



RESOLUTION

concerning

LEASE OF APARTMENT UNITS  
FOR  
CENTRAL CONNECTICUT STATE UNIVERSITY  
TO ACCOMMODATE THE ANTICIPATED NEEDS  
OF STUDENT HOUSING

April 6, 2000

WHEREAS, Student housing is in demand and housing availability is limited due to the ongoing renovation of residence halls, and

WHEREAS, Central Connecticut State University would like to develop the critical mass of resident students necessary for programming and student life development purposes, and

WHEREAS, Funding through the Connecticut Health and Educational Facilities Authority (CHEFA) for renovation projects and new construction is limited, therefore be it

RESOLVED, That the Board of Trustees for the Connecticut State University System requests the state Department of Public Works to obtain lease proposals for up to 200 housing units beginning with the Fall 2001 semester within the vicinity of Central Connecticut State University, and be it further

RESOLVED, That the Board of Trustees for the Connecticut State University System requests the state Department of Public Works to negotiate said lease, provided the costs engendered by the project will be met by revenues received, as supported by a cost analysis performed by Central Connecticut State University, and be it further

RESOLVED, That the lease be for a period of three years with renewal options for the following two years.

A Certified True Copy:

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William J. Cibes, Jr., Chancellor

**ITEM**

Lease of apartment units in New Britain for Central Connecticut State University to accommodate the anticipated needs of student housing.

**BACKGROUND**

Central Connecticut State University currently houses 1,700 students in seven residence halls. Samuel May Hall accommodates 151 beds and is presently off line due to renovation. Seth North Hall (126 beds) has been reassigned for use as a swing space building during the renovation and expansion of the student center and will remain off line until at least FY2004.

Student housing levels in the seven residence halls represent approximately 27% of the full-time undergraduate population (6,207). Residence life's housing target is to accommodate between 33 and 35% of the full-time undergraduate student population. This level is the optimal percentage required for an enriched student life programming and development environment.

**ANALYSIS**

Over the last few years, there has been an increase in demand for student housing. Central was unable to accommodate 134 students in Fall 1998 and 226 students in Fall 1999 due to a lack of available housing. The continued lack of sufficient housing space may adversely impact future student enrollment levels at the University. Central has developed strategies to respond to the increased housing demand such as the doubling or tripling of some rooms designed for one or two students. They have also considered the conversion of lounge or meeting rooms to accommodate increased bed capacity. This strategy takes into account potential problems that may arise with overcrowding such as adverse impact on study habits and increased behavioral problems among students.

The 1999 Master Plan recommends campus wide capacity of 2,451 beds based on a projected enrollment of 7,426. In order to meet this goal, the planning consultants recommended the comprehensive renovation of five dormitories over the next fifteen years. This renovation program will result in a net decrease in housing capacity due to reconfiguration of existing space to comply with life safety codes. Therefore, they recommended the construction of additional housing with a capacity of 716 beds to meet the projected needs. Although Samuel May Hall will be available for use in the Fall 2000 semester, the master plan calls for the comprehensive renovation of Sheridan Hall (226 beds) beginning in the Fall of 2001 and Gallaudet Hall (277 beds) in Fall of 2003. This would result in a further decrease in bed capacity over the next several years.

The university would like to pursue the option of leasing housing for up to 200 students, beginning in the Fall 2001 semester. The lease would be for a period of three years, with a two-year renewal option. There are a number of leasing possibilities located relatively close to the university. Informal surveys of rental costs for students residing in the immediate vicinity indicate that university leasing could be competitive. Cost projections based upon such rates (approximately \$4,950 per year per student) should yield enough revenue (\$1,040,000) to cover leasing rates, staffing, equipment, utilities, security and shuttle bus

expenses. The university would seek to provide maximum services to the housing units within the parameters of the lease expenditures. Unfortunately, actual cost figures are unavailable until lease proposals are received; Board approval is required in order to authorize DPW to obtain the lease proposals. No lease agreement will be entered into unless the university is assured that the costs engendered by this project will be met by revenues received.

**CHANCELLOR'S RECOMMENDATION**

Approve the lease of up to 200 housing units in New Britain for Central Connecticut State University to meet the anticipated demand for student housing.