



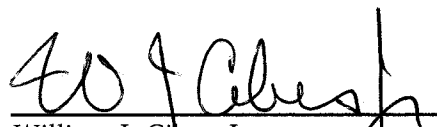
RESOLUTION

concerning

THE EXCHANGE OF PROPERTY BETWEEN EASTERN CONNECTICUT STATE UNIVERSITY AND THE TOWN OF WINDHAM

- WHEREAS, Pursuant to Connecticut General Statutes Sec. 4b-11, the Board of Trustees of each state institution has the supervision, care and control of property in connection with such institution, and
- WHEREAS, Pursuant to Connecticut General Statutes Sec. 4b-21, the Board of Trustees may contract with the commissioner of public works for the exchange of any land belonging to the state, and
- WHEREAS, The Connecticut State University owns property at 833 Main Street in Willimantic commonly known as Nathan Hale Hall, and
- WHEREAS, The Town of Windham owns property at 322 Prospect Street in Willimantic commonly known as the Kramer Middle School, and
- WHEREAS, Eastern Connecticut State University would like to exchange Nathan Hale Hall for Kramer Middle School, and
- WHEREAS, The Town of Windham is willing to exchange properties for no monetary compensation, and
- WHEREAS, Upon exchange of the properties the Town of Windham would like to lease the gymnasium, pool and office space for other uses for a period of not less than three years and bear any costs and liability associated with the use of those facilities, and
- WHEREAS, All rental income will be put into an escrow account to allow for the demolition of Nathan Hale Hall and Kramer Middle School, and
- WHEREAS, ECSU and the Town of Windham agreed to obtain appraisals, A-2 Surveys, and to perform a Transfer Act Site Assessment as part of the exchange process, therefore be it
- RESOLVED, That the Board of Trustees for the Connecticut State University System approves the exchange of Nathan Hale Hall for Kramer Middle School.

A Certified True Copy:



 William J. Cipes, Jr.
 Chancellor

**THE EASTERN CONNECTICUT STATE UNIVERSITY MASTER PLAN
PHASE 1 - YEARS 1992-1996**

LEGEND

- NEW CONSTRUCTION
- EXISTING BUILDINGS
- DEMOLITION
- NEW SITE WORK
- EXISTING SITE
- CAMPUS BOUNDARY

KEY TO SYMBOLS

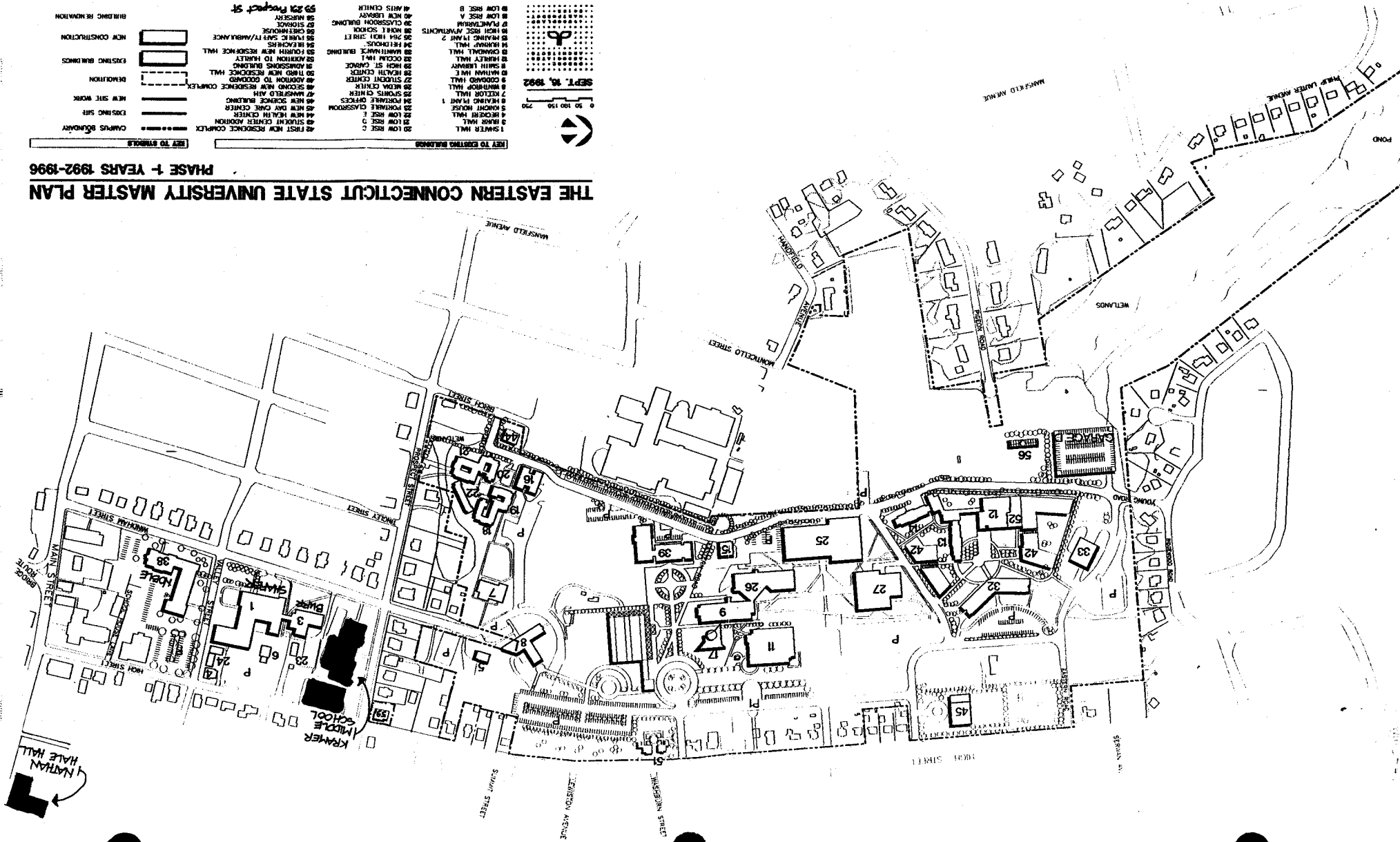
KEY TO EXISTING BUILDINGS

53 271 Project St

- 42 FIRST NEW RESIDENCE COMPLEX
- 44 NEW HEALTH CENTER ADDITION
- 46 NEW CARE CENTER
- 48 NEW DAY CARE CENTER
- 47 WASHINGTON AVE
- 49 SECOND NEW RESIDENCE COMPLEX
- 50 THIRD NEW RESIDENCE HALL
- 51 MASSAGE BUILDING
- 52 ADDITION TO HALLS
- 53 FOURTH NEW RESIDENCE HALL
- 54 RECREATION
- 55 FELLOUSE
- 56 PUBLIC SAFE TV/AMBIANCE
- 58 CHRYSLER HOUSE
- 59 CLASSROOM BUILDING
- 60 LIBRARY
- 61 ARTS CENTER
- 20 LOW RISE C
- 21 LOW RISE D
- 22 LOW RISE E
- 23 PORTABLE CLASSROOM
- 24 PORTABLE OFFICES
- 25 SPORTS CENTER
- 26 MEDIA CENTER
- 27 STUDENT CENTER
- 28 HEALTH CENTER
- 29 COEN ST GARAGE
- 30 HEALTH HALL
- 31 WASHINGTON BUILDING
- 32 HEALTH NEW RESIDENCE HALL
- 33 HOUSE
- 34 HOUSE
- 35 HEALTH CENTER
- 36 HEALTH CENTER
- 37 HEALTH CENTER
- 38 HEALTH CENTER
- 39 HEALTH CENTER
- 40 HEALTH CENTER
- 41 HEALTH CENTER
- 1 SWIFT HALL
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SEPT. 10, 1992

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ITEM

Exchange of Nathan Hale Hall, property of ECSU, for Kramer Middle School, property of the Town of Windham.

BACKGROUND

Nathan Hale Hall, located in downtown Willimantic, was constructed in 1926 and designed for use as a hotel. This property was purchased by ECSU in 1969. The five story brick building contains 42,474 square feet of space and is presently used by Eastern as an office, maintenance storage and campus mail distribution center. A one story, 5,245 square foot garage storage area was added in 1930. The fenced parking lot currently accommodates 25 cars. The facility and associated parking is situated on approximately .488 acres of land.

Kramer Middle School is situated on 2.4 acres, contiguous to Burr Hall located at the southern edge of the ECSU campus. The school was built in 1913, with various modifications during the 1970's. Currently the facility is used by the Board of Education of the Town of Windham. The school occupies 128,716 square feet of space in two buildings; an 87,443 gross square foot classroom/office building and a 41,273 square foot gymnasium and swimming pool. The gymnasium building has a shipping and receiving area. Parking capacity exists on the site for 60 vehicles.

The Town of Windham has agreed to exchange their building for Nathan Hale Hall for no monetary compensation in return for the use of the pool and gymnasium for a period of not more than three to five years. The Town would assume responsibility for any costs and liability associated with the use of the pool and gymnasium. The Town intends to rent additional office space from Eastern for use by the Board of Education. All rental income will be put into an escrow account that will allow for the eventual demolition of Nathan Hale Hall and Kramer Middle School.

ANALYSIS

Nathan Hale Hall is in deteriorated condition and seriously underutilized by ECSU. Parking is limited and the building lacks a clear circulation pattern that visitors can follow. The building has been retrofitted over the years and this has compromised the integrity of the HVAC systems. No other uses were identified for the property in the last master plan due to the condition of the building, its location and the configuration of the floor plates.

Because of the lack of swing space on Eastern's campus, renovation of critical facilities has been delayed. The exchange of property will permit the University to close facilities proposed for comprehensive renovation and temporarily relocate activities to the Kramer School. Initially, a number of departments and functions presently located in Hurley Hall, scheduled for renovation in the Summer of 1997, will be relocated to the Kramer building. These departments include Admissions, Bursar, Registrar and ID Card Services. Admissions operations will eventually be relocated to a new facility proposed for construction on the North Campus. Bursar, Registrar and ID Card Services will be relocated to the existing J. E. Smith Library

which will be renovated as an administration/student services facility following the completion of the new 127,000 gross square foot library currently in construction.

Maintenance, Housekeeping, Record Storage and the Physical Plant staff currently housed in Nathan Hale Hall will be temporarily relocated to Kramer Hall until the existing proposed Physical Plant/Administration building can be renovated. The Physical Plant/Administration presently contains administrative offices which will also be relocated to the renovated J. E. Smith administration/student services building.

The Kramer Middle School is located on the south side of Prospect Street, adjacent to Burr and Shafer Hall and directly across the street from the main campus of ECSU. The land area of the property is more than five times greater than the current land holding at Nathan Hale Hall and permits for more efficient utilization of square footage. Obtaining the facility will provide a more cohesive link between the University's main campus and the facilities located on the south campus. It will permit the University to abandon Nathan Hale Hall, a costly, underutilized facility located a quarter mile from the University. In addition, it will provide adequate swing space to support the renovation of facilities in accordance with the University's campus master plan. The master plan consultant has endorsed the notion of obtaining Kramer by commenting that currently it acts as a wedge between the main campus and three important buildings. The consultant also recognizes the need to unite the campus and affect a stabilizing effect on the neighborhood.

Prior to finalizing the exchange, it is the intention of ECSU and the Town of Windham to obtain the necessary property appraisals, property surveys (A-2 Survey), on both properties and to perform a Transfer Act Site Assessment (TASA) on Kramer Middle School. These documents are part of the process necessary to comply with State Properties Review Board and Office of Policy and Management mandates.

CHANCELLOR'S RECOMMENDATION

Approve the exchange of Nathan Hale Hall, property of Connecticut State University System, for the Kramer Middle School, property of Town of Windham.