

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

May 5, 2016

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Brooks Stadium Additions  
**REQUESTED ACTION:** Increase Budget, Change Source of Funds  
**REQUESTED ACTION AMOUNT:** \$19,000,000  
**INITIAL CHE APPROVAL DATE:** October 1, 2015

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Renovation/Reserve Plant Expansion Fund	\$285,000	(\$285,000)	\$0
Revenue Bonds	\$0	\$36,000,000	\$36,000,000
Gift (Chanticleer Athletic Foundation)	\$0	\$2,000,000	\$2,000,000
<b>Total</b>	<b>\$285,000</b>	<b>\$37,715,000</b>	<b>\$38,000,000</b>

**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 to 21,000 seats from approximately 9,000 in the existing stadium. 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 improvements. 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, design features were added to increase stadium entry ways for fan safety and to enhance the game experience.

The Chanticleer Athletic Foundation has committed \$2M for the stadium additions. According to documentation provided by CCU, these funds will not be available until the stadium addition is completed. CAF has also pledged a \$12.5M that will be made in annual payments over the 25 year life of the revenue bond (\$500,000/year). The revenue bond, debt will be serviced from the CAF funds, athletic revenues, and excess debt service funds already set aside for this purpose.

**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:**

As this project has been previously considered, it is being advanced without a staff recommendation.

FOR BOARD USE ONLY	
CHE	_____
JBRC	_____
BC Board	_____
JBRC Staff	_____
BC Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

(For Board Use Only)
<b>SUMMARY NUMBER</b>
<b>FORM NUMBER</b>

**BUDGET AND CONTROL BOARD - PERMANENT IMPROVEMENT PROJECT REQUEST**

**1. AGENCY**

Code H17 Name Coastal Carolina University  
 Contact Person Stacie Bowie, CFO & Vice President for Finance & Admin. Phone 843-349-2227

**2. PROJECT**

Project # 9610 Name Brooks Stadium Additions  
 Facility #   Facility Name Brooks Stadium Additions

County Code	26
New/Revised Budget	\$38,000,000.00

Project Type	Renovate Existing Facilities
Facility Type	Athletic/Recreational

**3. APIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR**

APIP priority number \_\_\_\_\_ of \_\_\_\_\_ for FY \_\_\_\_\_.

**4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)**

<del>Establish Project</del>	<input type="checkbox"/>	<del>Increase Budget</del>	<input type="checkbox"/>	<del>Close Project</del>	<input type="checkbox"/>
Establish Project - APIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input checked="" type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

**5. PROJECT DESCRIPTION AND JUSTIFICATION**

**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.

**Justification:** 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 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 day experience.

The Chanticleer Athletic Foundation has committed \$2M for the stadium additions to show support of the University's acceptance to the Sun Belt Conference. In addition to the upfront cash, CAF has also promised a \$12.5M allotment that will be made into annual payments over the 25 year life of the revenue bond (\$500,000 annual installments) to the University. For the revenue bond, debt will be serviced from the private CAF funds, additional opportunities in new ticket sales, athletic revenues, and with debt service allocated funds already set aside for this purpose. There will be no increase in tuition resulting from this project.

**6. OPERATING COSTS IMPLICATIONS**

Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

**7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES**

Estimated Start Date: December, 2015 Estimated Completion Date: August, 2017  
 Estimated expenditures: Thru current FY: \$2,000,000.00 After current FY: \$36,000,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	9610
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1. \_\_\_\_\_ Land Purchase →
  2. \_\_\_\_\_ Building Purchase →
  3. \$4,017,647.00 Professional Services Fees
  4. \$638,378.00 Equipment and/or Materials →
  5. \_\_\_\_\_ Site Development
  6. \$10,852,420.00 New Construction →
  7. \_\_\_\_\_ Renovations - Building Interior →
  8. \_\_\_\_\_ Renovations - Utilities
  9. \_\_\_\_\_ Roofing - \_\_\_\_\_ Roof Age
  10. \_\_\_\_\_ Renovations - Building Exterior
  11. \$21,214,800.00 Other Permanent Improvements
  12. \_\_\_\_\_ Landscaping
  13. \_\_\_\_\_ Builders Risk Insurance
  14. \_\_\_\_\_ Other Capital Outlay
  15. \_\_\_\_\_ Labor Costs
  16. \_\_\_\_\_ Bond Issue Costs
  17. \$638,377.00 Other: HVAC Controls
  18. \$638,378.00 Contingency
- \$ 38,000,000.00 TOTAL PROJECT BUDGET

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Information Technology \$638,378.00  
 Floor Space: 25,000 Gross Square Feet  
 Floor Space: \_\_\_\_\_ Gross Square Feet

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.) present in the project and the financial impact they will have on the project.	
Type:	_____
Cost Breakdown	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Inv Sub Fund	Exp Sub Fund
(0) Capital Improvement Bonds, Group *					8115		3043	3043
(1) Dept Capital Improvement Bonds Group *					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds		\$ 36,000,000.00	\$ 36,000,000.00					3393
(4) Excess Debt Service Type *								3497
(5) Capital Reserve Fund					8895		3603	3603
(6) Appropriated State Program Source *					8895	68800100	1001	3600
(7) Federal						78800100		3787
(8) Athletic						88800100		3807
(9) Other (Specify)								
Reno/Reser. Plant Exp.	\$ 285,000.00	\$ (285,000.00)			7201	98800100	3907	3907
GH - CAF	\$	\$ 2,000,000.00	\$ 2,000,000.00		7201	98800100	3907	3907
<b>TOTAL BUDGET</b>	<b>\$ 285,000.00</b>	<b>\$ 37,715,000.00</b>	<b>\$ 38,000,000.00</b>					

10. SUBMITTED BY:

Stacie A. Bowie  
 Stacie A. Bowie, CFO & Vice President for Finance & Admin.

4/20/16  
 Date

11. APPROVED BY:  
 (For Board Use Only)

\_\_\_\_\_  
 Authorized Signature and Title

\_\_\_\_\_  
 Date

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS  
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY  
Code H17 Name Coastal Carolina University

2. PROJECT  
Project # 9610 Name Brooks Stadium Additions

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

COSTS                       SAVINGS                       NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2017/2018	\$	\$	\$90,500	\$90,500
2) 2018/2019	\$	\$	\$90,500	\$90,500
3) 2019/2020	\$	\$	\$90,500	\$90,500

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

Expenses are related to general maintenance and campus operations. Operation and maintenance funds are provided by student tuition in our general operating budget. No increase will result due to these expenses.

6. Will the additional costs be absorbed into your existing budget?  YES                       NO  
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Utilities</u>	<u>\$50,000.00</u>
2. <u>Supplies</u>	<u>\$12,500.00</u>
3. <u>Personnel</u>	<u>\$28,000.00</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$90,500.00</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved.

9. Submitted By: *Stacie Bowie* 1/14/2016  
Stacie Bowie, CFO & VP for Finance & Administration Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR PHASE II CONSTRUCTION BUDGET**

Coastal Carolina University  
Project #9610 – Brooks Stadium Additions

1. What is the total projected cost of the project and what is it based on? \$38,000,000 – cost estimate for construction and internal estimates for related expenses. Please attach a summary of the costs prepared during the A&E pre-design phase to support the total cost. Summary attached
2. What is/are the source(s) of funds for the construction? If any private or federal funds are included, please attach a letter guaranteeing the availability of the funds. \$36,000,000 revenue bonds and \$2M Gift up-front cash from Chanticleer Athletic Foundation (CAF). There has also been a promise from CAF of \$12.5M paid over the 25 year life of the bond in annual installments of \$500,000 to the University.
3. What is your agency/institution's definition of each fund source to be used for construction? (If any type of fee makes up a portion of the source, what is the fee called, what is the fee amount, and when it was put in place. If there is a statutory authority authorizing the use of the funds for capital projects, please cite the code section.) Revenue Bonds funded in accordance with enabling legislation and as approved by the State Treasurer's Office. No increase in tuition will result from the financing of this project. Gift; in the form of monetary support from the foundation to help fund the project.
4. What is the current uncommitted balance of funds for each source listed in 3 above? Bonds to accommodate construction not to exceed \$36,000,000 that was agreed upon by the University's Board of Trustees.
5. If institution or revenue bonds are included as a source, when were the bonds issued? If not issued yet, when is the bond resolution expected to be brought for SFAA Board approval? Bond resolution is expected to be brought for SFAA approval at their next scheduled meeting with the series being issued shortly afterwards.
6. If a student fee is used to fund debt service, what is the current amount of the fee annually or by semester? Please specify which. Debt service will in part be funded with existing debt service set aside from student tuition. Due to past student growth, the excess can now be applied to another project. The set aside was decreased from \$525 to \$445 per full time student per semester.
7. Will the use of any funds for construction require an increase in any student fee or tuition? If so, please explain in detail. There will be no increase in any student fee or tuition.
8. Will the project be LEED certified for energy savings and conservation and if so, at what level will it be certified? For projects requiring or using LEED certification, please attach the required cost-benefit analysis and a checklist of items to be used to achieve LEED points or a description of the energy measures to achieve LEED. This project doesn't meet the standards that require the University to seek LEED Certification by being under 10,000 square footage. The design group has implemented energy efficient measures in the project to keep energy savings and conservation a top priority though.
9. What energy savings/conservation measures will be implemented within the project if the project will not be LEED certified? For projects that do not require/use LEED, please provide a paragraph on energy savings measures to be implemented as part of the project. If there are no energy savings measures included, please state that and explain why. For the addition, all new plumbing fixtures will be commercial-grade, ultra-low flow types that will conserve water usage. The other sustainable initiatives taking into consideration, is an updated HVAC system with controls/preventers and electrical lighting includes energy efficient LED bulbs.
10. What is the projected date (month and year) for execution of the construction contract? October, 2016
11. What is the projected date (month and year) for completion of construction? August, 2017

12. What program(s) are to be included in the constructed or renovated space? The construction of this project is for the athletic department as the University's football team moves into the NCAA Football Bowl Subdivision (FBS)

13. What is the total square footage of the building to be renovated or constructed?

Design has construction of approximately 25,000 square feet. This footage is comprised of new hospitality suite, restrooms, concessions, and bleachers. Less than 10,000 square footage will be conditioned.

14. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation? N/A

15. What is the current age of the building or building systems to be renovated? N/A

16. If any new space is being added to the facility, please provide demand/usage data to support the need. The additions are needed since the University recently accepted an offer to participate as an active member in the Sun Belt Conference. This transition moved the football team into the FBS. The currently stadium doesn't have the capacity that is required by the NCAA. To meet that requirement, seating will be added as well as fan related amenities. These amenities include: restrooms, concessions, and ADA improvements to ensure compliance standards.

17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or the entire building? (Answer for as many as are applicable.) The additions to the stadium will allow for approximately 21,000 spectators.

18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase? N/A

19. If the contingency is more than 10%, please explain why. N/A

20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred? N/A

21. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5? This project was not included in the latest CPIP as the move to FBS was not contemplated at the time of submission. The University was approached by the Sun Belt Conference in July 2015 and the invitation was extended in August and accepted on September 1, 2015.

22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain. The economic impacts will come from the construction of the facility with construction job opportunities as well as increased use of local businesses to meet their food and lodging needs. Also, with an increase in spectators, it will have a positive impact on the local tourism industry with lodging and restaurants.

23. How will your agency/institution address and fund maintenance of this facility construction/renovation? The University plans to maintain this facility with its Renovation Reserve/Plant Expansion funds. This is the University's deferred maintenance account.

24. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance? Renovation Reserve/Plant Expansion and as of February, 2016 it has an uncommitted balance of \$7,070,107

25. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities? N/A