

COLLEGE OF CHARLESTON

PROJECT NAME: McAlister Residence Hall Renovation
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$5,932,000
INITIAL CHE APPROVAL DATE: N/A

<u>Source of Funds</u>	<u>Phase I (Pre-Design)</u>	<u>Phase II (Construction)</u>	<u>Total Proposed Budget</u>
Housing Revenue	\$88,980	\$5,843,020	\$5,932,000
<i>Total</i>	<i>\$88,980</i>	<i>\$5,843,020</i>	<i>\$5,932,000</i>

DESCRIPTION:

The College of Charleston requests to begin Phase I of the McAlister Residence Hall Renovation project. This project will address HVAC issues and structural deficiencies as well as refresh the residence hall’s exterior and interior paint, flooring, furniture, and plumbing fixtures. The elevator’s electronic controls will also be upgraded. A concentration of the facility’s HVAC units is discharging hot air into corridors, requiring the constant use of large noisy centrifugal box fans during warm weather. This will be remedied by installing a new HVAC system on the roof for this section of the building. There will also be select replacement of failing individual suite HVAC units throughout the rest of the facility.

Building envelope failures are allowing water intrusion. Visible damage can be seen at window openings and corrosion is suspected on the wall framing metal components. The building envelope will be repaired then waterproofed.

E&G MAINTENANCE NEEDS:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

There are additional annual operating savings as a result of this project. These savings will be quantified during Phase I and will be presented during the Phase II project approval request.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

FOR DEPARTMENT USE ONLY	
CHE	_____
JBRC	_____
SFAA	_____
JBRC Staff	_____
ADMIN Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY
 Code H15 Name College of Charleston
 Contact Person Aaryne Elias Phone 843-953-7512

2. PROJECT
 Project # _____ Name McAlister Residence Hall Renovation
 Facility # 003 Facility Name McAlister Residence Hall

County Code	10 - Charleston
New/Revised Budget	\$88,980.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	4 - Housing/Food Service/Laundry

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number _____ of _____ for FY _____.

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

Establish Project	<input checked="" type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<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
 (Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

This project will address HVAC issues and structural deficiencies as well as refresh the residence hall's exterior and interior paint, flooring, furniture, and plumbing fixtures. The elevator's electronic controls will also be upgraded.

A concentration of the facility's HVAC units are discharging hot air into corridors, requiring the constant use of large noisy centrifugal box fans during warm weather. This will be remedied by installing a new HVAC system on the roof for this section of the building. There will also be select replacement of failing individual suite HVAC units throughout the rest of the facility.

Building envelope failures are allowing water intrusion. Visible damage can be seen at window openings and corrosion is suspected on the wall framing metal components. The building envelope will be repaired then waterproofed.

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: November 2016 Estimated Completion Date: September 2017
 Estimated Expenditures: Thru Current FY: \$88,980.00 After Current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	
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1. _____ Land Purchase ---->
2. _____ Building Purchase ---->
3. 88,980.00 Professional Services Fees
4. _____ Equipment and/or Materials ---->
5. _____ Site Development
6. _____ New Construction ---->
7. _____ Renovations - Building Interior ---->
8. _____ Renovations - Utilities
9. _____ Roofing - _____ Roof Age
10. _____ Renovations - Building Exterior
11. _____ Other Permanent Improvements
12. _____ Landscaping
13. _____ Builders Risk Insurance
14. _____ Other Capital Outlay
15. _____ Labor Costs
16. _____ Bond Issue Costs
17. _____ Other: _____
18. _____ Contingency

Land: _____ Acres
 Floor Space: _____ Gross Square Feet
 Information Technology _____
 Floor Space: _____ Gross Square Feet
 Floor Space: _____ Gross Square Feet

\$88,980.00 TOTAL PROJECT BUDGET

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:	_____
<u>Cost Breakdown</u>	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____ 0.00

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	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Housing Revenue		88,980.00	88,980.00 0.00 0.00		8214	98800100	3116	3907
TOTAL BUDGET	\$0.00	\$88,980.00	\$88,980.00					

10. SUBMITTED BY: Stephen C. Osborne EVP for Business Affairs
 Signature of Authorized Official and Title

September 13, 2016
 Date

11. APPROVED BY: _____
 (For Department Use Only) Authorized Signature and Title

 Date

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

1. AGENCY
Code H15 Name College of Charleston

2. PROJECT
Project # _____ Name McAlister Residence Hall Renovation

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)	\$	\$	\$	\$
2)	\$	\$	\$	\$
3)	\$	\$	\$	\$

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

While maintenance and operational cost savings are anticipated, they cannot be quantified at this time.

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

N/A

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> N/A </u>	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
	TOTAL	_____

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: Stephen C. DeLeonne EVP for Business Affairs September 13, 2016
Signature of Authorized Official and Title Date



**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT
FOR PHASE I A&E PRE-DESIGN PROJECTS
MCALISTER RESIDENCE HALL RENOVATION**

1. What is the internal projected cost of the project?

The estimated total projected cost is \$5,932,000.

2. What is/are the source(s) of funds to be used for A&E pre-design?

Housing Revenue

3. What is your agency/institution's definition of the source(s) of funds used for the A&E pre-design? (Please be specific for each source and if there is a statutory authority authorizing the use of the funds for capital projects for the source, please cite the code section. If a source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)

Housing Revenue – College of Charleston Student Housing is a self-supporting auxiliary enterprise. Housing Revenue is generated primarily through the Student Housing Fee, paid only by students who reside in on-campus housing. The Student Housing Fee is on a sliding scale based on the amenities, number of beds per room, and location of the residence hall or historic home.

4. What is the current fund balance of uncommitted funds in the source of funds for A&E pre-design?

As of September 13, 2016 the uncommitted balance of the Housing Revenue Fund is \$5,645,862.

5. What is the source(s) of funds to be used for construction?

Housing Revenue

6. What is your agency/institution's definition of the source(s) of funds to be used for construction? (Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for capital project, please cite the code section and if a source includes a fee, what is the fee called, what is the fee amount and when was it put in place?)

Housing Revenue – College of Charleston Student Housing is a self-supporting auxiliary enterprise. Housing Revenue is generated primarily through the Student Housing Fee, paid only

by students who reside in on-campus housing. The Student Housing Fee is on a sliding scale based on the amenities, number of beds per room, and location of the residence hall or historic home.

7. What is the current fund balance of uncommitted funds in each source to be used for construction?

As of September 13, 2016 the uncommitted balance of the Housing Revenue Fund is \$5,645,862.

8. Will the use of any funds for A&E pre-design or for construction require an increase in any student fee or tuition?

No.

9. If the use of any funds for A&E pre-design or construction will require any student fee or tuition increase, please explain and include the amount of the fees annually or by semester, what the fee is called and when it was put in place.

N/A

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

152,142 GSF

11. 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

12. What program(s) will use the space to be renovated/constructed?

The facility provides housing for approximately 535 co-ed underclassman students.

13. What is the current age of the building to be renovated?

The building is 14 years old.

14. What is the current age of the building system(s) to be renovated or replaced?

The systems are 14 years old.

15. If any new space is being added to the facility, please provide demand/usage data to support the need.

N/A

16. If the A&E pre-design request is above 1.5% of the internal estimated cost of the project, what is the reason the amount exceeds 1.5%?

N/A

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 for the entire building? (Answer for as many as are applicable.)

The facility provides housing for approximately 535 co-ed underclassman students.

18. 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?

No.

19. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

The project will require an architectural/engineering firm and a construction firm, who each employ individuals throughout the Lowcountry and state.

20. How will your agency/institution address and fund maintenance of this facility construction/renovation?

As an auxiliary enterprise Student Housing generates its own revenue, which is used to fund the maintenance needs of the facility.

21. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?

As of September 13, 2016, the uncommitted balance of the Renovation Reserve is \$2,342,087.

22. 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

Marcia Kelly McAlister Residence Hall

(530 Students, Co-ed by Suite / Tier 3 Double Occupancy Fee)



McAlister Residence Hall is a six story building at the corner of St. Philip and Vanderhorst Streets. Constructed in 2002, McAlister Hall features community spaces including the 1st floor Activity/Study Room/Freshman Collegium, central courtyard and Einstein's Bagel Shop. A central laundry room is located on the 1st floor. To ensure resident safety, this building contains a multizone fire alarm system, fire sprinkler system, digital security camera system and 24-hour information/security desk.

McAlister Hall is arranged with all suites opening to outside corridors. Each suite consists of 2-3 bedrooms, 2-3 bathrooms and 1 living room with kitchenette. All suites are shared by 4-6 students and contain white walls and ceilings, medium blue accent walls, ivory doors, ivory door trim and medium blue baseboards. All bedrooms are shared by two residents and contain:

- Ivory floor tile in closet and dressing areas, blue carpeting in sleeping/study areas
- One shared walk-in closet with non-locking door; average size is 48"wide x 60"deep x 96"high
- Built-in dresser drawer unit with 6 drawers (shared by two residents), 48"wide x 24"deep x 36"high
- Two wood frame beds with cherry finish, 36"wide x 80"long. Beds are lofted with approximately 66" of vertical clearance underneath. Upon request, beds can be semi-lofted or bunked by staff. Please note these mattresses accept only "twin long" sheets.
- Two desks with cherry finish, 42"wide x 24"deep x 30"high. All desks have a retractable keyboard and mouse surface with rear storage, retractable reference shelf, two open shelves and one storage drawer.
- Two desk chairs, navy blue upholstered seat and back with cherry wood frame
- One window, 46"wide x 70"high (larger in 5th & 6th floor "tower" rooms). All windows are covered by 1"aluminum mini-blinds. We do not allow wall or frame fastened curtain rods, but students may drape fabric from the valance of the blinds.
- Outlets for phone, wired internet and basic cable TV

Common Areas: Each suite has a common area with bistro table and barstools, two loveseats (or sofas in larger suites), one coffee table and one end table, all in a cherry wood finish. Upholsteries contain multiple colors in their patterns to coordinate with almost anyone's color preferences . Floor tile is ivory. Each living area has a kitchenette containing cabinetry, a sink, a microwave and a full-size refrigerator. Extra microwaves and/or mini-refrigerators brought by students are not allowed. These kitchenettes are not equipped with stoves and are designed for light meals.

Bathrooms: Suites have 2-3 bathrooms. Each bathroom is used by 2 people, but is compartmentalized with a vanity area containing two sinks and a second area for the toilet and shower. The vanity has limited drawer and cabinet space for toiletry items. For added storage space, some residents have purchased over-toilet cabinets that are floor supported via poles (wall attachment isn't allowed). Each bathroom has a towel bar as well as the shower rod that is 60" wide. New white vinyl shower curtains are placed in the bathrooms each year. Students can dress up the space by adding a decorative curtain to the front if desired.

Typical Bedroom Dimensions: Room dimensions vary according to specific location, but typical bedrooms measure 10'-6"wide x 11'-0"long, not including the dressing, closet and both areas.