



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

RESOLUTION

concerning

MASTER PLANNING

February 2, 1968

A total of over \$75 million is currently authorized for capital items for the State Colleges, and projects that would cost over \$200 million dollars are contemplated.

The rapid and extensive growth of physical facilities in the Colleges requires a step-up in funds and efforts involved in careful and thorough long-range planning.

The State of Connecticut has made funds available in a limited way for master planning for the Colleges. The conviction of the Presidents and the Planning Committee is that, in order to plan more wisely for the rapid and orderly growth of the Colleges in the years ahead, considerably more planning funds are necessary.

The Committee recommends to the Board the adoption of the following resolution:

RESOLVED: That the Board of Trustees go on record in favor of the financing and development of thorough master planning procedures for the State Colleges, and

That the Chairman of the Board and the Executive Secretary take steps to implement development of such planning procedures provided that funds shall not be expended for this purpose without prior approval of the Board of Trustees.

MASTER PLANNING AT THE STATE COLLEGES

January 26, 1968

The Need

Over 300 million dollars in funds are authorized and projected for construction of facilities at the campuses of the State Colleges over the next seven years. It is imperative that these funds be guided to bring about the best possible physical developments at the State Colleges. To insure this outcome will require that sufficient funds be allocated for adequate Master Planning.

Components of Master Planning

Master Planning is made up of three components, 1) Academic Plan, 2) Physical Campus Plan and 3) The Development Program. Each of these is described below.

Academic Plan: The academic plan in its final outcome, is a document detailing existing and projected policies and academic programs at a college. It should project ultimate and interim numbers of students to be involved in each program and the type of physical facilities required. It should contain a summary of space standards for each kind of facility and a summary of policies on such non-academic aspects as housing, food service, parking, and extra-curricular activities.

Such academic plans could be undertaken at each college by the faculty and administration under the direction of someone like the Dean of Administrative Affairs. On the other hand, such academic plans could be undertaken by a qualified academic consultant skilled and experienced in carrying out and writing up such studies. In either case such studies should be enriched

by the inputs of various specialized academic consultants whose counsel on special academic programs would insure full exploration of academic areas that are currently beyond the experience and knowledge of personnel at the colleges. Proper coordination would be required with the physical planners.

Physical Campus Plan: The physical campus plan is undertaken under the direction of an architect experienced in the preparation of campus plans. The plan itself in its final form is the sum total of studies made of site and environs, and their integration with physical facilities required by the college in order to accomplish the objectives of the College. It will note in detail the staged development of physical facilities and their relationship in a physical design that will satisfy functional, economic and aesthetic requirements of a college campus. It will serve as a guide for architects and landscape architects who will fill in the buildings outlined in the plan.

The process of preparing such a plan can be divided into two parts. The first part consists of analytic studies such as the following:

- 1) Analysis of the Academic Plan,
- 2) Site Analysis including such aspects as the region, the community, immediate environs, and the physical features of the campus site. These will be related to their impact on circulation and parking, campus configurations and visual effects,
- 3) Economic analysis of operations and utilities,
- 4) Interim Plan showing preliminary site design and staging presented as a hypothesis for development to be amended in the next part of the work.

The second part of the campus plan process is the preparation of the physical plan itself and usually consists of the following:

- 1) Development of the Physical Plan concept which carries forward the interim plan showing building forms and phasing plans in greater detail,
- 2) Schematic Plan phase where functional elements such as utilities, roadways and parking, landscape elements, are shown so that they can be used as an actual guide for architects designing the individual buildings that will fill out the plan. This phase will also include the preparation of a design vocabulary to guide the architects that will later be involved in the separate buildings,
- 3) Final Plan preparation showing plans and

diagrams in their complete form integrating all prior policy decisions, detailing a staged sequence for accomplishing the intent of the plan.

Development Program: The development program is the actual carrying out of the intent of the plan. It is the phase which is handled by the college itself in working with architects and contractors. To insure that this phase will run smoothly and in harmony with the plans as developed, a special coordinator with an architectural background should be employed by each college at the beginning of the master planning process and throughout the development period.

Master Plans for S.C.
behind 1968 Pass

CONTRACT AMENDMENT of

AGREEMENT BETWEEN BOARD OF TRUSTEES FOR STATE COLLEGES AND ANTHONY G. ADINOLFI, approved July 3, 1969.

The \$1200 (Twelve Hundred) consideration in this Contract shall be raised to a total of \$2400 (Twenty-four Hundred) with the total of eight (8) days of consultation increased to a new total of sixteen (16) days subject to the provisions of the original contract. The time period of the contract shall be extended an additional six (6) months to January 3, 1971.

Date 2/27/70

Accepted J. Eugene Smith
Executive Secretary for
State Colleges

Date 2/25/70

Accepted [Signature]
Consultant Anthony G. Adinolfi

Date MAR 6 1970

Approved [Signature]
Deputy Commissioner of Finance

Date MAR 11 1970

Approved [Signature]
as to Attorney General
form Deputy

CONTRACT AMENDMENT II of

AGREEMENT BETWEEN BOARD OF TRUSTEES FOR STATE COLLEGES AND ANTHONY G. ADINOLFI, approved July 3, 1969 and March 11, 1970

The \$2400 (Twenty-four Hundred) consideration in the March 11, 1970 amendment with a total of sixteen (16) days of consultation shall be increased to a total of \$4500 (Forty-five Hundred) and thirty (30) days subject to the provisions of the original contract. The time period of the contract shall be extended an additional seven (7) months to July 3, 1971.

Date 6/29/70 Accepted J. Eugene Smith
Executive Secretary for
State Colleges

Date 6/22/70 Accepted Anthony G. Adinolfi
Consultant Anthony G. Adinolfi

Date JUL 6 1970 Approved Raymond Rora
Deputy Commissioner of Finance

Date JUL 8 1970 Approved [Signature]
as to Attorney General
form Deputy

AGREEMENT BETWEEN
BOARD OF TRUSTEES FOR STATE COLLEGES
AND

ANTHONY G. ADINOLFI

This Agreement made this 3th day of June, 1969
is between ANTHONY G. ADINOLFI of ALBANY, NEW YORK
hereinafter called the Consultant and the Board of Trustees for State
Colleges, 80 Pratt Street, Hartford, Connecticut, hereinafter called the
Board.

PERIOD OF CONTRACT:

The Consultant will not begin performance under the terms of this
Contract until said Consultant is notified by the agency
that said Contract has been approved by the Department of Finance and
Control of the State of Connecticut.

This Contract shall remain in full force for a period of one year
from the date of final approval.

CONSIDERATION:

The Consultant shall receive \$150 for each completed consulting day
or equivalent for a total of eight (8) days not to exceed a total sum
of \$1200.

NON-DISCRIMINATION:

The Contractor 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 Commission on Human Rights and Opportunities with such information
requested by the Commission concerning the employment practices and
procedures of the Contractor as relate to the provisions of this
section.

WORK TO BE DONE:

The Consultant agrees to give his counsel on master planning for the State Colleges, which include advice on academic and physical planning proposals and reviews of the work of other consultants involved in the planning process.

LEGAL AUTHORIZATION:

This Agreement is entered into under authority of Section 10-109b of the General Statutes, as revised by Section 6 of Public Act No. 751 of the 1967 Session of the General Assembly.

Date June 3, 1969 Accepted *[Signature]*
CONSULTANT Anthony J. Willett

Date June 5, 1969 Accepted *[Signature]*
BOARD OF TRUSTEES FOR STATE COLLEGES
J. Eugene Smith

Date JUL 2 1969 ^{Approved} *[Signature]*
Accepted DEPUTY COMMISSIONER OF FINANCE & CONTROL

Date JUL 3 1969 ^{approved as to form} *[Signature]*
Accepted Deputy ATTORNEY GENERAL

INTERDEPARTMENT MAIL

DATE October 24, 1968

TO

Dr. J. Eugene Smith, Executive Secretary

DEPARTMENT

Board of Trustees for State Colleges

FROM

F. Don James, President

DEPARTMENT

Central Connecticut State College

SUBJECT

Enclosed is the resolution that I would like to present to the Board of Trustees at their next meeting so that we may indicate to the Department of Public Works that our Board has legally approved condemnation action on these properties. Dean Clow has indicated this meets the needs of Public Works in securing these properties and meets the legal requirements according to the Attorney General.

The properties will be utilized as follows:

172, 186, 200 Sefton Drive -- Plant Maintenance Building
 208 Sefton Drive -- Entrance to new Food Service Building
 212, 214 Sefton Drive -- Surface parking (extension of present lot)
 135, 155, 163 Wells Street -- Fine Arts & Modern Languages Building

If you have any questions, please get in touch with Cletus or me.



F. Don James
 PRESIDENT

fdj:dmj

June 2, 1967