



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

68-9
✓

RESOLUTION

concerning

LEASING MOBILE CLASSROOMS

January 5, 1968

RESOLVED: That the Board of Trustees for State Colleges approve the proposal as outlined for leasing mobile classroom and office units for use within the state college system, such approval being subject to ratification by the Commission for Higher Education.

PROPOSAL FOR LEASING MOBILE CLASSROOM UNITS

AT SOUTHERN CONNECTICUT STATE COLLEGE

January 5, 1968

To relieve the shortage of classrooms and faculty offices over the next three years it is proposed that Southern lease, beginning June 15, 1968 nine (9) Mobile Classroom Units, six (6) fitted as classrooms and three (3) fitted as offices, adding a total of twelve (12) classrooms and twenty-four (24) offices.

The annual cost of such a lease arrangement on the basis of a five year agreement with the option to buy after the first 90 days using 65% of leasing costs toward purchase would be \$37,674.72. After five years the units would belong to the college.

During the first year there would be an additional cost of \$20,813.13 to cover the cost of foundation piers, electrical circuiting, and walks for all nine units. Total annual costs over five years would run as follows:

First year	\$ 58,487.85
Second year.	37,674.72
Third year	37,674.72
Fourth year.	37,674.72
Fifth year	37,674.72

The college is not now in a position to purchase these classroom units outright. The savings in being able to purchase immediately would have amounted to \$5,787.70 per unit at present value assuming a 4% yearly discount rate or a total of \$52,089.30 for nine (9) such units.

The above figures are based upon information supplied by Mobile Classrooms Incorporated, Fort Wayne, Indiana, for their base unit Model 5220 set up for offices and classrooms.

RESOLUTION FOR APPROVAL

RESOLVED: That the Board of Trustees for State Colleges approve the proposal as outlined for leasing mobile classroom and office units for use within the State College System, such approval being subject to ratification by the Commission for Higher Education.

January 7, 1969

Mr. F. Michael Ahern
Attorney General
30 Trinity Street
Hartford, Connecticut

SUBJECT: Proposal to Lease Mobile Classrooms at Southern Connecticut
State College, January 7, 1969

Dear Mr. Ahern:

The excerpt below is taken from the meeting of the Board of Trustees for State Colleges of January 5, 1968. It contains the resolution adopted by the Board at that meeting authorizing the leasing of mobile classrooms and office units for Southern Connecticut State College.

9. Proposal for Leasing Mobile Classrooms

Mr. Werner submitted to the Board, in behalf of the Planning Committee, the following proposal:

To relieve the shortage of classrooms and faculty offices over the next three years it is proposed that Southern Connecticut State College lease, beginning June 15, 1968, nine (9) Mobile Units to be used as classrooms and offices.

President Bailey explained the reasons for the shortage of classroom and office space, noting that it would be better to lease than to purchase at this time because no capital funds had been authorized for the purchase of mobile units. He hoped that the Board might be willing to request purchase funds from the legislature's meeting in 1969. President Bailey further described

Mr. F.M. Ahern
Attorney General

January 7, 1969

estimated costs of leasing for five years nine units containing twelve (12) classrooms and twenty-four (24) offices. In the discussion that followed, Dr. Greene expressed the hope that such units would not become permanent and Mr. Creed expressed his opposition to their installation.

Mr. Warner moved, Mr. Robinson seconded, and the Board adopted the resolution below with Mr. Creed dissenting:

Resolved: that the Board of Trustees for State Colleges approve the proposal as outlined for leasing mobile classroom and office units for use within the state college system, such approval being subject to ratification by the Commission for Higher Education.

Sincerely,

J. Eugene Smith
Executive Secretary

JMS/nc

Al. Hill

March 13, 1968

Dr. Eugene Smith, Executive Secretary
Board of Trustees for State Colleges
80 Pratt Street
Hartford, Connecticut 06115

Dear Dr. Smith:

The Commission for Higher Education, at its meeting held on March 6, 1968, removed the restriction that was imposed by a resolution passed at the meeting of February 7, 1968, on its approval of the lease-purchase of mobile units to provide offices and classrooms at Southern Connecticut State College.

At the March 6 meeting of the Commission, a quorum being present and voting, the enclosed resolution was adopted.

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

Sincerely,

W. Robert Bokelman
Associate Director

WAB:ewg

cc-Dr. Milton C. Boley
Mr. Chester Zarewski
Mr. C. J. Conking
Mr. Arnold Boynton
Mr. P. Michael Ahern

The Commission for Higher Education, subject to its responsibility contained in Section 6 of Public Act Number 751, 1967, in which Commission approval is necessary for leasing by the State Board of Trustees for State Colleges of physical facilities required by State Colleges, hereby adopts the following resolution:

RESOLVED: That the Commission for Higher Education approves the lease-purchase by Southern Connecticut State College of mobile units to accommodate 12 offices and 24 classrooms.

WRB:ewg
3/13/68

February 21, 1948

Commissioner Charles I. Sweeney
Department of Public Works
State Office Building
Hartford, Connecticut

Dear Commissioner Sweeney:

I am enclosing material pertaining to the resolution of the Board of Trustees for State Colleges proposing the leasing of mobile classrooms and office units for use within the state college system. These units would first be used at Southern Connecticut State College.

The enclosed material is for your use and your files, and we are sending it at the request of Dr. Warren Hill, Director of the Commission for Higher Education.

Sincerely yours,

J. Eugene Smith
Executive Secretary

JES:val
Encl.

cc: Dr. W. Hill

STATE OF CONNECTICUT
BOARD OF TRUSTEES
FOR THE STATE COLLEGES

2/21/68

Commissioner C. L. Sweeney,

Public Works Department

W. G. Hill, Director of Higher Education Commission for Higher Education

Leasing of Mobile Units at SCSC

This memorandum will confirm the points made in our telephone conversation yesterday morning. I believe the salient facts could be stated as follows:

- 1) Southern Connecticut State College has recommended to the Board of Trustees for State Colleges and that Board has approved, the securing of a number of mobile units for classroom and office use. (I am asking President Buley to provide your office with accopy of the proposal.)
- 2) The College has indicated that these units would be secured on a lease arrangement with the funds coming out of operating expenses. The Commission for Higher Education in approving the Board's recommendation added a condition that the funds be taken from bond acquisition and directed me to obtain a ruling on whether or not such funding was possible.
- 3) Commissioner Conkling has checked this matter with Bond Counsel for the Bond Commission and reports that such an expenditure would not be appropriate.
- 4) The Commission for Higher Education has assured President Buley that its approval will stand, even if the condition stated above cannot be met. The Commission at its March 6 meeting will be asked to modify its original action in this regard.
- 5) Because an order for these units must be placed sufficiently early in the year to ensure their availability at the time the College year opens in the Fall, it is requested that your office take whatever steps are necessary to assist the College in securing these units. The Commission's action on March 6 will be reported to you officially after it is taken.
- 6) A copy of this memorandum has been provided for Mr. Zaniewski, of your staff, in keeping with your indication that he would be asked to expedite this matter. A call will be made to both Dr. Smith and Dr. Buley asking them to provide Mr. Zaniewski with any information he wishes.

If this office can be of any further assistance in this matter, please let me know. Thank you very much for your courtesy in returning my call.

WGh.gh

cc: Dr. E. Smith
President H. Buley
Mr. C. Zaniewski
Commissioner G. J. Conkling



STATE OF CONNECTICUT
BOARD OF TRUSTEES
FOR THE STATE COLLEGES
80 PRATT STREET HARTFORD, CONN. 06103

DR. FRANK P. CAMMARANO
CLARK EDWIN CREED
RUSSELL FITZ
MRS. MARGARET GURNEY

MRS. BERNICE C. NIEJADLIK, CHAIRMAN
DR. CHARLES E. REED, VICE CHAIRMAN
DR. THOMAS A. GRASSO, SECRETARY

ERNEST A. JOHNSON
MISS LAURA JOHNSON
JOHN F. ROBINSON
ALVIN B. WOOD
WALTER WERNER

January 23, 1968

Dr. Warren Hill
Director
Commission for Higher Education
18 Trinity Street
Hartford, Connecticut

Dear Dr. Hill:

On January 5, 1968, the Board of Trustees for State Colleges in regular meeting adopted a resolution as follows:

Resolved: that the Board of Trustees for State Colleges approve the proposal as outlined for leasing mobile classroom and office units for use within the state college system, such approval being subject to ratification by the Commission for Higher Education.

The "proposal as outlined" is that beginning June 15, 1968, nine (9) mobile units be leased and located at Southern Connecticut State College to provide a total of twelve (12) classrooms and twenty-four (24) offices. The details and costs are contained in an estimate based upon a proposal by Mobile Classrooms, Inc. of Fort Wayne, Indiana.

Please see the enclosed two-page summary of proposal and also the enclosed material in blue covers including a study of the need for classrooms at Southern by Mr. Basch of our office.

You may assure the Commission that the Board of Trustees is convinced of the need for the additional temporary classrooms and offices at Southern Connecticut State College for the next three or four years, that the leasing as proposed is within the budgeted capacity of the College to pay for, and that the State College system can certainly find use for the additional rooms and offices in the foreseeable future.

Dr. Warren Hill

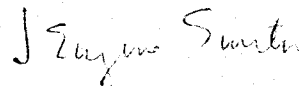
- 2 -

January 23, 1968

Finally, it is recognized, if the Commission for Higher Education approves this proposal, that it will be put out for bid by the State Public Works Department.

President Buley says he will be glad to attend the Commission meeting on February 7 if he can be helpful.

Sincerely yours,



J. Eugene Smith
Executive Secretary

JES:vml
Enclosures

cc: President Buley
Mrs. Niejadlik

INTERDEPARTMENT MAIL

DATE
February 7, 1969

TO	J. Eugene Smith, Secretary	DEPARTMENT	Board of Trustees for the State Colleges
FROM	Chester A. Zaniewski, Chief, Lease Division	DEPARTMENT	Public Works
SUBJECT	Lease - General Rental Leasing Company, Lessor Southern Connecticut State College, New Haven, Connecticut		

Attached is your completed, executed copy of the subject lease.

Will you please sign the attached Lease and Rental Control Audit Card attached to Mr. Grote's copy of the lease and forward it to Mr. Grote, Comptroller's Office, 30 Trinity Street, for his records.

Chester A. Zaniewski

caz:dn
cc: Contract File
Lease File
attach.

RECEIVED

FEB 11 1969
BOARD OF TRUSTEES
FOR THE STATE COLLEGES

15. Notices from the LESSEE to the LESSOR shall be sufficient if delivered to the LESSOR or if sent by telegraph, or if placed in the United States Mail addressed to the LESSOR at the address shown in this lease. Notices from the LESSOR to the LESSEE shall be sufficient if posted in the United States Mail, Certified Mail, postage prepaid, addressed to the ~~Secretary, Public Works Department, State Office Building, Hartford, Connecticut,~~ ^{Secretary} Board of Trustees for the State Colleges, 80 Pratt Street, Hartford, Connecticut, 06103

16. No change in ownership, shall be binding upon the LESSEE unless and until the LESSEE has been furnished either with the original instrument evidencing such transfer or a true copy thereof.

17. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

18. No prior stipulation, agreement or understanding, verbal or otherwise, of the parties hereto or their agents, shall be valid or enforceable unless embodied in the provisions of this lease.

19. This agreement, whatever the circumstances, shall not be binding on the LESSEE unless, and until approved by the Attorney General, State of Connecticut, and signed in its behalf by its ~~Public Works Commissioner or Deputy Public Works Commissioner~~ ^{Secretary} and delivered to the LESSOR. Board of Trustees for the State Colleges,

20. The contractor (Lessor) agrees and warrants that in the performance of this contract he will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religion or national origin in any manner prohibited by the laws of the United States or of the State of Connecticut, and further agrees to provide the civil rights commission with such information requested by the commission concerning the employment practices and procedures of the contractor as relate to the provisions of this section.

21. The LESSOR covenants that he is well seized of the ~~property on which the premises~~ ^{buildings} herein demised ~~are situated~~ ^{buildings} and that said ~~premises~~ ^{buildings} as constituted and for the purposes leased stand in compliance with all codes and ordinances applicable to the ownership occupancy and operation of the property ~~on which the demised premises are situated and are a part.~~ The LESSOR covenants he has good right to lease said ~~premises~~ ^{buildings} and agrees to defend the title thereto and to reimburse and hold LESSEE harmless from all damages and expenses which LESSEE may suffer by reason of any restriction, encumbrance or defect in such title. The LESSOR will suffer and permit the tenant to occupy, possess and peacefully enjoy the demised premises without hindrance or molestation from the LESSOR or any other party or person claiming by, from or under it.

22. The following paragraphs were deleted before execution: 4b; 7a; 11; 12; 5 (partial).

23. The following paragraphs were added before execution: 1 (partial); 3b; 24; 25; 26

24. The lease term shall commence at a date to be arrived at as follows:

A. Lessor will submit Shop Drawings to the Lessee within two calendar weeks from ~~the date of this lease.~~

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in the presence of:

Carol G. Ericson
Carol G. Ericson

Witness *Woodrow White*
Woodrow White

GENERAL RENTAL LEASING COMPANY

By: *M. Raymond Adler*
M. Raymond Adler
Its General Partner

L.S.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, WE/ I, JOHN F. JANOUSEK

BOTH (ALL) OF THE TOWN OF NEW YORK CITY, COUNTY OF _____
AND STATE OF NEW YORK, A PARTNERSHIP D/B/A GENERAL RENTAL-LEASING COMPANY

_____, AT No. 1074 HOPE STREET

IN (SAID) THE TOWN OF STAMFORD, COUNTY OF FAIRFIELD

AND STATE OF CONNECTICUT, HAVE MADE, CONSTITUTED AND APPOINTED, AND BY
THESE PRESENTS DO MAKE, CONSTITUTE AND APPOINT (THE SAID) RAY ADLER

_____, OUR TRUE AND LAWFUL ATTORNEY FOR US AND IN
OUR NAMES, PLACES AND STEAD, TO EXECUTE A CONTRACT WITH THE STATE OF CONNECTICUT FOR PRO-
JECT _____

RELOCATABLE CLASSROOM BUILDINGS, SOUTHERN CONNECTICUT

STATE COLLEGE, NEW HAVEN, CONNECTICUT

INCLUDING ALL WORK, LABOR, EQUIPMENT AND MATERIAL REQUIRED BY PLANS AND SPECIFICATIONS UNDER
THE TERMS AND CONDITIONS THEREOF, TO EXECUTE ALL BONDS AND OTHER INSTRUMENTS NECESSARY, COL-
LATERAL TO AND REQUISITE TO THE EXECUTION OF SAID CONTRACT, GIVING AND GRANTING UNTO
RAY ADLER

_____, THE SAID ATTORNEY FULL POWER AND AUTHORITY TO
DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER NECESSARY AND REQUIRED TO BE DONE IN
AND ABOUT THE PREMISES, AS FULLY, TO ALL INTENTS AND PURPOSES, AS WE MIGHT OR COULD DO IF
PERSONALLY PRESENT, HEREBY RATIFYING AND CONFIRMING ALL THAT THE SAID ATTORNEY SHALL LAW-
FULLY DO OR CAUSE TO BE DONE BY VIRTUE HEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 2nd
DAY OF December A.D. 1958.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

_____ (L.S.)
_____ (L.S.)
_____ (L.S.)
_____ (L.S.)

STATE OF CONN }
COUNTY OF FAIRFIELD } Dec. 2nd A.D. 1958.

PERSONALLY APPEARED JOHN F. JANOUSEK

SIGNERS AND SEALERS OF THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE
ACT AND DEED BEFORE ME.

Carol G. Picson
NOTARY PUBLIC

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, JOHN MALENA

BOTH (ALL) OF THE TOWN OF NEW CANAAN, COUNTY OF FAIRFIELD
AND STATE OF CONNECTICUT, A PARTNERSHIP D/B/A GENERAL RENTAL-LEASING COMPANY
AT No. 1074 HOPE STREET

IN (SAID) THE TOWN OF STAMFORD, COUNTY OF FAIRFIELD

AND STATE OF CONNECTICUT, HAVE MADE, CONSTITUTED AND APPOINTED, AND BY
THESE PRESENTS DO MAKE, CONSTITUTE AND APPOINT (THE SAID) RAY ADLER
OUR TRUE AND LAWFUL ATTORNEY FOR US AND IN
OUR NAMES, PLACES AND STEAD, TO EXECUTE A CONTRACT WITH THE STATE OF CONNECTICUT FOR PRO-
JECT

RELOCATABLE CLASSROOM BUILDINGS, SOUTHERN CONNECTICUT

STATE COLLEGE, NEW HAVEN, CONNECTICUT

INCLUDING ALL WORK, LABOR, EQUIPMENT AND MATERIAL REQUIRED BY PLANS AND SPECIFICATIONS UNDER
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LATERAL TO AND REQUISITE TO THE EXECUTION OF SAID CONTRACT, GIVING AND GRANTING UNTO
RAY ADLER, THE SAID ATTORNEY FULL POWER AND AUTHORITY TO
DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER NECESSARY AND REQUIRED TO BE DONE IN
AND ABOUT THE PREMISES, AS FULLY, TO ALL INTENTS AND PURPOSES, AS WE MIGHT OR COULD DO IF
PERSONALLY PRESENT, HEREBY RATIFYING AND CONFIRMING ALL THAT THE SAID ATTORNEY SHALL LAW-
FULLY DO OR CAUSE TO BE DONE BY VIRTUE HEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 16
DAY OF Dec. A.D. 1958.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

John Malena

_____ (L.S.)
_____ (L.S.)
_____ (L.S.)
_____ (L.S.)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) Dec. 16th A.D. 1958.

PERSONALLY APPEARED JOHN MALENA

SIGNERS AND SEALERS OF THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE
ACT AND DEED BEFORE ME.

Carol G. Ericson
NOTARY PUBLIC

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, WE I, CAROL E. ERICSON

BOTH (ALL) OF THE TOWN OF STAMFORD, COUNTY OF FAIRFIELD
AND STATE OF CONNECTICUT, A PARTNERSHIP D/B/A GENERAL RENTAL-LEASING COMPANY

AT No. 1074 HOPE STREET

IN (SAID) THE TOWN OF STAMFORD, COUNTY OF FAIRFIELD

AND STATE OF CONNECTICUT, HAVE MADE, CONSTITUTED AND APPOINTED, AND BY
THESE PRESENTS DO MAKE, CONSTITUTE AND APPOINT (THE SAID) RAY ADLER

OUR TRUE AND LAWFUL ATTORNEY FOR US AND IN
OUR NAMES, PLACES AND STEAD, TO EXECUTE A CONTRACT WITH THE STATE OF CONNECTICUT FOR PRO-
JECT RELOCATABLE CLASSROOM BUILDINGS, SOUTHERN CONNECTICUT

STATE COLLEGE, NEW HAVEN, CONNECTICUT

INCLUDING ALL WORK, LABOR, EQUIPMENT AND MATERIAL REQUIRED BY PLANS AND SPECIFICATIONS UNDER

THE TERMS AND CONDITIONS THEREOF, TO EXECUTE ALL BONDS AND OTHER INSTRUMENTS NECESSARY, COL-
LATERAL TO AND REQUISITE TO THE EXECUTION OF SAID CONTRACT, GIVING AND GRANTING UNTO
RAY ADLER

THE SAID ATTORNEY FULL POWER AND AUTHORITY TO
DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER NECESSARY AND REQUIRED TO BE DONE IN
AND ABOUT THE PREMISES, AS FULLY, TO ALL INTENTS AND PURPOSES, AS WE MIGHT OR COULD DO IF
PERSONALLY PRESENT, HEREBY RATIFYING AND CONFIRMING ALL THAT THE SAID ATTORNEY SHALL LAW-
FULLY DO OR CAUSE TO BE DONE BY VIRTUE HEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 27th
DAY OF November A.D. 1958.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature] Carol E. Ericson (L.S.)

_____ (L.S.)

STATE OF Connecticut }
COUNTY OF Fairfield } November 27 A.D. 1958.

PERSONALLY APPEARED Carol E. Ericson

SIGNERS AND SEALERS OF THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE
ACT AND DEED BEFORE ME.

[Signature]
NOTARY PUBLIC

POWER OF ATTORNEY

Real Rental Leasing

KNOW ALL MEN BY THESE PRESENTS THAT, WE I, DONALD SOSNOWITZ

BOTH (ALL) OF THE TOWN OF NORWALK, COUNTY OF FAIRFIELD
AND STATE OF CONNECTICUT, A PARTNERSHIP D/B/A GENERAL RENTAL-LEASING COMPANY
AT No. 1074 HOPE STREET

IN (SAID) THE TOWN OF STAMFORD, COUNTY OF FAIRFIELD
AND STATE OF CONNECTICUT, HAVE MADE, CONSTITUTED AND APPOINTED, AND BY
THESE PRESENTS DO MAKE, CONSTITUTE AND APPOINT (THE SAID) RAY ADLER
OUR TRUE AND LAWFUL ATTORNEY FOR US AND IN
OUR NAMES, PLACES AND STEAD, TO EXECUTE A CONTRACT WITH THE STATE OF CONNECTICUT FOR PRO-
JECT

RELOCATABLE CLASSROOM BUILDINGS, SOUTHERN CONNECTICUT

STATE COLLEGE, NEW HAVEN, CONNECTICUT

INCLUDING ALL WORK, LABOR, EQUIPMENT AND MATERIAL REQUIRED BY PLANS AND SPECIFICATIONS UNDER
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LATERAL TO AND REQUISITE TO THE EXECUTION OF SAID CONTRACT, GIVING AND GRANTING UNTO
RAY ADLER, THE SAID ATTORNEY FULL POWER AND AUTHORITY TO
DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER NECESSARY AND REQUIRED TO BE DONE IN
AND ABOUT THE PREMISES, AS FULLY, TO ALL INTENTS AND PURPOSES, AS WE MIGHT OR COULD DO IF
PERSONALLY PRESENT, HEREBY RATIFYING AND CONFIRMING ALL THAT THE SAID ATTORNEY SHALL LAW-
FULLY DO OR CAUSE TO BE DONE BY VIRTUE HEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 27th
DAY OF November A.D. 1968.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature] Donald Sosnowitz (L.S.)

_____ (L.S.)

STATE OF CONNECTICUT }
COUNTY OF FAIRFIELD } November 27 A.D. 1968.

PERSONALLY APPEARED DONALD SOSNOWITZ

SIGNERS AND SEALERS OF THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR FREE
ACT AND DEED BEFORE ME.

Carol J. Emerson
NOTARY PUBLIC

