



Connecticut State University System

Developing a State of Minds

BR#06-8



RESOLUTION

concerning

THE USE OF PLANT FUNDS
TO FINANCE
THE REPLACEMENT OF
TEMPORARY BUILDINGS 4, 5 AND 7
AT
SOUTHERN CONNECTICUT STATE UNIVERSITY

January 27, 2006

WHEREAS, Southern Connecticut State University (SCSU) would like to replace Temporary Buildings (TE's) 4, 5 and 7 which house general classrooms (TE 4), the Recreation and Leisure Studies and Public Health Departments (TE 5), and Information Technology staff (TE 7), and

WHEREAS, The university will replace all three structures with a permanent modular structure and addition on a concrete foundation, with brick facades and pitched roofs, and

WHEREAS, Phase I of the project includes the demolition of TE 4 and construction of a new 6,731 gross square foot building to house Recreation and Leisure Studies and Public Health, and

WHEREAS, Phase II of the project will include demolition of TE 5 and the construction of a 5,410 gross square foot addition to the Phase I building to accommodate Information Technology staff, therefore be it

RESOLVED, That SCSU is authorized to utilize up to \$3,423,600 from their plant fund over the course of two fiscal years to finance the replacement of TE's 4, 5 and 7, including the construction of a new 12,141 gross square foot building and addition.

A Certified True Copy:

William J. Cibes, Jr.
Chancellor

ITEM

The use of plant funds to finance the replacement of Temporary Buildings 4, 5 and 7 at Southern Connecticut State University (SCSU).

BACKGROUND

Temporary Buildings 4 and 5 (TE 4 and TE 5) were installed to accommodate pressing academic and general classroom needs at the university over 20 years ago. At the time of their installation, these buildings met the appropriate building codes; however, as life-safety codes have been modified over the years, these structures are no longer in compliance. Neither was built over a concrete slab and TE 4 does not have toilet facilities. Recently, the toilet in the only available facility in TE 5 fell through the floor due to rotting joists in the structural system.

Temporary Building 7 (TE 7) is a leased trailer that accommodates Information Technology staff. TE 7 is located on the parking lot adjacent to Pelz Gymnasium and Jennings Hall and is leased by the university at an annual cost of \$44,640. This trailer does not have a permanent foundation.

ANALYSIS

SCSU would like to replace TE 4, 5 and 7 with a two-phase building project. Phase I will include the demolition of TE 4 (4,226 GSF), which is currently used as a general classroom building, and the construction of a new 6,731 GSF office building to accommodate Recreation and Leisure Studies as well as Public Health, which are located in TE 5. The university proposes to construct a permanent modular structure on a slab on grade with brick exterior walls and a pitched roof. The building will be fully furnished and include new toilet rooms. The first phase is anticipated to cost \$1,860,600, which includes all the necessary design and engineering fees, furniture, site and construction costs.

Phase II will include the demolition of TE 5 (3,643 GSF) and the construction of a 5,410 GSF addition to the newly completed modular building to accommodate Information Technology staff currently located in TE 7. The projected cost of Phase II is \$1,563,000 and includes all design and engineering fees, furniture, site and construction costs.

The designation of unrestricted fund balances for specific projects at a university is authorized by Board policy. Expenditure of these funds requires Board approval. Of particular note is that SCSU's undesignated fund balance meets the requirements of the Board's fund balance guidelines.

CHANCELLOR'S RECOMMENDATION

Approve the utilization of up to \$3,423,600 of plant funds by Southern Connecticut State University to replace Temporary Buildings 4, 5 and 7.