

## **DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION**

June 7, 2018

### **CLEMSON UNIVERSITY**

**PROJECT NAME:** Soccer Operations Complex Construction

**REQUESTED ACTION:** Establish Project (Phase I)

**REQUESTED ACTION AMOUNT:** \$160,000 (2%)

*Internal Estimated Cost: \$8,000,000*

**PREVIOUS CHE ACTIONS:** N/A

### **DESCRIPTION:**

Clemson University requests to establish a project to construct an approximately 13,000 SF Soccer Operations Complex to house the day-to-day functions of the men's and women's NCAA soccer programs at Clemson. Currently the men's and women's soccer programs are located in non-contiguous locations. Noting the recent construction of soccer practice fields, the University found it most advantageous to locate the complex adjacent to this site.

The facility will include locker rooms, team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine areas, outdoor plaza and parking. The co-location of all player and coach operations is imperative to gain training efficiencies and foster the positive program culture and dynamics needed for continued growth of the men's and women's soccer programs.

The Phase I pre-design budget is requested at 2.00% of the estimated project cost and the additional amount will allow the university to provide for the costs of a survey, site/geotechnical investigations, an alternative construction delivery method (Construction Manager at Risk), the LEED/Green Globes certification, and the required LEED/Green Globes cost benefit analysis.

The project was included as priority 2 of 2 in Fiscal Year 2019 (Year 2) on the 2017 CPIP submission. The University will be using Athletic Gifts and Donations for Phase I. As of March 31, 2018, the uncommitted balance of Athletic Gifts and Donations was \$32,700,000. Construction will be supported by athletic gifts and donations and athletic revenue bonds. The overall project budget will be split 50/50 cash and debt.

### **MAINTENANCE NEEDS:**

N/A – Auxiliary Facility. Maintenance of the facility will be provided through the existing Athletic Improvement Fund. As of March 31, 2018, the uncommitted balance of the Athletic Improvement Fund was \$1,623,000.

### **ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS:**

Increased operating costs for utilities and maintenance are expected to begin in FY2021 at \$84,500 annually and are estimated to increase 3% each subsequent year. Additional operating costs will be covered by Athletics Operating Funds.

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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

Cod H12 Name Clemson University

Contact Person John McEntire Phone 864-656-1238

2. PROJECT

Project # \_\_\_\_\_ Name Soccer Operations Complex Construction

Facility # \_\_\_\_\_ Facility Name \_\_\_\_\_

County Code	39
New/Revised Budget	\$160,000.00

Project Type	Construct Additional Facility
Facility Type	Athletic

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL Y

CPIP priority number 2 of 2 for FY 2018-19.

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 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 request is to establish a project for Phase I pre-design to construct an approximately 13,000 square foot Soccer Operations Complex to house the day-to-day functions of the men's and women's NCAA soccer programs at Clemson. The facility will include locker rooms, team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine areas, outdoor plaza and parking.

Currently, soccer operations are located in non-contiguous locations. Coaches' offices, locker rooms and training spaces are located on different floors of the Jervy Athletic Center and are separated from the locations of the practice soccer fields and Riggs Field, used for competition. The co-location of all player and coach operations is imperative to gain training efficiencies and foster the positive program culture and dynamics needed for continued growth of the men's and women's soccer programs. The efficiencies found within a planned operations facility is the best way to attract and develop student athletes needed to compete on a national level. With the recent construction of soccer practice fields, it is most advantageous to locate the new complex adjacent to this site.

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: Jun-18 Estimated Completion Date: December 2021  
 Estimated expenditures: Thru current FY: \$ \_\_\_\_\_ After current FY: \$ 160,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	
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- 1. \_\_\_\_\_ Land Purchase ----> Land: \_\_\_\_\_ Acres
- 2. \_\_\_\_\_ Building Purchase ----> Floor Space: \_\_\_\_\_ Gross Square Feet
- 3. \$160,000.00 Professional Services Fees
- 4. \_\_\_\_\_ Equipment and/or Materials ----> Information Technology \$ \_\_\_\_\_
- 5. \_\_\_\_\_ Site Development
- 6. \_\_\_\_\_ New Construction ----> Floor Space: 13,000 Gross Square Feet
- 7. \_\_\_\_\_ Renovations - Building Interior --> Floor Space: \_\_\_\_\_ Gross Square Feet
- 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

\$ 160,000.00 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	\$ _____

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) Capital Improvement Bonds, Gro ==					8115		3043	3043
(1) Dept Capital Improvement Bonds Grou ==					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds								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		5787
(8) Athletic						88800100		3807
(9) Other (Specify)								
Athletic Gifts and Donations			\$ 160,000.00		7201	98800100	4907	3907
TOTAL BUDGET	\$	\$	\$ 160,000.00					

10 SUBMITTED BY:

*Brett A. Dalton*  
Signature of Authorized Official and Title

Brett A. Dalton, Executive Vice President for Finance and Operations

*4-24-18*

Date

11 APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

Date

Revised 2/23/16

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

1. AGENCY  
Code   H12   Name   Clemson University  

2. PROJECT  
Project # \_\_\_\_\_ Name   Soccer Operations Complex Construction  

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

4.       XX  COSTS                       SAVINGS                       NO CHANGE

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) FY 20-21	\$	\$	\$84,500.00	\$84,500.00
2) FY 21-22	\$	\$	\$87,035.00	\$87,035.00
3) FY 22-23	\$	\$	\$89,646.00	\$89,646.00

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

Athletic Operating Funds

6. Will the additional costs be absorbed into your existing budget?                      XX  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>  \$42,250.00  </u>
2. <u>  Maintenance  </u>	<u>  \$42,250.00  </u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>  \$84,500.00  </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:   *Brett A. [Signature]*                          4-24-18    
Signature of Authorized Official and Title                      Date

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

**Soccer Operations Complex Construction  
April 30, 2018**

1. What is the internal projected cost of the project?   \$8,000,000
2. What is/are the source(s) of funds to be used for A&E pre-design?   Athletic Gifts and Donations
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?)

Athletic Gifts and Donations are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes in support of the Athletic Department.

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

Uncommitted Balance of Athletic Gifts and Donations as of 3/31/18 - \$32,700,000

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

Athletic Facilities Revenue Bonds and Athletic Gifts and Donations

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?)

Athletic Facilities Revenue Bonds are long-term debt instruments issued by the State Treasurer's Office in the name of the University and are pledged to be repaid with a combination of Athletic net revenues, ticket surcharges, and private gift funds.

Athletic Gifts and Donations are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes in support of the Athletic Department.

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

There is currently no bond balance for Athletic Facilities Revenue Bonds. The bond resolution will be submitted for approval by the Joint Bond Review Committee and State Fiscal Accountability Authority concurrently with Phase II construction budget approval.

Uncommitted Balance of Athletic Gifts and Donations as of 3/31/18 - \$32,700,000

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 student tuition or fee increase is required for construction of this facility. Existing tuition and fees, including the FY 17-18 increase, are sufficient to cover any costs associated with this project, although the identified funding sources are not generated from tuition and fees.

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?

The total square footage of the soccer operations complex construction is approximately 13,000 square feet and will include locker rooms, lounge and team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine area, outdoor plaza and parking.

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 men's and women's soccer teams will use the new facility to be constructed.

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

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

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

Currently, soccer operations are located in non-contiguous locations. Coaches' offices, locker rooms and training spaces are located on different floors of the Jervey Athletic Center and are separated from the locations of the practice soccer fields and Riggs Field, used for competition. To gain efficiencies in training and foster positive program culture and dynamics, the co-locations of all player and coach operations is imperative for continued growth of the men's and women's soccer programs. The efficiencies found within a planned operations facility is the best way to attract and develop student athletes needed to compete on a national level.

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%?

The Phase I pre-design budget of \$160,000 is requested at 2% of the estimated project cost. The additional amount will allow the University to provide for the costs of a survey, site/geotechnical investigations, an alternative construction delivery method (Construction Manager at Risk), the LEED/Green Globes certification, and the required LEED/Green Globes cost benefit analysis.

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 new soccer complex will be used by approximately 64 student athletes, 8 student training staff and managers, 8 coaches and 2 sports medicine staff.

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? 2017 CPIP, Year One

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

The economic impact of this project will be substantial. Approximately \$8 million in construction will mean a large number of jobs for architects, engineers, builders, and tradesmen during the course of the project.

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

Maintenance of this facility will be provided through annual operations, utilizing the existing Athletic Improvement Fund.

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 required by bond covenants, an Athletic Improvement Fund has been established and is funded with Athletics Operations funds to maintain and renovate facilities constructed with Athletic Facilities Revenue Bonds. As of 3/31/18, the Athletic Improvement Fund had an uncommitted balance of \$1,623,000.

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 – see responses to question 20 and 21.

Clemson University  
 Total Project Cost  
 Soccer Operations Complex

	Budget
<b>Construction</b>	<b>\$ 5,355,000</b>
Construction - Harper estimate	\$ 5,200,000
Additional Sitework/utilities	\$ 155,000
<b>Professional Service Fees &amp; Expenses</b>	<b>\$ 586,000</b>
Basic Services	\$ 425,000
Additional Services	\$ 136,000
Reimbursable Expenses	\$ 25,000
<b>Other Project Costs</b>	<b>\$ 1,226,000</b>
Management, Fees, Inspections, Misc.	\$ 325,000
Fixtures, Furniture, Equipment	\$ 425,000
IT/AV/Network Costs	\$ 450,000
Artwork (.5% of construction cost)	\$ 26,000
<b>Contingency</b>	<b>\$ 785,000</b>
Contingency	\$ 785,000
<b>Total Project Cost</b>	<b>\$ 8,000,000</b>