



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 Office and Classroom Space at

Southern Connecticut State College

June 6, 1969

RESOLVED, That the Board of Trustees for State Colleges, subject to its responsibilities contained in Section 10-109b of the 1967 Supplement to the General Statutes, authorizes the leasing for one year, with annual renewal option on the part of the college for five years, approximately 5,000 square feet of space at 330 Blake Street, New Haven, Connecticut, for an estimated cost of \$3.50 per square foot per year. Space will be leased from Fisher Associates, c/o Morton Miller, Partner, 1312 Whalley Avenue, New Haven, Connecticut, and will provide space for 3 classrooms and 12 offices.

Authorization is made subject to the approval of the Commission for Higher Education and the Department of Public Works.

June 12, 1969

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

Dear Warren:

Attached is a copy of a resolution adopted by the Board of Trustees for State Colleges at their June 6, 1969 meeting. This resolution authorizes the leasing of approximately 5,000 square feet of office space at 130 Blake Street, New Haven, Connecticut.

May we please have authorization to proceed with the Department of Public Works as soon as possible so that a September occupancy date may be achieved?

Sincerely,

H.F. Croft
Associate Executive Secretary

WFC/mc
Enc:



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. BOX 1320 • HARTFORD, CONNECTICUT 06115

AREA CODE 203 ~~527-6341~~ 566-3912

July 17, 1969

Dr. J. Eugene Smith, Executive Secretary
Board of Trustees for the State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Dr. Smith:

At the July 16, 1969 meeting of the Commission for Higher Education, a quorum being present and voting, the enclosed resolution approving the lease of 5,000 square feet at 330 Blake Street, New Haven, for use by Southern Connecticut State College, was adopted.

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

Sincerely yours,

W. Robert Bokelman
Assistant Director

WRB:md

enc.-1

cc-Mrs. B. Niejadlik

Dr. Hilton C. Buley

Mr. George Conkling

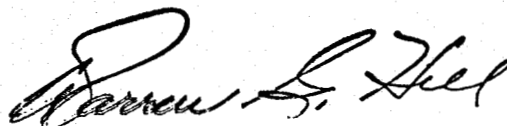
Mr. Charles Sweeney

Mr. F. Michael Ahern

Mr. F. A. Schuckman

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 and ratifies the action of its Director in approving the lease of approximately 5,000 square feet of office and classroom space at 330 Blake Street, New Haven for use by Southern Connecticut State College for one year, with annual renewal option on the part of the College for five years, for an estimated cost of \$3.50 per square foot per year.

Negotiation for and acquisition of this property requires the approval of the Public Works Department and the Department of Finance and Control.



Warren G. Hill, Director
Commission for Higher Education

7/16/69

June 27, 1969

Lt. Richard R. Milligan, Fire Marshal

State Police

Chester A. Zaniewski, Chief, Lease Division

Public Works

Request for Fire Marshal's Inspection - Proposed Leased Facilities - 330 Blake Street,
New Haven, Southern Connecticut State College, New Haven, Connecticut.

The subject agency is interested in acquiring approximately 5000 sq. ft. of space for the use of faculty office and classrooms at the above-mentioned location.

The building is to house twenty (20) faculty members and 250 students between the hours of 7:30 A.M. to 10:00 P.M.

In this connection, we would appreciate your making one of your inspector's available at your earliest convenience to conduct an inspection of these offered premises.

Such inspection should render a report as to what corrective work may be required to permit the use contemplated.

cas:drp:bc

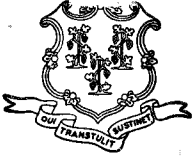
cc: Lease File

Dr. Milton G. Buley

Dr. Warren G. Hill

Dr. J. Eugene Smith ✓

Xfile - CHE



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320 • HARTFORD, CONNECTICUT 06115

AREA CODE 203 527-6341

June 18, 1969

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

Dear Dr. Smith:

Dr. Croft's letter of June 12, requesting approval of the proposed lease of approximately 5,000 square feet of office space at 330 Blake Street, New Haven, Connecticut for use by Southern Connecticut State College has been received.

This letter will serve as approval of that request and I will bring this matter to the attention of the Commission at its July 16th meeting for ratification of my action.

Sincerely,

Warren G. Hill

Director of Higher Education

WGH/sal

Copy of Bd. resolution,
w/c letter to Hill, &
this letter given to
Mrs. Bailey 6/20/69

w/c

June 12, 1969

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

Dear Warren:

Attached is a copy of a resolution adopted by the Board of Trustees for State Colleges at their June 6, 1969 meeting. This resolution authorizes the leasing of approximately 5,000 square feet of office space at 330 Blaha Street, New Haven, Connecticut.

May we please have authorization to proceed with the Department of Public Works as soon as possible so that a September occupancy date may be achieved?

Sincerely,

W.F. Croft
Associate Executive Secretary

WFC/mte
Enc:



STATE OF CONNECTICUT

SOUTHERN CONNECTICUT STATE COLLEGE

501 CRESCENT STREET • NEW HAVEN, CONNECTICUT 06515



TEL: 387-6661

May 28, 1969

Dr. Wilfred F. Croft
Associate Executive Secretary
Board of Trustees for State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Wil,

I should like to request your assistance so that Southern Connecticut State College can obtain a needed increase in physical facilities for the operation of the academic program. Specifically, it is requested that your office prepare a resolution for adoption by the Board of Trustees at its meeting on Friday, June 6, 1969, which will authorize this college to enter into a lease agreement for off-campus faculty office and instructional space.

The delays experienced in our capital building program in conjunction with the rapid growth of the college has created a critical need for additional space to be used for faculty office assignments and classroom instruction. The already overcrowded situation in the existing campus facilities will not allow any additional space from this source, since every available space is already assigned.

I have learned that suitable space will be available on the ground floor of a building now under construction within one block of the campus. The amount of space available will be approximately 5000 square feet, at an estimated cost of \$3.50 per year per square foot. The lease price will include the basic partitions to divide the area into rooms as specified by the college, air conditioning, wall-to-wall carpeting, heat, light, and off-street parking spaces for twenty cars. The specific location of the building is 330 Blake Street, New Haven, Connecticut.

Leasing this space will enable the college to consolidate the faculty offices for the Special Education Department with classrooms for specialized instruction in this field on the one floor of the same building. In addition, the space that this department presently occupies in Earl Hall will thus be made available for the Art Department to enable further consolidation of faculty offices and classrooms for that department.

Dr. Wilfred F. Croft -2

May 28, 1969

Your help in the preparation of the necessary resolution and its inclusion on the agenda for the meeting of the Board on June 6th will be most appreciated.

Cordially,

Hilt

Hilton C. Buley
President

PFL/p

DATE

May 29, 1969

INTERDEPARTMENT MAIL

TO Dr. J. Eugene Smith, Executive Secretary	DEPARTMENT Board of Trustees for State Colleges
M David Basch, Director of Planning	DEPARTMENT Board of Trustees for State Colleges
SUBJECT	

A study made of facilities for S.C.S.C. by the Central Office in October 1967 indicated considerable need for classroom facilities. The continued growth of the college has made this need even more acute today. The temporary facilities recently acquired by the college plus additional spaces created at dormitories remodeled for instructional and office uses have not been adequate to solve the college's pressing needs for additional space.

The proposal to lease 5,000 square feet at \$3.50 per square feet in a newly built apartment house close to the college will be of considerable help to the college. The new space will accommodate 3 classrooms and 12 offices.

All utility services will be provided to the college including heat, air conditioning, and lighting. The costs compare favorably with the costs of temporary facilities which run \$4 to \$5 per square feet.

The terms of the lease are for one year renewable every year thereafter at the option of the college for a period of five years.

Public Works will investigate the space to determine if all fire code and zoning regulations have been complied with. Subject to their review I recommend that these facilities be approved.

David Basch
Director of Planning

DB/b

DATE

file

INTERDEPARTMENT MAIL

September 11, 1969

TO

DEPARTMENT

Dr. J. Eugene Smith, Executive Secretary

Board of Trustees for State Colleges

FROM

DEPARTMENT

Chester A. Zaniewski, Chief Lease Division

Public Works

SUBJECT

A New Lease for Faculty Office Space for Southern Connecticut State College in New Haven, Connecticut.

Submitted herewith for your review and possible approval is a lease proposal outline which contemplates leasing of approximately 5,000 sq. ft. of office space in New Haven, Connecticut at an annual rental of \$17,499.96 for a period of five (5) years for use by Southern Connecticut State College.

This new facility for use as faculty office space is to be located on the ground floor of a building located at 330 Blake Street, New Haven, Connecticut. This building is owned by Fisher Associates, a Partnership, of 1312 Whalley Avenue, New Haven, Connecticut.

The new location is needed because of present crowded conditions at Southern Connecticut State College.

If this matter meets with your approval, please sign one copy of the enclosed lease proposal outline and return same to this office for further processing.

C.A. Zaniewski

caz:cm:bc
cc: Lease File
Attach.

DESCRIPTION OF REQUIRED LEASED SPACE

Exhibit "A"
Lease Division-PWD
Ed. 7-64

Southern Connecticut State College
The Department requires the following described space in the Town
of New Haven, Connecticut:

- 1. Type And Amount Of Space Required (Describe): Approximately 5000 square feet of space suitable for faculty office areas and classroom areas.
- 2. Services Required To Be Paid By Landlord: Strike Out Inapplicable):

Maintenance & Repairs	Inside Janitor Service	Watchman Service
Heat	Janitor Service In Common Areas	Off-Street Paved Parking
Water	Rubbish Removal	For (<u>20</u>) Cars
Electricity	Window Washing	Snow Removal
Gas	Elevator	
Air Conditioning		

(Services Deleted If Required To Be Paid By State)

- 3. Geographical Boundaries Of Area In Which Space Should Be Located (Attach Map Indicating Perimeter):
Within ten minutes walking time of other Southern Connecticut State College Campus Buildings.

4. What Levels, Other Than First Floor, Are Satisfactory: Ground Floor

5. Single Occupancy Multiple Occupancy

6. State Minimum and Maximum Term Of Occupancy And List Desired Options To Renew And/Or Purchase: Lease on one year basis with option to renew on annual basis for two additional years.

7. Occupancy Desired By: September 1 . 1969 .
(Date)

8. Describe Contemplated Use of Space:

Number of Personnel 20 faculty
250 students

Hours of Operation 7:30 a.m. to
10:30 p.m.

Number of State Cars Assigned: None Special Requirements:
Parking spaces for 20 faculty members

9. What Percentage, If Any, Of Lease Expense Is To Be Federally Reimbursed: 75 to 100%

10. Is Federal Approval Required: (Yes) - (No). Has It Been Secured: (Yes) - (No). (If Yes, Attach Copy Of Approval).

11. Amount Of State Funds Available For Lease Commitment: \$ None Per Year,

For three Years. Federal funds available from the various Special Education Grants for Projects, Scholarships, Traineeships, etc. will more than cover the cost of leasing these facilities.

REQUESTED BY:

APPROVED BY:

Wilton C. B. O.
June 23, 1969 President

See attached authorizations from Board of Trustees for State Colleges, and Commission for Higher Education
Date - Commissioner dated 6/6/69 and Department of 6/18/69

APPROVED BY:

APPROVED BY:

Date - Commissioner Public Works Dept

Date - Commissioner Department of

September 15, 1969

Chester A. Janiewski, Chief, Lease Division

Public Works Department

J. Eugene Smith, Executive Secretary

Board of Trustees for State Colleges

Enclosed is an approved and signed copy of the lease proposal outlining for faculty office space for Southern Connecticut State College.

J. Eugene Smith
Executive Secretary

JES/b
encl.

for scsc

June 13, 1969

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

Dear Warren:

In response to your question concerning utilization of the space to be leased from Fisher Associates and located at 330 Blake Street, New Haven, Connecticut, please be advised as follows:

Leasing of this space will enable the college to consolidate the faculty offices for the Special Education Department with classrooms for specialized instruction in this field on the one floor of the same building. In addition, the space that this department presently occupies will be made available for much needed faculty offices and classroom space for the Art Department.

The lease price will include the basic partitions to divide the area into rooms as specified by the college, air conditioning, wall-to-wall carpeting, heat, light, and off-street parking spaces for twenty cars.

If there is any other information you need please advise.

Sincerely,

W. F. Croft
Executive Associate Secretary

WFC/b

STATE OF CONNECTICUT
PUBLIC WORKS DEPARTMENT
STATE OFFICE BUILDING HARTFORD, CONNECTICUT 06115

June 7, 1971

CERTIFIED MAIL

IN REPLY REFER TO:

Re: Leased Premises - 330 Blake Street
New Haven, Connecticut
Southern Connecticut State College

Mr. Norton A. Miller, Partner
Fisher Associates
1312 Whalley Avenue
New Haven, Connecticut 06515

Dear Mr. Miller:

In accordance with the terms of the lease dated February 5, 1971 between Fisher Associates, a Partnership, as Lessor and the State of Connecticut, as Lessee, the State of Connecticut does hereby exercise the second of the four 1-year options to renew or extend this lease for a further term of one (1) year from November 1, 1971 at the annual rental of \$17,499.96, otherwise on the same terms and conditions contained in the forementioned lease.

Very truly yours,

EDWARD J. KOZLOWSKI
PUBLIC WORKS COMMISSIONER

Chester N. Johnson
Chief, Contract Division

CNJ:dn:bc

cc: Robert Killian
F. Grote
P. Lowe
A. Boynton ✓
Lease File
Admin. File