



RESOLUTION

concerning

LEASE OF SPACE FROM THE TOWN OF WINDHAM

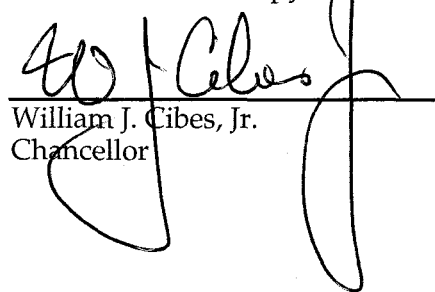
for

EASTERN CONNECTICUT STATE UNIVERSITY

July 18, 1997

- WHEREAS, The transfer of Nathan Hale Hall, property of the State of Connecticut and Kramer Middle School, property of the Town of Windham is delayed because of environmental concerns, and
- WHEREAS, Eastern Connecticut State University requires swing space for a variety of ongoing renovation and construction projects, and
- WHEREAS, Eastern has requested permission to lease office and classroom space to meet academic and administrative needs, and
- WHEREAS, The Department of Public Works will negotiate a lease for office and classroom space in Kramer Middle School, and
- WHEREAS, Approval of the Office of Policy and Management and the State Properties Review Board will be obtained, be it
- RESOLVED, That the Board of Trustees for the Connecticut State University approves the leasing of office and classroom space in Kramer Middle School for use by Eastern Connecticut State University.

A Certified True Copy:



William J. Cibes, Jr.
Chancellor

ITEM

Lease of office and classroom space by Eastern Connecticut State University from the Town of Windham (Kramer Middle School).

BACKGROUND

In April 1997, the Board of Trustees approved the transfer of Nathan Hale Hall owned by CSU for the Kramer Middle School property owned by the Town of Windham, contingent upon a Transfer Act Site Assessment (TASA) approval. During the TASA evaluation process, it was determined however, that asbestos abatement and other similar concerns must be resolved prior to completion of the transfer. Therefore, the transfer will not occur in time to meet Eastern's physical plant needs.

ANALYSIS

Eastern wants to lease 10,200 square feet from the Town of Windham (Kramer Middle School) for office and classroom uses. Other space may be required in the future. This space is required to provide swing space to accommodate the various ongoing renovation and construction projects on the campus. This need arose because no provisions were made in Eastern's 1992 Master Plan for swing space.

The addition of Kramer Middle School to Eastern's physical plant inventory would have alleviated this situation. However, during the environmental review process, in conjunction with the property exchange process between the Town of Windham and the State of Connecticut, issues have arisen that will require lengthy abatement and rehabilitation measures of both properties. Therefore, the proposed transfer of Kramer Middle School to Eastern will not occur in a timely fashion.

In order to lease space from the Town of Windham, the Department of Public Works will negotiate the terms with town representatives and obtain approval from the State Properties Review Board. Concomitantly, permission from the Office of Policy and Management must be obtained prior to execution of the lease.

CHANCELLOR'S RECOMMENDATION

Approve the lease of office and classroom space from the Town of Windham (Kramer Middle School) by Eastern Connecticut State University.