Public/Private facility to be constructed at Central Connecticut State University under Public Act 98-255, Section 6, and
- WHEREAS, The Board of Trustees may request that the Department of Public Works contract with a developer to construct a facility at Central, and
- WHEREAS, The Department of Public Works will provide customary design and construction services for the project, and
- WHEREAS, The Board of Trustees may lease land to the private developer and in return space will be allocated to Central at no cost and property taxes are the responsibility of the developer, and
- WHEREAS, Central will provide connections to utilities and space in the Student Center parking garage, therefore be it
- RESOLVED, That all tenants shall be approved by the university prior to execution of lease arrangements subject to approval by the Board of Trustees acting through its Finance, Administration and Development Committee, and be it further
- RESOLVED, That nothing herein shall imply any agreement to use the building to provide any specific student services, and be it further
- RESOLVED, That the Board of Trustees agrees to request that the Department of Public Works contract with a private developer to construct a building on the south side of Ella Grasso Boulevard in New Britain, under conditions specified in Public Act 98-255, Section 6, and in this policy, and be it further

RESOLVED, That pursuant to Section 6(c)(6) of Public Act 98-255, the Department of Public Works shall provide to the CSU Board of Trustees a plan describing the series of actions necessary to bring the project to completion, shall consult with CSU staff during the selection and negotiation processes and shall submit the proposed contract for review and approval by the CSU Board of Trustees, prior to contracting with a private developer.

A Certified True Copy:



William J. Cibes, Jr.  
Chancellor

**ITEM**

Request for the Department of Public Works to contract with a private developer to construct a facility at Central Connecticut State University.

**BACKGROUND**

In 1998, the Connecticut General Assembly approved legislation (Public Act 98-255, Section 6) that enables Connecticut State University to lease a tract of land to a private developer to construct a facility on the south side of Ella Grasso Boulevard at Central Connecticut State University (CCSU) on a design/build basis. The CSU Board of Trustees and the Department of Public Works (DPW) have the sole responsibility for agreeing on a cooperative system to carry out the provisions outlined in the Public Act.

The building will house private enterprise and university services. The legislation requires the developer to reserve a portion of the building for use by Central at no cost. At the end of the lease term, the property shall be conveyed to the CSU Board of Trustees.

**ANALYSIS**

To address the need for space for University Affairs staff, Public Act 98-255, Section 6 was introduced, and was subsequently approved by the Connecticut General Assembly. In accordance with the legislation, a private developer will construct a building to state construction standards on land owned by CSU and located at CCSU, allocate space in the building to CCSU at no cost, and lease out the remainder of space to private tenants. The building will be located adjacent to the Student Center parking garage.

As part of the legislation, the Board of Trustees will lease the land to the developer for a period determined during the RFP process. The lease will include provisions for maintenance of the grounds by the university and operations and maintenance of the building by the developer. Central will provide a predetermined amount of parking in the Student Center garage as long as the developer provides a certain amount of surface parking. Property taxes are the responsibility of the developer. The university will allow the developer access to utility connections.

The Department of Public Works will be responsible for providing customary construction services for the project and obtaining approval from the State Property Review Board for the development agreement.

The resolution specifies that the developer must obtain the approval of the university for each proposed tenant prior to the execution of lease arrangements subject to approval of the Finance, Administration and Development Committee of the CSU Board of Trustees. However, nothing within the request to DPW shall imply any agreement to use the facility to provide for any specific student services.

**CHANCELLOR'S RECOMMENDATION**

Request that the Department of Public Works contract with a developer to construct a building at Central Connecticut State University.