



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

P. O. BOX 2008

NEW BRITAIN, CONNECTICUT 06050

TEL. NEW BRITAIN: 203-229-1607

TEL. HARTFORD: 203-566-7373

RESOLUTION

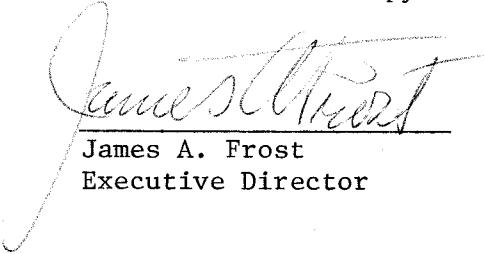
concerning

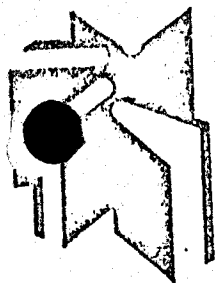
CAPITAL PROJECTS PRIORITIES

August 14, 1979

- WHEREAS, The Comprehensive Facilities Plan approved by the Trustees on August 2, 1979, calls for the expenditure of \$2,525,000 for Fire-Safety Renovations and Repairs to General Fund Buildings, and
- WHEREAS, Nearly all of the sum requested for this purpose will be taken up by Fire-Safety requirements, and
- WHEREAS, The consumption of energy by the Connecticut State Colleges can be markedly reduced by certain improvements and the Federal Government has indicated a willingness to provide funds for such improvements, therefore, be it
- RESOLVED, That the Trustees approve a request for an additional \$2,345,000 from the State's General Fund for Fire-Safety Renovations and Repairs to General Fund Buildings and that they also approve a request for \$2,560,000 from Federal sources and/or State sources for energy-saving improvements to both General Fund and self-liquidating buildings, and be it further
- RESOLVED, That the Comprehensive Facilities Plan approved on August 2, 1979, is amended to reflect these additional requests.

A Certified True Copy:


 James A. Frost
 Executive Director



THE
CONNECTICUT
STATE
COLLEGES

FOUNDED 1849

Office of the
Executive Director

P.O. BOX 2008 NEW BRITAIN, CONNECTICUT 06050
Telephone : (203) 827-7700

August 7, 1979

Dr. Nan Robinson
Deputy Commissioner
Board of Higher Education
340 Capitol Avenue
Hartford, CT 06115

Dear Dr. Robinson: *Nan*

Enclosed please find a copy of the consolidated and tabulated Comprehensive Capital Facilities Plan for the Connecticut State Colleges. You will undoubtedly observe that there are some differences from the original report as submitted on forms BHE 1 and BHE 2 for the respective campuses.

The attached revised listing was prepared subsequent to the meeting held at your office on Friday, August 3, 1979, to comply with your recommendations. Please note that two new projects (Items 1a and 1b) have been added to the list to cover requirements in the areas of energy conservation and deferred maintenance per your recommendations.

If you have any questions in relation to the enclosed, or if I can otherwise be of assistance, please feel free to contact me.

Sincerely,

Brendan J. Kennedy
Assistant to the Executive Director

BJK/j

Encl.

cc: Mrs. Betty Tianti ✓
Dr. James A. Frost
Mr. Richard Tedder

CONNECTICUT STATE COLLEGES
FIVE YEAR SCHEDULE OF ALLOCATIONS

August 7, 1979

B.O.T. Priority	Project	Total Cost	FY 80	FY 81	FY 82	FY 83	FY 84	FY 85	Comments	BHE Priority Category
1.	Fire Safety G.F.	\$ 2,525,000	*\$ 2,525,000							1
1a.	Mechanical Systems Impr. (Energy)	2,560,000	* 2,560,000							2
1b.	Major Repairs & Impr. to Existing Bldg. & Grounds	2,345,000	* 2,345,000							3
2.	Fire Safety S.L.	1,500,000	** 1,500,000							1
3.	Science Cl. Bldg. (S)	14,000,000	* 14,000,000							5
4.	Classroom Bldg. (W)	9,940,000								5
5.	Residence Hall (W)	5,676,000	** 5,676,000							5
	Utilities. Road, Site (W)	1,644,097	* 1,644,097							5
6.	Residence Hall (S)	4,098,000	** 3,928,000							5
7.	Residence Hall (E)	3,858,772	** 3,708,772							5
8.	Maintenance Bldg. (C)	Completed								-
	Utilities (C)	2,800,000	* 600,000	*\$ 500,000	* 1,000,000	*\$ 700,000				2
9.	Parking White St. (W)	228,000	* 228,000							4
10.	Relocatable Classrm (S)	Underway								-
11.	Stanley School (C)	2,000,000	* 500,000	* 1,500,000						4
12.	Southern Perimter Rd. (C)	2,200,000	* 2,200,000							5
13.	Reno. Barnard (C)	500,000		500,000					Needs leg. auth.	4
14.	Residence Hall (E)	3,300,000	** 300,000	* 3,000,000				\$3M	" " "	5
15.	Humanities Classrm. (E)	5,154,000		* 117,382	* 4,926,618			"	" " "	5
	Land Acquisition (E)	350,000		* 350,000				"	" " "	5
16.	Field House (W)	7,475,000		* 7,475,000				"	" " "	5
17.	White Street (W)	1,318,572		* 1,272,572				\$.9M	" " "	4
18.	Athletic Facilities (S)	2,087,000		* 2,087,000						5
	Land Acquisition (S)								" " "	5
19.	Outdoor P.E. (E)	250,360			* 250,360				" " "	4
20.	A.C. Memorial Hall (C)	300,000		* 300,000					" " "	5
21.	Maintenance Bldg. (E)	1,246,800			* 1,246,800				" " "	5
22.	Parking Garage (C)	2,500,000				* 2,500,000			" " "	5
23.	Classroom Bldg. II (W)	3,783,240			* 3,783,240					5
24.	Utility Plant (W)	5,666,825			* 5,666,825					5
	Monitoring System (W)	1,177,200			* 1,177,200					5
25.	T.V. Studios (S)	125,000			* 125,000					4
26.	Food Service (S)	185,000			* 185,000					4
27.	Residence Hall (W)	7,380,029				** 7,380,029				5
28.	Student/Faculty Parking (W)	1,123,200				* 1,123,200				5

*Bond allocation required

**Self-Liquidating Bond allocation required

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FIVE YEAR SCHEDULE OF ALLOCATIONS

8/7/79

BOT riority	Project	Total Cost	FY 80	FY 81	FY 82	FY 83	FY 84	FY 85	Comments	BHE Priority Category
29.	Multi-Purpose Core (W)	\$15,189,120				*\$15,189,120			\$11M Needs leg. auth.	5
30.	Fine Arts (S)	7,434,500			*\$1,402,000	* 6,032,500			\$6.0325M Needs leg. authorization	5
31.	Health Services (E)	752,671			* 752,671					5
32.	Impr. Bldgs. and Grounds (C)	2,000,000	*\$2,000,000							5
33.	Campus Mall (S)	250,000				* 250,000			Needs leg. auth.	2 & 3
34.	Library (W)	2,948,400					* 2,948,400		" " "	4
35.	Maintenance Bldg. (W)	1,410,514				* 1,410,514			" " "	5
36.	Field House (C)	3,500,000				* 3,500,000			" " "	5
37.	Library Addition (E)	4,165,000				* 134,491	* 4,130,509		" " "	5
38.	Administration Bldg. (W)	3,473,394					* 3,473,394		(\$50,000 prior auth.	5
39.	Add. Student Center (C)	3,000,000					** 3,000,000		Needs leg. auth.	5
40.	Administration Bldg. (E)	2,728,900					* 2,728,900		" " "	5
41.	Communication Bldg. (W)	4,434,392					* 4,434,392		" " "	5
42.	Classroom Bldg. III (W)	4,715,550						*4,715,550	" " "	5
43.	Fine Arts Bldg. (C)	5,000,000						*5,000,000	" " "	5
44.	Prof. Studies Center (E)	5,392,000						*5,242,000	" " "	5
45.	Math & Humanities Bldg. (C)	6,000,000						*6,000,000	(\$150,000 prior auth. Needs leg. auth.	5

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*Bond allocation required

*Self-Liquidating Bond allocation required

- (C) - Central Connecticut State College
- (E) - Eastern Connecticut State College
- (S) - Southern Connecticut State College
- (W) - Western Connecticut State College

APPROVED BY THE BOARD OF TRUSTEES

August 2, 1979

Amended by BR#79-119 and
Adopted on August 14, 1979

A COMPREHENSIVE FACILITIES PLAN

Proposed By

THE BOARD OF TRUSTEES FOR THE CONNECTICUT
STATE COLLEGES

L. J. Davidson
Chairman of the Board

James A. Frost
Executive Director

For some years it has been the Trustees' practice to review their Comprehensive Facilities Plan annually. The purpose is to test the underlying assumptions and to make such changes as are appropriate in the light of experience.

Part I - The Rationale

Introduction

Facilities Planning encompasses many variables not the least of which is the provision of a method for determining the space requirements for four campuses ranging in size from 2,925 to 11,805 students with an extremely wide selection of educational programs. It is the charge of the Connecticut State Colleges' Board of Trustees to maintain individual differences among these campuses within a framework of standardization at the policy-making level. To accomplish this, a method of space projection has been devised based upon the national median for all United States public four-year colleges.

Inherent in the development of any facilities plan is the assumption that there is a rational means of relating any capital project to the mission of the state colleges collectively and individually. The basic mission of the Connecticut State Colleges has not changed. It was and will continue to be the provision of high quality, relatively low cost, conveniently accessible educational programs and services for the citizens of Connecticut. In fulfilling this mission, the state colleges have had to adjust their programs, expand their services, and revise facilities plans in order to keep pace with the changing needs of their students and the general public.

The following are examples of changing circumstances which have required the state colleges to adjust the relationships between capital projects and fulfillment of mission:

1. The changing job market which has resulted in the de-emphasis on teacher education and the addition of many new alternative career programs.

2. Shifting enrollment trends which have seen declines in full-time students, an emerging interest in part-time matriculation, and movement toward business and technology programs.
3. Changing life styles as a reaction to the energy crisis and a no-growth economy which have resulted in greater demands for on-campus housing and the development of facilities for part-time students and for older students who are often married.
4. The changing public perception of the state colleges which is reflected in greater public utilization of facilities as social and cultural centers for their regions.
5. Increased utilization of the total college facilities as related to time which is demonstrated by the 8:00 a.m. to 10:00 p.m. scheduling of college activities for most of the twelve months.
6. Increased concern for Connecticut's status as an "exporter of students" expressed in the net out-migration of 30,000 students at any moment in time.

The assessment of facility needs for each Connecticut State College campus involves separate judgments on a number of interrelated factors, including the degree to which the proposed project maintains the adequacy of the total assignable space per full-time equivalent student which is comparable to a national median space standard for all United States public four-year colleges.

It is through the consideration of this factor and other factors to be discussed later and estimates of the future needs both in terms of shifting enrollment patterns and changing programs of instruction that has led to the formulation of the Board of Trustees's capital project and facilities plan.

The enrollment patterns used by the Trustees in their considerations is summarized in Table I. (See attached Table I.)

Accounting for Existing Space

The degree to which the four State Colleges have been able to maintain adequate assignable space per full-time equivalent student on each campus is one

Table I.

1978-79 HEADCOUNT FOR THE CONNECTICUT STATE COLLEGES *

	Full-Time Enrollments 1978-79	Undergraduate Graduate Part-Time Enrollment 1978-79	Total 1978-79
CENTRAL	6672	4761	11433
EASTERN	2184	741	2925
SOUTHERN	6813	4992	11805
WESTERN	2728	2768	5496
TOTAL	18397	13262	31659

*Connecticut State Colleges Semi-Annual Statistical Reports, Dated October 15, 1978.

tangible factor which can be analyzed statistically. As a first overall step in evaluating the need for new facilities, the Trustees review the standards used for the allocation of facility space in the Connecticut State Colleges as compared with space allocations in similar institutions throughout the United States. The method outlined below is to determine whether "more space" is needed on any campus and whether specific proposals for new facilities can be justified in such general terms.

Full-Time Equivalent (FTE) Enrollments

Part-time students are now enrolling in growing numbers. During the fall semester of the academic year 1978-1979 there were 13,266 part-time students enrolled at the Connecticut State Colleges. In converting part-time students to full-time equivalents (FTE) the following formula was used: For Undergraduate, total credit hours \div by 15 = Number of Full-Time Equivalent Students, for Graduate, total credit hours \div by 12 = Number of Full Time Equivalent Students.

Public College Space Medians

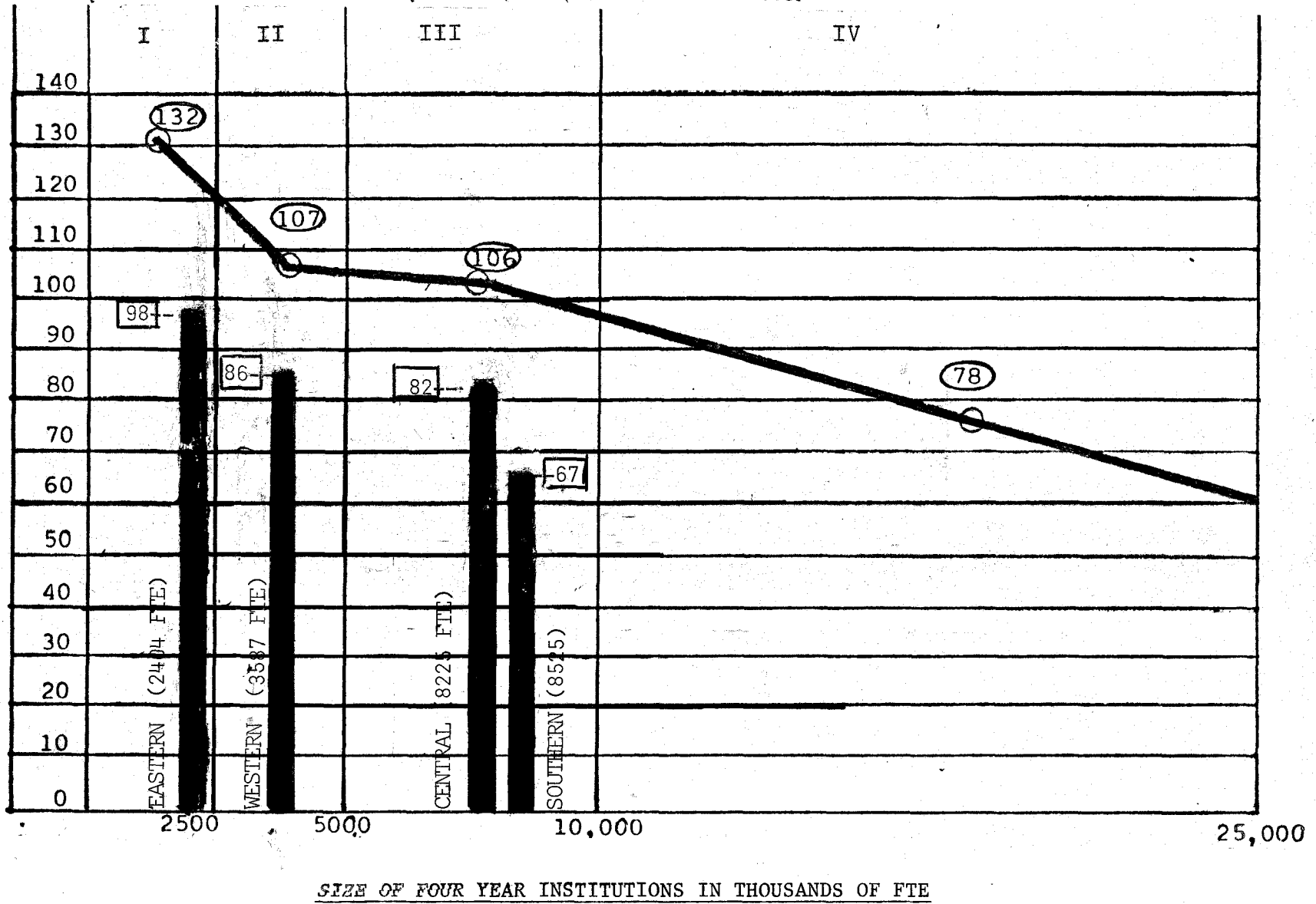
The Board of Higher Education of the State of Illinois undertook a study of the assignable space per full-time equivalent student for public colleges throughout the nation. The data were arranged under the categories of universities and four-year colleges. These were further subdivided into various institutional size categories.

The data indicates that as institutions grow in enrollment, the space per full-time equivalent (FTE) student decreases. By plotting these data on a graph and connecting the median figures for assignable space per FTE student for the various size categories, an approximation is made of the relationship between the median assignable area per FTE student and the size of institutions. This information has been plotted on Graph I (page 5). As shown on the graph, the median assignable area per FTE student ranges from 78 square feet to 132 square feet, varying inversely with the FTE enrollment of an institution. By entering the graph with the FTE enrollment of an institution, we may relate the size of that institution to the median allocation of space per FTE student for institution of that size. Should the actual assignable space per FTE student of an institution

GRAPH I

NET ASSIGNABLE SQUARE FEET PER FULL-TIME EQUIVALENT STUDENT RELATED TO SIZE OF U.S. FOUR YEAR PUBLIC COLLEGES.

NET AVAILABLE SPACE (SQUARE FEET PER F.T.E. STUDENT)



NOTE: Roman numerals at top of graph indicate institutional size categories. The encircled Arabic numerals indicate the median for Net Assignable Square Feet per Full-Time Equivalent Student by size category. The boxed Arabic numerals indicate the number of net assignable square feet per Full-Time Equivalent Student.

SOURCE: U.S. Data - Inventory of Physical Facilities in Institutions of Higher Education, Fall, 1972 (Raleigh, N.C., 1974), as cited in Table 15 of Review of Construction and Capital Needs in Public Higher Education, staff report of Board of Higher Education, State of Illinois (June 20, 1975) p. 33. (See page 5 of this report) Residential space not included in data.

fall far below the median figure, it is suggestive of a deficiency in space and justifies a request for new facilities, both to overcome the gross-space inadequacy and to address the space problems related to the other interrelated factors listed later in this report.

Conversely, if an institution scores significantly above the median figure, it is suggestive of an over-supply of space and requires that the other inter-related factors be addressed, primarily through a careful reallocation of existing space.

In either case, it is presumed that an explanation of the variance from the median is in order. If the median level of space is assumed as the norm, then it can be used to provide some direction to any facility plan.

Application of Median Space Standard to the Connecticut State Colleges

Application of the median figure of assignable space per FTE student to the actual assignable space per FTE student at the Connecticut State Colleges confirms the fact of space shortages at each of the Connecticut State Colleges. This is shown by Table II.

Rationale for the Comprehensive Facilities Plan

While it is evident from the foregoing discussion of assignable space that each State College is significantly below the national median of assignable space per FTE student, it should be noted that this total Comprehensive Facilities Plan and many of the specific projects within it, do not depend solely on enrollments as justification for their need. And yet, enrollments are a significant factor in the planning process

TABLE II

CONNECTICUT STATE COLLEGE NON-RESIDENTIAL ASSIGNABLE SQUARE FEET PER FTE STUDENT
 COMPARED TO SPACE NEEDS AS DERIVED FROM DATA ON MEDIAN ASSIGNABLE SQUARE FEET PER FTE
 STUDENT FOR ALL U.S. PUBLIC FOUR-YEAR COLLEGES.

	(1)	(2)	(3)	(4)	(5)	(6)
	FALL 1978 FTE* ENROLLMENT	EXISTING SPACE PER FTE STDNT+	NATIONAL MEDIAN PER FTE STDNT**	EXISTING ASSIGNABLE SPACE	SPACE AS PER NATIONAL MEDIAN	NET DEFICIENCY
CENTRAL	8225	82	106	674,227	871,850	197,623
EASTERN	2404	98	132	215,474	317,328	101,854
SOUTHERN	8525	67	106	568,335	903,650	335,315
WESTERN	3587	86	107	309,174	383,809	74,635

**See Graph 1

*Connecticut State College Semi-Annual Statistical Reports, Dated October 15, 1978
 **Data derived from report to Board of Higher Education, State of Illinois (June 20, 1975).
 +Fall 1978 data

For decades the Connecticut State Colleges have been closely attuned to the changing needs of the State of Connecticut and of its students. Following World War II teachers were in short supply and the Connecticut State Colleges graduated them by the thousands. Today less than 30% of our students are majoring in education and many of them are in specialized areas where shortages continue to exist. Today undergraduate instruction is offered in 64 fields outside of education, including such specializations as business, speech pathology, nursing, computer science, criminal justice, and industrial technology. There are in addition a growing number of master's degree programs. Graduate programs are offered in such fields as speech pathology and audiology, library science, administrative science, chemistry, and mathematics.

The change from teacher training institutions to multipurpose colleges has been difficult and continues today. Each year a greater number of faculty are shifted to the new areas of student demand. Each year a greater percentage of our instructional resources in terms of library holdings, laboratories, instructional materials, and the like are shifted to the newer programs. As this change takes place, the colleges are able to serve more students and to serve them better. The colleges are located in different areas of the State. Each of them is now regionally oriented serving the needs of the local community.

The Connecticut State Colleges will become more and more attractive in the years ahead as they improve the quality of their service to students and to their region. They will become more attractive, too, in the matter of costs. The expense of going to private or public institutions outside our State will seem less attractive if high quality programs can be taken at the Connecticut State Colleges at a considerable saving in money. For these reasons we believe

that the four State Colleges will continue to maintain enrollments at about the present level.

Individual Capital Projects

There are several interrelated factors, in addition to assignable space available per FTE student, which have been utilized in the assessment of facility needs for each Connecticut State College campus. Separate judgments were made related directly to the degree to which each proposed capital project fulfills the following:

1. Addresses critical hazards to the safety of students, faculty, and staff.
2. Preserves or extends the useful life of existing facilities.
3. Enhances the effective use of the total institutional resources including staff, faculty, funds, facilities, and energy.
4. Contributes to the stability and improvement of the quality of life for citizens of the region and throughout the state.
5. Enhances the "impression" which existing facilities as public facilities make on students, faculty, staff, and taxpayers in relation to their attitude toward the state.
6. Increases an institution's ability to offer new or revised programs which are aimed at meeting the changing educational needs of Connecticut's citizens.

A deficiency in one or more of these elements at a campus, expresses itself in the need for the renovation of existing facilities or in the need for new facilities. Each of the individual capital projects listed in the accompanying report is directed toward fulfillment of one or more of these interrelated factors. It is apparent that the sum of the total projects on any one campus results in a separate and identifiable campus thrust which varies from campus to campus.

Central Connecticut State College - New Britain, Connecticut

This college is the oldest of the four State Colleges and is in dire need of updating and renovating present facilities to meet the required fire safety codes, to provide for the most effective and efficient maintenance of present facilities, and to adjust to its rather "land-locked" campus through

improved traffic flow and parking. As indicated in Table II, Central has a net deficiency of about 197,000 square feet.

Eastern Connecticut State College - Willimantic, Connecticut

This college, located in the area of lowest population density, is the most attractive to students as a residential college and is in need of additional residence halls. Recently the Nathan Hale, a former hotel, was taken out of service as a residence hall because of fire hazards, an action which compounds the problem. The developing North Campus which has the library, residences, a media center, a science building and physical education facilities does not have a general classroom building. The construction of such a facility would make the campus function more efficiently, a factor to be considered in addition to the existing classroom space deficiency. As indicated in Table II, Eastern has a net deficiency of about 102,000 square feet.

Southern Connecticut State College - New Haven, Connecticut

This college is now the largest of the four State Colleges and the one which has the greatest deficiency in total net square feet of assignable space per FTE student. It is also the college which is now on the verge of academic program diversification to meet the changing educational needs of students in its region. Consequently, its most dire need is for classroom space, especially in the sciences. As indicated in Table II, Southern has a net deficiency of about 335,000 square feet.

Western Connecticut State College - Danbury, Connecticut

This college is located in the region least served by collegiate institutions. It presents the most unique facility need problem of all four of the State Colleges.

The development of the campus at Western Connecticut State College, poses a more complex problem than the simple addition of needed space. To understand why the Trustees advocate a new campus for Western, it is only necessary to review the factors involved in this decision, factors which include the condition and

limitations of the existing campus and the future prospects for the College and the western region of the State.

The western region of Connecticut, which falls within the metropolitan area of New York, is a prime development area and is expected to continue its growth in the decades ahead. The influx of a high level technically-oriented population is sure to create a demand for appropriate higher education opportunities. The presence of those educational opportunities in the area, in turn, will help to sustain and promote this growth. The Trustees believe, therefore, that in order to meet the changing needs of the region, the westside campus must be developed. Only if this is done can the college fulfill its educational role in the development of the western region of our State.

The present land-locked location of the White Street campus, the congested road system that serves it, and its obsolete and deteriorating facilities do not allow the College to provide the educational services needed by the growing economy and population of the region. If the College is to take on the mission demanded by its regional prospects, ways must be found to open the College to a marked increase in commuter traffic and new facilities must be constructed.

The heavy traffic congestion around the White Street Campus is expected to increase steadily. There is little land available for any new construction on the site. The acquisition of additional property adjacent to the College has been ruled out by the high cost of acquisition and site clearance, the unwillingness of the City of Danbury to remove properties from its tax rolls, and the rancor which would result from the removal of families from their homes.

It is for these reasons that the Trustees decided that the mission of the College can only be fulfilled by planned growth on the new Westside Campus. In the view of the Trustees, what appears initially as high cost for new campus development is in reality a most economical and prudent development when the objectives and the means for their achievement are considered.

The assignable space originally proposed in the new campus center totals approximately 400,000 square feet. If this space is related to an expected full-time equivalent enrollment of 4,000 in the early 1980's, the assignable space proposed is less than the median standard of 107 square feet per full-time equivalent student. The Trustees are aware of fiscal realities and propose, therefore, a plan for the new campus which will permit its development over an extended period of time.

The Trustees are convinced that improvements to the old White Street Campus coupled with the construction of much needed instructional space and housing on the new Westside Campus will result not only in the maintenance of the present level of college enrollments, but also in continued growth to serve the increasing educational demands of the western region of the State.

The Need for Residential Facilities (Self Liquidating)

The energy crisis which has significantly increased the cost of commuting for students and the more widespread concern about Connecticut's status as an "exporter of students" have caused the Board of Trustees to seek additional residential facilities. The lack of residential facilities has resulted in a significant loss of qualified Connecticut students to other colleges, often colleges outside our State.

While there are no general standards for determining residential facilities, the need for student residences does depend on the unique situation of each college and is shaped by a variety of factors including size, mission, location, student demand, and funding. Since 1968, taking into account availability of housing in local communities, the Planning Committee of the Board of Trustees decided that the upper limits for housing would be as follows: Central and Southern would provide residences for not more than 40% of their full-time enrollments, Eastern for not more than 65%, and Western for not more than 50%.

As can be seen in the accompanying Table III, each of the four State Colleges has fallen well below these projected goals. The requested self-liquidating residential facilities are certainly a move in the direction of improving the ability of the Connecticut State Colleges to serve their students and the State.

Residence halls are financed through self-liquidating bonds paid for by student fees. The Trustees have been careful in the management of these funds. Consequently, the amortization program causes no difficulties, and funds are available to support new construction.

Priorities for Student Housing

The Trustees have established the following priorities for the construction of student housing.

Projects Now Under Way:

1. Housing for 300 students (WCSC)
2. Housing for 300 students (ECSC)
3. Housing for 300 students (SCSC)

1979-1980

1. Housing for 200 students (ECSC)

1981-1982

1. Housing for 455 students (WCSC)

While the completion of this program will not meet the total housing needs of the Colleges, the Trustees will propose further construction of student residences as circumstances deem appropriate.

TABLE III

STATE COLLEGE HOUSING EXISTING AND PROPOSED*

	No. of Beds Existing	% of 1978 Full-Time Enrollments	79-80	NEW BEDS 80-81	81-82	Total Beds	% of 1978 Full- Time Enrollments
CENTRAL	1737	26%	-	-	-	1737	26%
EASTERN	945	43%	300	200	-	1445	65%
SOUTHERN	1476	22%	300	-	-	1776	26%
WESTERN	589	22%	300	-	455	1344	49%

*In 1968 the Trustees' Planning Committee set as policy for Central and Southern dormitory facilities not to exceed 40% of full-time enrollments; Eastern 65%; and Western 50%. This policy has been reaffirmed numerous times since.

Revised 6/15/79

Part II - Capital Projects, 1979-1985

Note: Asterisk identifies a self-liquidating project

1. Works in Progress in 1979

1. Fire-Safety Renovations and Repairs to General Fund Buildings - \$2,525,000
- *2. Fire-Safety Renovations and Repairs to Self-Liquidating Buildings - \$1,500,000
3. Science and Classroom Building (Southern) - \$18,405,000
4. Classroom Building (Westside Campus, Western) - \$7,000,000
- *5a. Residence Hall - 300 beds (Westside Campus, Western) - \$3,250,000
- 5b. Utilities, Road, and Site Improvements - \$1,886,760
- *6. Residence Hall - 300 beds (Eastern) - \$3,858,772
- *7. Residence Hall - 300 beds (Southern) - \$4,098,000
- 8a. Maintenance Building (Central) - \$704,000
- 8b. Utilities - \$2,800,000
9. Parking, White Street (White Street Campus, Western) - \$228,000
10. Relocatable Classroom (Southern) - Lease Purchase \$28,000
11. Acquisition and Renovation, Stanley School (Central) \$2,000,000
12. Southern Perimeter Road (Central) - \$2,200,000

Priority 1. Fire Safety Renovations and Repairs to General Fund Buildings - \$2,525,000.

On January 24, 1978, the Board of Higher Education approved the list of alterations and renovations to General Fund buildings which had been established as a result of a State College Trustees' resolution of January 6, 1978. The list so established, and approved by the Board of Higher Education, grouped the renovations according to the following priorities: (1) Life Safety, (2) Essential Repairs, and (3) Energy Conservation. The State Fire Marshal during the past year has identified a number of life safety deficiencies which must be corrected. Therefore, while the total dollar amount of these alterations and renovations remains the same as approved by the Board of Higher Education and while the priorities remain the same, namely (1) Life Safety, (2) Essential Repairs, and (3) Energy Conservation, the number of projects and total dollars for Life Safety renovations will have to be increased with consequent reductions under priorities (2) and (3).

*Priority 2. Fire-Safety Renovations and Repairs to Self-Liquidating Buildings (System-Wide) - \$1,500,000

The project properly falls into the category of maintenance and is financed through existing student fees. It includes such matters as repairs to roofs and the upgrading of the fire alarm systems in our residence halls.

Priority 3. Science and Classroom Building (Southern) - \$18,405,000

This project consists of a three-story building providing laboratory and other related facilities for Biology, Chemistry, Physics, Nursing and Computer Science. Appropriate classroom, office, and administrative space in the building will support instruction in these and other departments. It is anticipated that it will be going to bid late this summer.

Priority 4. Classroom Building (Westside Campus, Western) - \$7,000,000

This project is presently under construction. The anticipated completion date is in 1981.

Priority 5a. Residence Hall - 300 beds (Westside Campus, Western) - \$3,250,000

This residence hall project for 300 students is designed for present day and future needs of students requiring away-from-home living accommodations. It is anticipated that it will be going to bid late this summer.

Priority 5b. Utilities, Road, and Site Improvement (Westside Campus, Western) \$1,886,760

The project is to be financed from funds appropriated some years ago for the new campus at Western. We are informed that the cost of the site work will be as indicated.

*Priority 6. Residence Hall - 300 beds (Eastern) - \$3,858,772

Eastern Connecticut State College has been faced with a chronic shortage of housing for many years. During recent years the college has faced escalating demands for admission and has been forced to overcrowd the residence halls to meet some of the demand. Architects for this project are to be selected during the summer in conjunction with the planning for the residence hall at Southern Connecticut State College.

*Priority 7. Residence Hall - 300 beds (Southern) - \$4,098,000

This residence hall facility should accommodate approximately 300 students in suite arrangements. It should be designed to accommodate physically handicapped students. Architects for this project are to be selected this summer in conjunction with the planning for the residence hall at Eastern Connecticut State College.

Priority 8a. and 8b. Maintenance Building (Central) - \$704,000 and Utilities - \$2,800,000

This project is under construction and is expected to be ready for occupancy in October 1979.

Priority 9. Parking White Street (White Street Campus, Western) - \$228,000

This project has been delayed for months. It is anticipated that it will be completed in the summer of 1979 and will provide parking for about 300 cars.

Priority 10. Relocatable Classroom (Southern) Lease Purchase - \$28,000

This project is underway and we expect to have the classroom available in September 1979.

Priority 11. Acquisition and Renovations, Stanley School (Central) - \$2,000,000

This project involves an old elementary school on the campus of Central Connecticut State College. The school was closed in 1978 and the City of New Britain has ceded it to the State for use by the College. Unfortunately, the school sustained considerable damage during vacancy. The Office of Administrative Services must now be requested to make repairs and renovations. The Governor and the General Assembly have approved \$2,000,000 for this purpose.

Priority 12. Southern Perimeter Road (Central) - \$2,200,000

The completion of this road will allow for the enclosure of the campus and also allow for the closing of Wells Street which bisects the campus. It will also help to relieve traffic congestion around the campus. Most of the properties required for construction of the project have been acquired or are in the process of acquisition. All engineering and construction drawings have been completed.

2. Capital Projects for 1979-1980.

- 13. Renovation of Barnard Hall (Central) - \$500,000
- *14. Residence Hall - 200 beds (Eastern) - \$3,000,000
- 15a. Humanities Classroom Building (Eastern) - \$5,154,000
- 15b. Land Acquisition - \$350,000
- 16. Field House (Westside Campus, Western) - \$7,475,000
- 17. White Street Campus Conversion and Renovation (White Street Campus, Western) - \$1,318,572
- 17a. Planning for Conversion and Renovation - \$113,400
- 17b. Improvement to Utilities - \$436,320
- 17c. Renovation of White Hall - \$81,140
- 17d. Conversion of Old Library to Offices - \$216,000
- 17e. Berkshire Hall Renovations - \$471,712
- 18a. Athletic Fields and Facilities (Southern) - \$210,000
- 18b. Land Acquisition and Development (Southern) - \$1,877,000
- 19. Outdoor Facilities for Women's Physical Education (Eastern) - \$250,360
- 20. Air Conditioning of Memorial Hall (Central) - \$300,000

Priority 13. Renovation of Barnard Hall (Central) - \$500,000

Barnard Hall is a former science building which has been replaced by a new structure. The building has been partially renovated. Laboratory benches were torn out of Barnard leaving rooms with services sticking out of the floor and walls. A section of Barnard now houses the maintenance shops. These will be moved to the new maintenance building (Priority 8a) which is now under construction and is expected to be ready for occupancy in October 1979. It is estimated that \$500,000 is needed to complete the renovation of Barnard Hall.

*Priority 14. Residence Hall - 200 beds (Eastern) - \$3,000,000
Self-Liquidating

It is estimated that the cost of bringing Nathan Hale Hall (a former hotel) up to fire code standards would be about \$2,000,000. Site visits led to the conclusion that this building is hazardous as a residence and could not be used without immediate corrections of code deficiencies. Consequently, it has been closed. Nathan Hale housed 105 students. The Trustees propose to replace it with a new residence hall for 200 students. Additional considerations were that the Nathan Hale is expensive to maintain and that it is located about 3/4 of a mile from the main campus.

Priority 15a. Humanities Classroom Building (Eastern) - \$5,154,000
Priority 15b. Land Acquisition - \$350,000

Over the years there has been a steady effort to concentrate the college at the North Campus. That area now has a number of buildings including a library, audio-visual center, instructional space for science, student residences, dining hall, and student union. Classroom space is lacking and the building is needed for that purpose. Also needed is the money required to obtain the property which will be occupied by a part of the building.

Priority 16. Field House (Westside Campus, Western) - \$7,475,000

Athletic and sports facilities are both poor and limited at Western. The field house will provide indoor space for physical education programs, team sports, intermural sports, and other athletic programs. It will also provide locker and shower facilities for the outdoor playing fields to be developed at that site.

Priority 17. White Street Campus Conversion and Renovation (White Street Campus, Western) - \$1,318,572

Priority 17a. Planning for Conversion and Renovation - \$113,400

The intent is to employ engineers and other professionals to help plan for the best use of existing facilities and for their conversion and renovation.

Priority 17b. Improvement to Utilities - \$436,320

The purpose is to improve the steam distribution system. It is also to provide the means to monitor and control power usage.

Priority 17c. Renovation of White Hall - \$81,140

White Hall is a remodeled high school which was built in 1920. The purpose is to improve the space assigned to the Music Department which is used for teaching, practice, and performance.

Priority 17d. Conversion of Old Library to Offices - \$216,000

The old book shelving and stacks remain in the section of the Old Main Building which formerly served as a library. With the opening of a library building the books were removed and the space no longer is needed for library purposes. The intention is to remove the old shelving and stacks and convert the area for use as offices.

Priority 17e. Berkshire Hall Renovations - \$471,712

This ten year old project was conceived to permit expansion of existing facilities in Berkshire Hall - namely Speech and Theatre, Student Health. Westside Campus plans do not provide for an early transfer of performing arts facilities, and the need for an adequate student health center continues as long as there are students at the White Street campus.

Priority 18a. Athletic Fields and Facilities (Southern) - \$210,000

Priority 18b. Land Acquisition and Development (Southern) - \$1,877,000

The College has had a major in physical education for many years. Presently Bowen Field, owned by the City of New Haven, is used by the College for intercollegiate athletic events. The city's high schools are placing a greater and greater demand upon Bowen Field, largely because of the increasing interest in athletics shown by women. The same interest is reflected by college women which again creates added demand. Under the requirements of Title IX women must have athletic programs and facilities comparable to those of men. Taken together these matters indicate the need for the College to acquire additional athletic fields and facilities.

Priority 19. Outdoor Facilities for Women's Physical Education (Eastern) - \$250,360

The North Campus of Eastern has become the center for student activities. The newly completed sports center and the requirement for equal opportunity in women's sports under Title IX has generated an additional need to complete areas on the campus upon which to conduct outdoor physical educational activities. The areas that are being developed are within the perimeter of the North Campus and will be adjacent to the earlier completed outdoor physical education facilities.

*Priority 20. Air Conditioning of Memorial Hall (Central) - \$300,000

At the time of construction air conditioning was eliminated to save costs; however, no modifications were made to provide ventilation. The windows do not open, consequently, the building cannot be used in the summer. Engineering studies have been made showing that it is feasible to add air conditioning. Memorial Hall contains four student dining areas, food service for the faculty, and rooms for student activities.

3. Capital Projects for 1980-1981

- 21. Maintenance Building (Eastern) - \$1,246,800
- 22. Parking Garage (Central) - \$2,500,000
- 23. Classroom Building II (Westside Campus, Western) - \$3,783,240
- 24a. Utility Plant and Utilities (Westside Campus, Western) - \$5,666,825
- 24b. Monitoring System (Westside Campus, Western) - \$1,177,200
- 25. Rehabilitation of Television Studios and Equipment (Southern) - \$125,000
- *26. Remodel Food Service Building (Southern) - \$185,000

Priority 21. Maintenance Building (Eastern) - \$1,246,800

At present the College uses a building on the same plot as the Nathan Hale for maintenance of vehicles and houses maintenance shops in the Nathan Hale. The inefficient location of the present maintenance shops at a distance from the campus is an additional consideration.

Priority 22. Parking Garage (Central) - \$2,500,000

At present the unopened Northern Bypass is used for student parking. When it is opened, which could be at any time, parking for 450 vehicles will be lost. At the same time construction of the Southern Bypass Road will result in the loss of 142 parking spaces and the construction of the Maintenance Building resulted in the loss of 90 parking spaces. Thus within a few months the College will lose 682 parking spaces. In the past the College has encountered great difficulty with the City of New Britain because of student parking in the streets. A new parking garage is needed to provide for the needs of commuter students and to prevent a recurrence of the problem with the City.

Priority 23. Classroom Building II (Westside Campus, Western) - \$3,783,240

This classroom building will be used for general instruction and will consist of classrooms, laboratories, lecture halls, and studios.

Priority 24a. Utility Plant and Utilities (Westside Campus, Western) \$5,666,825

Priority 24b. Monitoring Systems (Westside Campus, Western) - \$1,177,200

The development of the new campus will make the construction of a utilities plant (power, heat, cooling) necessary. At this time the monitoring system (temperature control, light control, fire detection, and security) should be established.

Priority 25. Rehabilitate Television Studio and Equipment (Southern) \$125,000

Proper acoustics, lighting, and temperature-humidity control are imperative for the TV studio in the Fine Arts Building in order to produce broadcast quality programs. The acoustics and lighting are necessary for a proper environment in taping programs for instructional TV. Without proper lighting and good sound quality the expenditure of funds for good TV equipment is offset by improper control of the video and audio signals entering the system. Temperature-humidity control is necessary for the proper maintenance of the TV gear. The equipment should be maintained in a constant environment in order to minimize the breakdown of equipment caused by overheating and/or too much humidity. The future of instructional TV on the Southern Connecticut State College campus and in the local community depends on the ability to broadcast in color. The recent installation of a cable system in the New Haven area will allow SCSC to broadcast various programs-instructional, public interest, sports, theatre, music, etc., to the entire campus and for use in the local community thus providing. More importantly it will enhance the quality of instruction by television. It will also permit the training of students for careers in television.

*Priority 26. Remodel Food Service Building (Southern)- \$185,000 (Self-Liquidating)

At present, both the preparation of food and its service to students are archaic in layout. As a result students and staff must wait in long lines. Not only are students and staff inconvenienced in terms of lost time, but the inefficient layout for food preparation increases costs resulting in higher prices. The current situation

creates a poor impression on visitors and prospective students. The union is the primary meeting and conference building on campus. A "scramble" system of food service will eliminate waiting lines and a revised kitchen layout will reduce kitchen staffing requirements. A modern facility will also allow for a larger selection of food offerings in a much more appealing atmosphere.

4. Capital Projects for 1981-1982

- *Priority 27 - Residence Hall - 455 beds (Westside Campus, Western) - \$7,380,029
- Priority 28 - Student-Faculty Parking (Westside Campus, Western) - \$1,123,200
- Priority 29 - Multi-Purpose Academic Core (Westside Campus, Western) - \$15,189,120
- Priority 30 - Fine Arts Addition (Southern) - \$7,434,500
- Priority 31 - Health Service (Eastern) - \$752,671
- Priority 32 - Improvements to Buildings and Grounds (Central) - \$2,000,000
- Priority 33 - Landscape Campus Mall (Southern) - \$250,000

*Priority 27. Residence Hall - 455 beds (Westside Campus, Western) - \$7,380,029

At the present time Western is able to provide a room for one out of every five persons who ask for student housing. Additional student housing is badly needed.

Priority 28. Parking (Westside Campus, Western) - \$1,123,200

The opening of residence halls and instructional buildings will create a parking problem on the new campus. The intent is to overcome this problem.

Priority 29. Multi-Purpose Academic Core (Westside Campus, Western)- \$15,189,120

The academic center has been planned to be a close-coupled complex of seven buildings all joined together with the Multi-purpose Academic Core Building serving as the center and connector. In addition to classrooms and offices, this building will provide indoor circulation for students and faculty. The design eliminates movement out of doors from building to building and thereby reduces demand for site costs such as parking lots, long utility runs as well as effecting savings in operating costs by concentrating all the activities in a relatively small area of the site. Ecologically, the plan preserves much of the site and avoids destruction of natural resources.

Priority 30. Fine Arts Addition (Southern) \$7,434,500

A properly designed Fine Arts Building is badly needed. The present facility has conventional classrooms which have been modified in an attempt to provide facilities for various art processes. The result is unsatisfactory. There is no art gallery on campus which hampers instruction in studio art, art history, and art education. A Fine Arts Building on this campus would provide an art center for the community.

Priority 31. Health Service Building (Eastern) \$752,671

Health services are presently delivered from an apartment in one of the Residence Halls, an unsatisfactory situation. No infirmary facility exists and, of necessity, the emergency room of the local general hospital is used inappropriately in care of minor illnesses and injuries. The Campus Master Plan called for this facility to be in service in the fall of 1973.

Priority 32. Improvement to Buildings and Grounds (Central) \$2,000,000

The closing of Wells Street will make it possible to unify the campus by landscaping, the creation of new drives, and the building of new walkways. The funds are also needed to provide repairs to existing facilities.

Priority 33. Landscape Campus Mall (Southern) \$250,000

The campus center, bounded by Buley Library, Earl Hall (Fine Arts), and Engleman Hall (administration and classrooms) has long been an eyesore due to failure to complete the landscape plan for the campus set forth in the Tafel/Lindholm Architects Master Plan, April 1971. A large section of black topped area currently dominates the campus center. Construction of a triangular set of walks enclosing a circular fountain and small structurally terraced amphitheaters together with appropriate shrubs, trees, and other plantings will integrate the existing facilities in both an esthetic and functional relationship.

5. Capital Projects for 1982-1983 and Later

1982-1983

34. Library - Phase I (Westside Campus, Western)
35. Maintenance Building (Westside Campus, Western)
36. Field House (Central)
37. Library Addition and Land Acquisition (Eastern)

1983-1984

38. Administration Building (Westside Campus, Western)
39. Addition to Student Center (Central)
40. Administration Building (Eastern)
41. Communications Building (Westside Campus, Western)

1984-1985

42. Classroom Building III (Westside Campus, Western)
43. Fine Arts Building (Central)
44. Professional Studies Center and Land Acquisition (Eastern)
45. Math and Humanities Building (Central)



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

P. O. Box 2008 NEW BRITAIN, CONNECTICUT 06050

TEL. NEW BRITAIN: 203-229-1607 TEL. HARTFORD: 203-566-7373

RESOLUTION

concerning

CAPITAL PROJECTS PRIORITIES

August 14, 1979

WHEREAS, The Comprehensive Facilities Plan approved by the Trustees on August 2, 1979, calls for the expenditure of \$2,525,000 for Fire-Safety Renovations and Repairs to General Fund Buildings, and

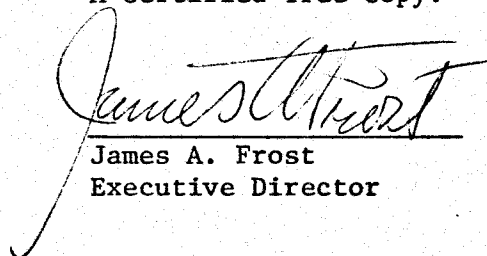
WHEREAS, Nearly all of the sum requested for this purpose will be taken up by Fire-Safety requirements, and

WHEREAS, The consumption of energy by the Connecticut State Colleges can be markedly reduced by certain improvements and the Federal Government has indicated a willingness to provide funds for such improvements, therefore, be it

RESOLVED, That the Trustees approve a request for an additional \$2,345,000 from the State's General Fund for Fire-Safety Renovations and Repairs to General Fund Buildings and that they also approve a request for \$2,560,000 from Federal sources and/or State sources for energy-saving improvements to both General Fund and self-liquidating buildings, and be it further

RESOLVED, That the Comprehensive Facilities Plan approved on August 2, 1979, is amended to reflect these additional requests.

A Certified True Copy:


James A. Frost
Executive Director