RESOLUTION concerning

BONDING REQUEST FOR REPAIRS FOR THE STATE COLLEGES

January 6, 1978

WHEREAS, The buildings, grounds, and equipment of the Connecticut State Colleges require extensive repairs to protect the capital investment of the State and to meet reasonable standards of safety, and to maintain the quality of instruction, and

WHEREAS, A continuing study of the cost of such repairs is being made, and

WHEREAS, The appropriate State Officials have suggested that the cost of such repairs should be bonded, therefore, be it

RESOLVED, That the Trustees approve an amount not to exceed three million five hundred thousand dollars ($3,500,000) for the making of such repairs and, provided the Board of Higher Education also approves, request the Governor to include not more than three million five hundred thousand dollars ($3,500,000) in the 1978-1979 capital budget for this purpose. The final list of repairs shall be approved by the Executive Director after consultation with the College Presidents.

A Certified True Copy:

James A. Frost
Executive Director
BONDING REQUEST FOR REPAIRS
for the
CONNECTICUT STATE COLLEGES

LIFE SAFETY

Rev. January 17, 1978

Central Connecticut State College

DiLoreto Hall, Henry Barnard Hall - resurface and retile
stairwells

Update fire alarm system - campus-wide

6,500.00

25,000.00

Eastern Connecticut State College

Theater - repair of concrete steps and handrails at Emergency
Exit

North Campus electrical system - installation of ground fault
detector

Media Bldg - install handicapped entrance

50,000.00

2,000.00

2,500.00

2,500.00

2,000.00

5,000.00

2,500.00

7,500.00

2,000.00

10,000.00

2,500.00

1,500.00

2,200.00

31,111.00

30,000.00

Southern Connecticut State College

Repair and update central fire alarm system

Engelman Hall, Administration Building - Replace deteriorated
floor covering

Repair and update exterior lighting - campus-wide

150,000.00

15,000.00

50,000.00
Central Connecticut State College

Berkshire Hall Auditorium - Stage Lighting System - repair/replace
renovate wiring, receptacles to meet code 60,000.00
Berkshire Hall Auditorium - Construct entrance ramps for
handicapped 15,000.00
Higgins Hall - Electrical System - replace breakers, rewire,
replace receptacles to meet code 20,000.00
Higgins Hall - Replace vinyl asphalt tile in corridors
improperly installed when building was built 2,000.00
Higgins Hall - Increase heating capacity to prevent freezeup
of emergency fire hose water supply 6,000.00
White Hall - Replace switchgear in Concert Hall 50,000.00
Update emergency lighting systems and local fire alarm systems
to meet code requirements - campus-wide 234,000.00

Total Life Safety $775,311.00

ESSENTIAL REPAIRS

Central Connecticut State College

Wells Street, Henry Barnard Hall lot, Powerhouse driveway -
Replacement of sidewalk aprons 2,500.00
Replacement of broken and spalled sidewalks at various areas 18,000.00
Powerhouse to Administration Building - Replacement of water main
(line is over fifty (50) years old. 20,000.00
Powerhouse - Replacement of roof - complete 15,000.00
Welte Hall, Marcus White Annex (Art Department), Kaiser Hall,
DiLoreto Hall, Henry Barnard Hall - retar and stone roof complete 48,000.00
Marcus White Hall, Administration Building - waterproof (silicone)
complete 30,000.00
Administration Building and Marcus White Hall - replace all
wood cornice and top rails 22,000.00
Smokestack - repoint, rebrick & repair cement work 6,000.00

-more-
### Eastern Connecticut State College

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goddard Science Hall - repairs to bathrooms - replace tile</td>
<td>6,000.00</td>
</tr>
<tr>
<td>Shafer Hall - repair roof, promenade deck</td>
<td>22,000.00</td>
</tr>
<tr>
<td>Repairs to Outdoor Physical Education Facilities</td>
<td>15,000.00</td>
</tr>
<tr>
<td>Sports Center Gym - Refinish Tartan Floor - resurfacing, relining and resealing</td>
<td>25,000.00</td>
</tr>
<tr>
<td>Sports Center - Paint Pool</td>
<td>10,000.00</td>
</tr>
<tr>
<td>Shafer Hall - repair entrance - stairs, patio, and wall</td>
<td>23,000.00</td>
</tr>
<tr>
<td>Shafer Hall - parking lot on east side</td>
<td>50,000.00</td>
</tr>
<tr>
<td>North Campus - (10) drains for electrical manholes</td>
<td>50,000.00</td>
</tr>
<tr>
<td>Sports Center pool - installation of anti-siphon tank</td>
<td>20,000.00</td>
</tr>
<tr>
<td>Goddard Hall - Update ventilation system</td>
<td>75,000.00</td>
</tr>
<tr>
<td>Sports Center - west side of pool - install 180 lin. ft. radiation</td>
<td>4,000.00</td>
</tr>
</tbody>
</table>

### Southern Connecticut State College

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration Building and Pelz Gym - replace deteriorated tile floors</td>
<td>18,000.00</td>
</tr>
<tr>
<td>Lyman Auditorium Lot, Storage Building Lot, Physical Plant Lot - repair surface of three parking lots</td>
<td>50,000.00</td>
</tr>
<tr>
<td>Administration Building, Pelz Gym - Waterproof Exterior Walls</td>
<td>24,000.00</td>
</tr>
<tr>
<td>Repairs to outdoor physical education facilities</td>
<td>20,000.00</td>
</tr>
<tr>
<td>Repair and replace where necessary ramps and sidewalks</td>
<td>9,000.00</td>
</tr>
</tbody>
</table>

### Western Connecticut State College

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Higgins Hall (I) Roof repairs and brickwork</td>
<td>20,000.00</td>
</tr>
<tr>
<td>White Hall - Roof repairs</td>
<td>10,000.00</td>
</tr>
<tr>
<td>Berkshire Hall - Repair coping and flashing</td>
<td>13,500.00</td>
</tr>
<tr>
<td>Student Parking Lot - Paving and Drainage</td>
<td>50,000.00</td>
</tr>
<tr>
<td>Library - Waterproof basement walls masonry pointing and deck</td>
<td>22,000.00</td>
</tr>
<tr>
<td>Higgins Hall - Observatory and greenhouse repair</td>
<td>10,000.00</td>
</tr>
</tbody>
</table>

-more-
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalk Repair</td>
<td>10,000.00</td>
</tr>
<tr>
<td>Higgins Hall - Exterior painting</td>
<td>6,000.00</td>
</tr>
<tr>
<td>Higgins Hall - Lecture Room - replace A.C. system</td>
<td>20,000.00</td>
</tr>
<tr>
<td>Old Main - Roof - repair gutters and flashing</td>
<td>40,000.00</td>
</tr>
<tr>
<td>Berkshire Hall - Men's Locker Room - install adequate ventilation, replace moldy plaster, up-date plumbing (fixtures and pipes)</td>
<td>20,000.00</td>
</tr>
<tr>
<td>Library - Repair crumbling plaster and repair interior entire building</td>
<td>4,000.00</td>
</tr>
<tr>
<td>Higgins Hall - Repair interior damage to plaster and paint caused by roof leaks</td>
<td>6,000.00</td>
</tr>
<tr>
<td>Higgins Hall - Jack-up and repair exterior steps and porches that have settled into ground</td>
<td>6,000.00</td>
</tr>
<tr>
<td>White Hall - Exterior paint</td>
<td>8,000.00</td>
</tr>
<tr>
<td>White Hall Auditorium - Restore stage floor</td>
<td>8,000.00</td>
</tr>
<tr>
<td>White Hall - Replace Air Conditioning System for Computer Room</td>
<td>24,000.00</td>
</tr>
<tr>
<td>White Hall - Repairs to Outdoor physical education facilities install drainage, resurface</td>
<td>6,000.00</td>
</tr>
<tr>
<td>White Street Campus - Higgins Hall - Rehabilitate Planetarium</td>
<td>78,000.00</td>
</tr>
</tbody>
</table>

**Total Essential Repairs**  
944,000.00

**ENERGY CONSERVATION**

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Powerhouse to Student Center pit - Ric-will replacement, steam and return lines</td>
<td>90,000.00</td>
</tr>
<tr>
<td>Administration Building and Marcus White Hall - Replace all wood windows and frames with modern units and new balances.</td>
<td>50,000.00</td>
</tr>
<tr>
<td>Refurbish return line traps - steamlines</td>
<td>30,000.00</td>
</tr>
</tbody>
</table>

-morc-
Western Connecticut State College

Shafer Hall - Replace Pneumatic radiator valves and radiator traps 2,000.00

Southern Connecticut State College

East Campus - Replace steam and conduit lines, and replace eight (8) antiquated access pits and add three (3) additional access pits 480,000.00

Western Connecticut State College

Heating Plant - Replace electric heaters in oil tanks 14,000.00

Old Main - Heating System - repair and replace pipes, valves, radiators as required and update controls 70,000.00

Heating Plant - Boilers - replace oil burners with up-to-date models, rebrick fire boxes and provide alternate (second) city water connection for boilers 28,000.00

White Street Campus - Update controls on heating equipment to reduce energy consumption all buildings 42,260.00

Total Energy Conservation 806,260.00

Life Safety - 775,311.00

Essential Repairs - 944,000.00

Energy Conservation - 806,260.00

Grand Total 2,525,571.00
February 3, 1978

Senator Audrey Beck
Representative Gardner E. Wright, Jr.
State Capitol
Hartford, Connecticut 06115

Dear Senator Beck and Representative Wright:

As indicated by Dr. W. Robert Bokelman's letter to me dated January 31, 1978 (copy enclosed), the Board of Higher Education has endorsed our Trustees' request for a capital appropriation in the amount of $2,525,000 for alterations and renovations, an additional appropriation of $2,200,000 for the construction of a residence hall at Eastern Connecticut State College, and an additional appropriation of $1,000,000, for a residence hall at Southern Connecticut State College. As you know, the residence halls are self-liquidating projects. The request to make alterations and renovations is intended to improve safety, save energy, and protect the existing plant. A list of the projects included in the request for alterations and renovations is enclosed.

I would be pleased to testify before the Finance Committee concerning these three requests. Should you desire me to make a presentation I request that it not be scheduled during the period February 10-21, inclusive.

Thank you for your consideration of this matter.

Sincerely,

James A. Frost
Executive Director

JAF/b
encl.

cc: Governor Grasso
    Secretary A. Milano
    Interim Commissioner S. Gould
    Dr. W. R. Bokelman
    Mr. J. Poloshian
January 31, 1978

TO:            James A. Frost
               Board of Trustees for State Colleges
FROM: W. Robert Bokelman, Director
       Fiscal Planning and Management
SUBJ: Capital Projects

At its regular meeting on Tuesday, January 24, 1978, the Board of Higher Education approved the list of capital projects on the attached table for funding in 1978-79. For the State Colleges the list includes funding for renovation projects and additional funding for residences at Eastern and Southern Connecticut State Colleges.

The Board also indicated its support of certain projects that had prior capital authorizations. This list included a science building for Southern Connecticut State College and a classroom building and a residence hall for Western Connecticut State College.

W. Robert Bokelman

WRB:ja
Enclosure
### 1978-79 Capital Authorizations Approved by the Board of Higher Education

<table>
<thead>
<tr>
<th>Regional Community Colleges</th>
<th>General Fund</th>
<th>Self-liquidating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norwalk CC Classroom Building</td>
<td>$9,000,000</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>Tunxis CC Building and Land</td>
<td>$540,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>Housatonic CC Classroom Building Design</td>
<td>$12,040,000</td>
<td>$6,100,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State Technical Colleges</th>
<th>General Fund</th>
<th>Self-liquidating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alterations and Renovations</td>
<td>$75,000</td>
<td>$75,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>State Colleges</th>
<th>General Fund</th>
<th>Self-liquidating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alterations and Renovations</td>
<td>$2,525,000</td>
<td>$2,200,000</td>
</tr>
<tr>
<td>ECSC--Additional for Residence</td>
<td>$1,250,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>SCSC--Additional for Residence</td>
<td>$1,250,000</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>University of Connecticut</th>
<th>General Fund</th>
<th>Self-liquidating</th>
</tr>
</thead>
<tbody>
<tr>
<td>School of Law Facility</td>
<td>$6,100,000</td>
<td>$6,100,000</td>
</tr>
<tr>
<td>Energy Conservation Projects</td>
<td>$500,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>Alterations and Renovations</td>
<td>$215,000</td>
<td>$215,000</td>
</tr>
<tr>
<td>Totals</td>
<td>$6,815,000</td>
<td>$6,815,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UConn Health Center</th>
<th>General Fund</th>
<th>Self-liquidating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Room Suite Air Conditioning</td>
<td>$45,000</td>
<td>$45,000</td>
</tr>
<tr>
<td>Site Lighting</td>
<td>$300,000</td>
<td>$300,000</td>
</tr>
<tr>
<td>Warehouse Expansion</td>
<td>$191,000</td>
<td>$191,000</td>
</tr>
<tr>
<td>Make Facilities Accessible to Handicapped</td>
<td>$75,000</td>
<td>$75,000</td>
</tr>
<tr>
<td>Physical Plant Maintenance Building</td>
<td>$605,000</td>
<td>$605,000</td>
</tr>
<tr>
<td>Auditoria Lighting</td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>Totals</td>
<td>$22,721,000</td>
<td>$3,200,000</td>
</tr>
</tbody>
</table>
RESOLUTION

concerning

BONDING REQUEST FOR REPAIRS FOR THE STATE COLLEGES

January 6, 1978

WHEREAS, The buildings, grounds, and equipment of the Connecticut State Colleges require extensive repairs to protect the capital investment of the State and to meet reasonable standards of safety, and to maintain the quality of instruction, and

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RESOLVED, That the Trustees approve an amount not to exceed three million five hundred thousand dollars ($3,500,000) for the making of such repairs and, provided the Board of Higher Education also approves, request the Governor to include not more than three million five hundred thousand dollars ($3,500,000) in the 1978-1979 capital budget for this purpose. The final list of repairs shall be approved by the Executive Director after consultation with the College Presidents.

A Certified True Copy:

James A. Frost
Executive Director
**Department Message**

To: J. Pikiell  
AGENCY: Administrative Affairs

From: C. Biedinger  
AGENCY: Maintenance

**DATE:** December 6, 1977

**NAME:** J. Pikiell  
**TITLE:** V. P. Adm. Affairs

**DATE:** December 6, 1977

**NAME:** C. Biedinger  
**TITLE:** Superintendent

**TELEPHONE:** 7271

**OBJECT:** Capital expenditure projects

<table>
<thead>
<tr>
<th>#</th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Smokestack - repoint, rebrick, and repair cement work.</td>
<td>$6,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Ric-will replacement, steam and return lines from Powerhouse to Student Center pit.</td>
<td>90,000.00</td>
</tr>
<tr>
<td>3</td>
<td>Replacement of sidewalk aprons, Wells Street, Henry Barnard Hall lot, Powerhouse drive way - oil deliveries.</td>
<td>2,500.00</td>
</tr>
<tr>
<td>4</td>
<td>Replacement of broken and spalled sidewalks at various areas.</td>
<td>18,000.00</td>
</tr>
<tr>
<td>5</td>
<td>Replacement of roof - complete - Powerhouse.</td>
<td>15,000.00</td>
</tr>
<tr>
<td>6</td>
<td>Welte Hall, Marcus White Annex (Art Department), Kaiser Hall, DiLoreto Hall, Henry Barnard Hall - retar and stone roof - complete.</td>
<td>48,000.00</td>
</tr>
<tr>
<td>7</td>
<td>Stairwells (all) DiLoreto Hall, Henry Barnard Hall - resurface and retile.</td>
<td>6,500.00</td>
</tr>
<tr>
<td>8</td>
<td>Marcus White Hall, Administration Building - waterproof (silicone) complete.</td>
<td>30,000.00</td>
</tr>
<tr>
<td>9</td>
<td>Replace all wood cornish and top rails, Administration Building and Marcus White Hall.</td>
<td>22,000.00</td>
</tr>
<tr>
<td>10</td>
<td>Replace all wood windows and frames with modern units and new balances. Administration Building and Marcus White Hall.</td>
<td>50,000.00</td>
</tr>
<tr>
<td>11</td>
<td>Central Clock System - connect all clocks to a central clock system so that all clocks will be in synchronization.</td>
<td>90,000.00</td>
</tr>
<tr>
<td>12</td>
<td>Refurbish return line traps - steamlines</td>
<td>30,000.00</td>
</tr>
</tbody>
</table>

**Sub total:** $428,000.00

Charles Biedinger  
Superintendent Plant & Maintenance

**SAVE TIME:** Handwritten messages are acceptable. Use carbon if you really need a copy. If typewritten, ignore faint lines.

**SAVE TIME:** If convenient, handwrite reply to sender on this same sheet.
Interdepartment Message

SAVE TIME: Handwritten messages are acceptable. Use carbon if you really need a copy. If typewritten, ignore faint lines.

NAME: Dr. Charles Webb
AGENCY: President

NAME: Ronald V. Stephens
AGENCY: Supvr. of Plant & Maint. II

DATE: 10-24-77

SUBJECT: Projects that need attention at ECSC.

1. Goddard Hall - Repairs to bathrooms - replace tile $ 6,000.00
2. Sports Center - west side of pool - install 180 linear ft. of radiation 4,000.00
3. Burr Hall & Shafer Hall - Repair (2) roofs, promenade deck, Burr Hall connector and parapet and walls on same. 30,000.00
4. Repair tennis court fence. 1,000.00
5. Repair dugouts. 4,000.00
6. Lighting and paving of Knight House Parking Lot. 10,000.00
7. Landscape Intramural Fields (behind Hurley Hall) 10,000.00
8. Repair of concrete steps and handrails at Emergency Exit from theater. 2,500.00
9. Installation of ground fault detector on North Campus electrical system. 2,500.00
10. Burr Hall - Replace (4) panels and feeders. 1,500.00
11. Resurface tennis courts (fill cracks, undercut) 15,000.00
12. Sports Center Gym - Refinish Tartan Floor - Resurfacing, relining, and resealing. 25,000.00
13. Paint pool 10,000.00
14. Installation of Kool shades at Planetarium 2,000.00
15. Handicapped entrance to Media Bldg. 2,000.00
16. Repair entrance to Shafer - stairs, patio, and wall 23,000.00
17. Burr Hall Kitchen - Remodel into office space and conference room. 75,000.00
18. Shafer Hall - Pneumatic radiator valves and radiator traps. 2,000.00
19. Shafer Hall - parking lot on east side 50,000.00
### Interdepartment Message

**STD-201 REV: 3/74 STATE OF CONNECTICUT**

(Stock No. 0838-051-01)

**SUGGESTION COMMITTEE SAY:** Improve Your Own Condition; Earn Cash and Recognition: Send In a Suggestion!

**SAVE TIME:** Handwritten messages are acceptable.
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#### To

<table>
<thead>
<tr>
<th>NAME</th>
<th>AGENCY</th>
<th>TITLE</th>
<th>ADDRESS</th>
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</table>

#### From

<table>
<thead>
<tr>
<th>NAME</th>
<th>AGENCY</th>
<th>TITLE</th>
<th>ADDRESS</th>
</tr>
</thead>
</table>

#### Subject
- Continued - Page 2

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>20.</td>
<td>Burr Hall - Repair roof, coping, soffit, chimney, sand blast and repoint building.</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>21.</td>
<td>Campuswide - Replace steps and walks where deteriorated.</td>
<td>$50,000.00</td>
</tr>
<tr>
<td>22.</td>
<td>(10) drains for electrical manholes on North Campus.</td>
<td>$50,000.00</td>
</tr>
<tr>
<td>23.</td>
<td>Replace and increase size of main 3-phase, 4-wire feeder from M.P.D. to Burr Hall main 200-amp disconnect.</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>24.</td>
<td>Shafer Hall - Update fire alarm system.</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>25.</td>
<td>Goddard Hall - Update fire alarm system.</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>26.</td>
<td>Hurley Hall - Replace roof exhaust fan.</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>27.</td>
<td>Burr Hall and Knight House - Resurface parking areas.</td>
<td>$16,000.00</td>
</tr>
<tr>
<td>28.</td>
<td>Shafer Auditorium - Replace dimming system.</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>29.</td>
<td>Alumni ballfields - Install outdoor lighting.</td>
<td>$75,000.00</td>
</tr>
<tr>
<td>30.</td>
<td>Sports Center - additional parking spaces (near tree grove).</td>
<td>$34,000.00</td>
</tr>
<tr>
<td>31.</td>
<td>Sports Center pool - installation of anti-siphon tank.</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>32.</td>
<td>Goddard Hall - Update ventilation system.</td>
<td>$75,000.00</td>
</tr>
<tr>
<td>33.</td>
<td>Goddard Hall - Install necessary safety showers.</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>34.</td>
<td>Keelor Hall, Portable Offices &amp; Classrooms, Knight House, Beckert Hall, Nathan Hale Garage - Install emergency lighting.</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>35.</td>
<td>Nathan Hale Garage - Replace undersize overhead door with wider motorized door.</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>36.</td>
<td>Goddard Hall - Air-conditioning in Rm. 104, 105, 106, and 107.</td>
<td>$12,800.00</td>
</tr>
<tr>
<td>37.</td>
<td>Install sump pump in water meter pit at Low Rise Apts.</td>
<td>$750.00</td>
</tr>
<tr>
<td>38.</td>
<td>Knight House - Replace knob and tube wiring.</td>
<td>$1,500.00</td>
</tr>
</tbody>
</table>

**SAVE TIME:** If convenient, handwrite reply to sender on this same sheet.
Interdepartment Message

STO-201 REV.3/74 STATE OF CONNECTICUT
(Stock No. 0718-011.01)

SAVE TIME: Handwritten messages are acceptable.
Use carbon if you really need a copy. If typewritten, ignore faint lines.

Subject: Continued - Page 3.

40. Sports Center - Replace existing breakable fixture lens and framers to non-breakable in (5) handball courts. $ 2,200.00

Ronald V. Stephens - Supvr. of Plant & Maint. II

cc: Dr. Bruce Bradford
    Dr. Delbert Meyer
    John Berkett
    file
Interdepartment Message

To: Brendan Kennedy

From: J. C. Scheuerman

Subjects: Southern Conn. State College

DATE: December 7, 1977

AGENCY: Board of Trustees for the State Colleges

ADDRESS: P. O. Box 2008, New Britain, Conn. 06050

AGENCY: Southern Conn. State College

ADDRESS: 501 Crescent Street, New Haven, Conn. 06515

DATE: December 7, 1977

SAVE TIME: Handwritten messages are acceptable. Use carbon if you really need a copy. If typewritten, ignore faint lines.

Major Capital Repair Project

Recently you indicated that there were prospects that a special bond issue might be floated which would finance major repair projects throughout State Government. You asked that I identify and propose any projects which appear needed at Southern Connecticut State College.

After consultation with the Director of Physical Plant and his staff, I am proposing one major capital repair project as follows:

Replace steam and conduit lines, East Campus. Cost: $480,000.

Scope: 3,200 feet of 6" to 8" steam feeder lines and 3,200 feet of 1-1/2" to 4" condensate return lines with Ric-Wil or Perma Pipe.

Replace eight (8) antiquated access pits and add three (3) additional access pits.

We estimate that we are losing approximately 130,000 gallons of soft water per month through underground leaks. More important than the water loss per se is the loss of steam energy which is dissipated through these leaks. The extent of these leaks is clearly indicated on those occasions where snow covers the ground. The path of the steam lines is indicated by the melting of the snow. In other words, it is clearly evident that major economies in energy costs will result from this investment.

The State Department of Public Works Estimating Division has given us an estimate of $150 per running foot for the conduit together with the feeder and return lines.

J. C. Scheuerman

JCS: pb

cc: Manson Van B. Jennings
    Anton Wagenbrenner
December 15, 1977

Mr. Brendan Kennedy
Board of Trustees for State Colleges
P O Box 2008
New Britain, Connecticut 06050

Dear Brendan:

In accordance with our telephone conversation of 12-13-77, I am enclosing five pages of material representing our best estimate of repairs and renovations required at this time to bring the buildings and grounds of the college up to reasonable standards of preservation, operation and safety.

Page 1 lists ten items previously submitted on B-301's as early as 11-25-74.

We plan to resubmit immediately on B-301's five of these items (Priorities 2 to 6) plus Priority 1 (Replace electric heaters in oil tanks at boiler plant) for a total of $117,500. The rest of the items are estimated at $58,000 making a total of $175,000 for Page 1.

Pages 2 and 3 list work not previously requested on B-301's for a total of $446,000.

Total cost estimated for pages 1, 2, and 3 is $621,000.

Page 4 represents work requested originally on CHE-7 in July 1976 for a total of $404,040. Subsequently on CHE-7 in July '77.

Page 5 represents work requested originally on B-100 in September 1975 and subsequently on CHE-7 in July 1977 for a total of $573,000.

(continued)
December 15, 1977

Mr. Brendan Kennedy

The grand total is $1,598,840. If 10% is added for contingencies the total cost of this list will be about $1,800,000.

Sincerely,

[Signature]

John W. Deegan
Director of Institutional Research and Planning

JWD:me

Encls. (5)
Minor Improvements - Repairs & Demolition

Priority

1. Boiler Plant - Replace electric heaters in oil tanks $14,000

The following items were submitted on B-301s 11-25-74:

2. Higgins Hall (I) - Roof repairs & Brickwork 20,000

3. White Hall - Roof repairs 10,000

4. Berkshire Hall - Repair coping and flashing 13,500

5. Student Parking Lot - Paving & Drainage 50,000

6. Library - Waterproof basement walls and deck on Arcade 10,000

Total $117,500

Will be submitted on B-300's - December 1977

Also:

Library - Masonry and Pointing 12,000

Higgins Hall - Observatory & Greenhouse repair 10,000

Sidewalk Repair 10,000

Higgins Hall - Exterior painting 6,000

Higgins Hall - Lecture Room - replace A.C. system - Paint 20,000

Total $58,000

O.I.R.
12-12-77
Minor Improvements - Repairs & Demolition
Not previously requested on B-300s - B-301s

General Fund Projects:

Old Main

New North Ramps (exterior) - provide lockable gates $10,000
Ventilate Locksmith's Shop 1,000
Utility Tunnel - provide O.S. Air Vent and Lighting 2,000
Heating System - repair and replace pipes, valves, radiators as required 50,000
Update controls 20,000
Roof - repair gutters and flashing 40,000
Floors - replace carpet where necessary 24,000
Interior painting 12,000

New Campus

Repairs to drainage ditches 12,000
Clean out catch basins 12,000
Road - remove weeds 12,000
Erect barricades 8,000
Erect "No Trespassing" signs 8,000
Sanitary Sewer: Locate infiltration of ground water and repair pipe 8,000

Berkshire Hall

1. Stage Lighting System - repair and relamp 10,000
2. Lighting Instruments (to meet Code) 20,000
3. Interior Painting - all rooms 16,000
   Auditorium
   Corridors, Lobby
   Room 114 (Laboratory theatre)
4. Stage Lighting System - repair/replace/renovate wiring, receptacles (to meet Code) 30,000
5. Men's Locker Room - install adequate ventilation, replace moldy plaster, up-date plumbing (fixtures and pipes) 20,000
6. Construct Entrance Ramps for Handicapped 4,000
7. Construct Supply Line for Natural Gas for Emergency Lighting M. G. Set. 10,000
### Boiler Plant
- **Boilers:** replace oil burners with up-to-date models (Energy Conservation) $24,000
- Re-brick fire boxes
- Water (make-up) provide alternate (second) city water connection 4,000
- Provide office space for Engineer 4,000

### Library
- Install door on first floor between Lobby and Technical Services Division 10,000
- Provide ventilation, air exhaust Room 201 1,000
- Repair crumbling plaster and repair interior entire building 4,000
- Alterations to condensing water circuit - pipe & Valves 2,000

### Higgins Hall
- **Electrical System (in Higgins I):** replace breakers, rewire, replace receptacles (to meet Code) 20,000
- Planetarium - provide power source for projector 2,000
- In Higgins III - replace vinyl asphalt tile in corridors improperly installed when building was built 2,000
- Stairways in Higgins III - increase heating capacity to prevent freeze-up of emergency fire hose water supply 6,000
- Repair interior damage to plaster and paint caused by roof leaks 6,000
- Jack-up and repair exterior steps and porches that have settled into ground 6,000
- Interior painting 10,000

### White Hall
- Exterior paint 8,000
- Interior paint 10,000
- Auditorium: Restore stage floor 8,000
- New Air Conditioning System for Computer Room 24,000

### Exterior
- **Tennis Courts**
- Repair, install drainage, resurface Total 6,000

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<th>Total</th>
<th>$446,000</th>
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<td>Grand Total</td>
<td>$621,500</td>
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O.I.R.
12-12-77
Major Repairs & Renovations
From CHE-7 7-12-77

Originally requested on CHE-7 7-6-76
Western Connecticut State College
White Street Campus Renovation and Repair $404,040

1. Berkshire Hall
   Replace Switchgear in Auditorium

2. White Hall
   Replace Switchgear in Concert Hall

3. Higgins Hall
   Alterations and Conversion to Laboratory space
to provide classroom seating

4. All Buildings
   Update Emergency Lighting systems and Local
   Fire Alarm systems to meet Code requirements

Total $404,040

O.I.R.
12-12-77
Major Repairs & Renovations
From CHE-7 7-12-77

Originally requested on B-100s Sept. '75
Western Connecticut State College
White Street Campus Renovation and Repair $573,300

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<tr>
<th>Description</th>
<th>Construction</th>
<th>Fixed Equip</th>
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<tbody>
<tr>
<td>1. Conversion of Small Classrooms to Large Lecture Halls including Audio &amp; Visual Equipment - White Hall, Higgins Hall</td>
<td>$68,796</td>
<td>$9,228</td>
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<td>2. Rehabilitate Observatory - Higgins Hall</td>
<td>22,604</td>
<td>4,914</td>
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<td>3. Rehabilitate Planetarium - Higgins Hall</td>
<td>34,398</td>
<td>29,484</td>
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<td>4. Rehabilitate and Extend Audio Reinforcement Systems in Classroom Buildings - White Hall, Higgins Hall, Berkshire Hall</td>
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<td>29,484</td>
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<td>5. Parking Control: Fencing, Gates, Bumpers, Marking; Surfacing - Main Parking Lot</td>
<td>41,496</td>
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<td>6. Update Fire Alarm System - Emergency Power for (Bldgs. not now so equipped) Replacement of Obsolete Pull Boxes</td>
<td>51,870</td>
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<td>7. Repairs and Replacement Equipment in Large Assembly Rooms (Sounds, Lights, Screens) White Hall, Higgins Hall</td>
<td>16,926</td>
<td>9,628</td>
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<td>8. Ramps, Entrances, and other Facilities for Handicapped - Berkshire Hall, Memorial Hall</td>
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<td>9. Library Improvements - Stack Rearrangement - Additional Storage</td>
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<td>1,912</td>
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<td>10. Update Controls on Heating Equipment to Reduce Energy Consumption - All Buildings</td>
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<td>11. Major Roof Repairs - Higgins Hall</td>
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<td>12. Planning and Fees</td>
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<td>13. Contingency</td>
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