

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

February 4, 2016

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Brooks Stadium Additions
REQUESTED ACTION: Increase Construction Budget
REQUESTED ACTION AMOUNT: \$38,000,000
INITIAL CHE APPROVAL DATE: October 1, 2015

| <u>Source of Funds</u> | <u>Phase I (Pre-Design)</u> | <u>Phase II (Land/ Building Purchase)</u> | <u>Total Proposed Budget</u> |
|------------------------------------|--|--|---|
| Renovation/Reserve Plant Expansion | \$285,000 | (\$285,000) | \$0 |
| Revenue Bonds | \$0 | \$38,000,000 | \$38,000,000 |
| Total | \$285,000 | \$37,715,000 | \$38,000,000 |

DESCRIPTION:

The University requests an increase in budget to allow Phase II construction to begin for renovations/additions to Brooks Stadium. The majority of the additions will take place on the west stands as the University plans to increase seating capacity for spectators. This will also include a suite(s) level for 300+ fans. To meet the overall increase of spectators, there will be an addition to fan related amenities throughout the stadium that include: restrooms, concessions, and ADA improvements to ensure compliance standards (ramps and elevators). Renovations to the existing stadium include improvements to entrance plazas and fan circulation methods. This includes an east to west connector on the south end of the stadium.

These additions are needed since the University recently accepted an offer to participate as an active member in the Sun Belt Conference. This acceptance moves football to the Football Bowl Subdivision (FBS). An increase in seating capacity will have to double from current seating count to meet NCAA FBS requirements. To meet this goal, seating will be added to the east side of the stadium as well. For game management to better handle the increased amount of spectators, the above design features were added to increase stadium entry ways for fan safety and enhanced game experience.

Debt will be serviced from the additional opportunities in new ticket sales, suite sales, and season ticket donations and with current debt service funds already set aside for this purpose. Due to growth in student enrollment, the existing debt service fee will adequately cover the additional debt. There will be no increase in fees as a result of this project.

E&G MAINTENANCE NEEDS:

N/A

ANNUAL OPERATING COSTS/SAVINGS:

Additional cost of utilities, \$50,000; supplies, \$12,500; and personnel, \$28,000 will be absorbed into the existing budget.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COLLEGE OF CHARLESTON

PROJECT NAME: Avery Envelope Renovation and Mechanical System Replacement
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,259,300
INITIAL CHE APPROVAL DATE: N/A

| <u>Source of Funds</u> | <u>Phase I (Pre-Design)</u> | <u>Phase II (Land/ Building Purchase)</u> | <u>Total Proposed Budget</u> |
|----------------------------------|--|--|---|
| Capital Project Improvement Fund | \$18,886.00 | \$1,240,414 | \$1,259,300 |
| | \$0 | \$0 | \$0 |
| | \$0 | \$0 | \$0 |
| <i>Total</i> | <i>\$18,886.00</i> | <i>\$1,240,414</i> | <i>\$1,259,300</i> |

DESCRIPTION:

The College requests approval establish a project to provide for envelope repair and mechanical system replacement for the Avery Research Center for African American History and Culture. The building envelope and mechanical systems are failing and are in need of repair and replacement in order to properly preserve the important archival and exhibition materials housed within the facility. The building envelope is failing to control moisture intrusion through areas of the roof, exterior walls, windows and sealants. The planned envelope repair includes selective roof repair and modification, masonry wall repairs, removal, repair, resetting or replacement of windows, and total replacement of all exterior sealant systems. The mechanical system has exceeded its normal service life and is not holding the temperature and humidity set points required for archive areas. New computer room-style HVAC units, DDC controllers, sensors, central station air handlers, and fan coil units will be installed. The gsf of this building is 17,054. The footprint of the building is 318 linear ft.

E&G MAINTENANCE NEEDS:

Overall Exterior Wall system is rated as 3.375 out of 5 with waterproofing, caulking, pointing and painting rated at 4 out of 5 where 5 represents worst condition (i.e. replace).

ANNUAL OPERATING COSTS/SAVINGS:

Cost savings to be determined.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COLLEGE OF CHARLESTON

PROJECT NAME: McConnell Residence Hall HVAC System Replacement
and Renovation
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$3,442,180
INITIAL CHE APPROVAL DATE: N/A

| <u>Source of Funds</u> | <u>Phase I (Pre-Design)</u> | <u>Phase II (Land/ Building Purchase)</u> | <u>Total Proposed Budget</u> |
|-------------------------------|--|--|---|
| Housing Revenue | \$51,632.00 | \$3,390,548 | \$3,442,180 |
| | \$0 | \$0 | \$0 |
| | \$0 | \$0 | \$0 |
| Total | \$51,632.00 | \$3,390,548 | \$3,442,180 |

DESCRIPTION:

The College requests approval for to establish a project to replace the HVAC system distribution piping and associated major mechanical equipment and air distribution in the Glenn McConnell Residence Hall. The HVAC piping system, 36-years-old and original to the building, is leaking and is excessively corroded. It is beyond repair and needs to be replaced in order to avoid catastrophic system failure. Select ceilings, lighting, and plumbing fixtures will be replaced as part of the project. The building gsf is 55,298.

E&G MAINTENANCE NEEDS:

Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

Cost saving are anticipated. Projection of savings will be determined following design phase.

RECOMMENDATION:

Staff recommends approval of this project as proposed.