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
10 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 4, 1969 meeting. This resolution authorizes the leasing of approximately 2,000 square feet of office space at 330 Alaka Street, New Haven, Connecticut.

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

Sincerely,

W.F. Croft
Associate Register Secretary
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
cenc.-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. Mulligan, Fire Marshal
Chester A. Zaniewski, Chief, Lease Division

State Police
Public Works


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.

cc: (Dr. Milton G. Buley
     Dr. Warren G. Hill
     Dr. J. Eugene Smith)
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,

[Signature]

Warren G. Hill
Director of Higher Education

WCH/sal
Dr. Warren G. Hill, Director
Commission for Higher Education
10 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 Whale Street, New Haven, Connecticut.

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

Sincerely,

W.P. Croft
Associate Executive Secretary
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.
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,

Hilton C. Buley
President
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
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.

LOCATION: 330 Blake Street, New Haven, Connecticut.


SPACE: Approximately 5,000 sq. ft. of office space located on the ground floor to be suitably altered by the proponent for use as faculty offices for Southern Connecticut State College.

EFFECTIVE DATE: The first day of the month next following the date of completion of the facility and acceptance of the space for use and occupancy.

TERM: Five (5) years from the effective date as established above.

RATE: $3.50 per sq. ft. i.e., $17,499.96 per year payable in equal monthly installments of $1,458.33 each.

OPTION: 3 successive one (1) year options after expiration of lease; First year: option to renew at $18,750.00 per year Second year: option to renew at $18,750.00 per year Third year: option to renew at $20,000 per year.

All options to be exercised by ninety (90) day notice in writing before termination of lease.

FACILITIES: The proponent will provide and pay for heat; electricity; gas; hot and cold running water; separate toilet facilities for men and women; janitor service in areas shared in common with other tenants; off-street paved parking for not less than twenty (20) cars; snow and ice removal; window shades; refrigerator and stove in snack area; carpeting; rubbish removal; groundskeeping; and air conditioning.

The lessee will pay for janitorial services within the leased premises including window washing and will pay for additional partitioning during term of occupancy if required.

Approved

(Signed) 9/15/69

Disapproved

Dr. J. Eugene Smith, Executive Secretary Board of Trustees for State Colleges
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
   - [ ] Heat
   - [ ] Water
   - [ ] Electricity
   - [ ] 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  [X] 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

8. Describe Contemplated Use of Space:
   - 20 faculty
   - 250 students
   - 0 State cars assigned
   - None Parking spaces for 20 faculty members
   - Hours of Operation: 7:30 a.m. to 10:30 p.m.
   - Special Requirements:

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: [Signature]

APPROVED BY:

See attached authorizations from Board of Trustees for State Colleges, and Commission for Higher Education.

Date - Commissioner, dated 6/3/69 and Department of 6/18/69

Approved by: [Signature]

Date - Commissioner, Public Works Dept.
September 15, 1969

Chester A. Baniewski, Chief, Lease Division
J. Eugene Smith, Executive Secretary

Public Works Department
Board of Trustees for State Colleges

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

J. Eugene Smith
Executive Secretary

JRS/b
enc1.
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
June 7, 1971

CERTIFIED MAIL

Re: Leased Premises - 330 Main Street
Southern Connecticut State College

Mr. Morton A. Miller, Partner
Fisher Associates
1312 Chailey 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 aforementioned lease.

Very truly yours,

EDWARD J. KOZLOWSKI
PUBLIC WORKS COMMISSIONER

Chester N. Johnson
Chief, Contract Division

cc: Robert Kilian
    P. Grote
    P. Lowe
    A. Boynton
    Lease File
    Admin. File