



Connecticut State University System

Developing a State of Minds

BR#04-35



RESOLUTION


concerning

THE USE OF PLANT FUNDS
BY
CENTRAL CONNECTICUT STATE UNIVERSITY
TO UPGRADE THE ELECTRICAL SYSTEM
OF
VANCE HALL

June 14, 2004

- WHEREAS, Vance Hall was constructed in 1971 as a residence hall with 401 beds, and
- WHEREAS, The original electrical system is antiquated both in installation and capacity, and
- WHEREAS, The university depopulated the residence hall due to lack of sufficient electrical service to meet the needs of students, and
- WHEREAS, The university will be undertaking the comprehensive renovation of Gallaudet Hall in the summer which is anticipated to take 18 months, and
- WHEREAS, The university wishes to increase bed capacity on campus to reduce this shortfall, and
- WHEREAS, In order to do so, the university must upgrade the electrical system in Vance Hall both in terms of distribution to individual rooms as well as an expansion of overall capacity, and
- WHEREAS, In order to complete the project by September 1, 2004, the university must immediately commence construction, therefore be it
- RESOLVED, That Central Connecticut State University is authorized to use up to \$350,000 in plant funds to upgrade the electrical system of Vance Hall.

A Certified True Copy:



 William J. Cibes, Jr.
 Chancellor

ITEM

The use of plant funds by Central Connecticut State University to upgrade the electrical system of Vance Hall.

BACKGROUND

Vance Hall was constructed in 1971 as a residence hall to accommodate 401 students. Over the last few years, the university has reduced the capacity of the hall to 308 due to an overextended electrical system. The building is not scheduled for major renovation prior to 2010-2011.

ANALYSIS

In Fall 2004, the University will undertake a comprehensive renovation of Gallaudet Hall, a 287-bed residence hall. This project is anticipated to take 18 months and its renovation will further exacerbate a housing shortage that has plagued CCSU for the last several years. The current waiting list exceeds 700 and in order to provide additional bed capacity to meet demand, CCSU has decided to restore Vance Hall to its original capacity of 401 beds.

The original electrical system in Vance Hall is antiquated both in installation and capacity. Residence hall design in the 1970's did not anticipate the influx of personal computers, printers, TVs, stereos, and hair dryers for each student that is common today. This increase in electrical demand resulted in the need to depopulate Vance Hall in order to reduce the demand and accommodate existing electrical capacity. In order to increase the bed capacity of Vance Hall, an electrical upgrade both for its electrical distribution to individual rooms, as well as an expansion of overall capacity is warranted.

The university anticipates that the project will be implemented in three phases over the course of the summer. The first phase will install a new main electrical distribution panel, circuit breakers and sub feeder panels at a cost of approximately \$100,000. The second phase will install branch circuitry and electrical conduits to 68 student rooms and is anticipated to cost \$85,000. The third phase is comprised of the installation of the remainder of the branch circuitry and electrical conduits to 132 rooms at an approximate cost of \$165,000. This brings the total cost of the project to \$350,000.

In order to complete the project by September 1, 2004, the university must immediately commence construction. In most cases construction will be completed by electrical contractors that have existing contracts with the State of Connecticut. If necessary, some work may be released for bidding.

CHANCELLOR'S RECOMMENDATION

Approve the utilization of up to \$350,000 of plant funds by Central Connecticut State University to upgrade the electrical system of Vance Hall.



CENTRAL
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*C: Pam
Alex
file*

MEMORANDUM

To: Dr. William J. Cibes, Jr.
Chancellor
Connecticut State University System

From: Richard L. Judd, President

Date: May 20, 2004 *[Signature]*

Subject: Vance Residence Hall Electrical Upgrades Project Initiation
Request for Project Funding Approval
Request for Permission to Agency Administer

Based on our telephone conversations and the discussions at the Council of Presidents regarding the decision to move forward with the funding of the Gallaudet Hall project, I am commencing preparations in support of DPW efforts to begin renovation of Gallaudet Hall this fall.

To assist Student Affairs in their efforts to find suitable housing for the students displaced during this project, we are planning to fully reoccupy Vance Hall. This will require moving some of the furniture from Gallaudet Hall into Vance Hall to increase the bed count, as well as increasing the electrical capabilities of that building. Currently, Vance Hall is not fully occupied, due in large part to the electrical system being woefully inadequate to serve to needs of our resident students.

Vance Hall, originally designed to house two students per room, was constructed in 1971. The electrical system runs vertically rather than horizontally by floor levels, the standard for residence halls of this vintage. As a result, in the event of a fire alarm or electrical situation, it is necessary for personnel to run up and down the stairs to identify the activated alarm box or electrical circuit tripped by floor, a process that is both troublesome and time-consuming. Repairs and improvements to compensate for increased electrical demands are more complex, costly and difficult to remedy without extensive rewiring. Given these constraints, the University was left with little option but to switch Vance Hall to single occupancy, thus reducing the demand on the existing electrical system.

The Facilities Management Department continues to receive calls on a daily basis for tripped breakers and is constantly dispatching personnel to reset them. Currently, many of these calls are after hours and require personnel to be located and called in on an overtime basis. During this variable response time, students are without electricity. Approximately ten years ago, students were also regularly affected when multiple hair dryers could not be used in the bathrooms in Vance, as the breaker would trip. Consequently, a project was initiated at that time to install GFI outlets in all bathrooms.

In today's competitive educational environment, parents and students expect that campus residence hall facilities will provide suitable accommodations and amenities. It is commonplace for today's resident students to have a computer, printer, television, VCR and DVD players, refrigerator, clock, fan, and stereo exclusively for their own use. In recent years, these multiple appliances have placed a dramatically increased demand on an already stressed electrical system. Since students are paying board to live in Vance, there is a reasonable expectation that acceptable levels of services will exist. Currently there is insufficient electrical power in this building, thus basic consumer requirements cannot be accommodated.

The existing electrical problem in Vance will be further exacerbated this fall when it returns to double room occupancy as a result of the closure of Gallaudet Hall. A project to correct this situation must be initiated immediately, as the building's electrical system will not support the number of students to be assigned to Vance. The limitation of the number of electrical appliances a student can bring on campus is not a practical or enforceable option that the students would accept or support.

This project would involve adding two additional 20-amp circuits to each bedroom and upgrading the rooms from 15 to 40 amps, which should adequately cover resident student electrical demands. Due to the concrete floor and cinder block wall construction, core drilling would be required through all six floors in order to install the additional circuits. In addition, all electrical circuits would have to be run throughout the rooms on each of the floors using surface mounted wire mold. At the same time, conduit will be run throughout the building to connect all floors to the basement data closet, for future network expansion.

With your approval, it is our intention to separate the project into three phases, with the first two being bid and the third awarded to an electrical contractor on the CCSU Electrical Services On-call contract. ***In order for all three phases to be completed for residency by September 1, this project must be initiated immediately.***

The cost of this project is estimated at \$350,000 and would be funded from university designated plant funds, with Phase I budgeted at approximately \$ 100,000.00 and Phase II \$ 85,000.00, (totaling less than the \$250,000.00 threshold) and Phase III approximately \$ 165,000.00 (which would put us over the threshold for reporting purposes). We would like for Phases I & II to begin immediately, and Phase III to commence as soon thereafter as practical in order to meet our deadline. This project will be designed in-house by university engineers and agency administered by the

CCSU Facilities Management Department. Bidding will be coordinated with the CCSU Purchasing department.

By way of this memo, the University requests your assistance in expediting Board of Trustees approval for the use of designated plant funds in order to proceed with this project and meet the required project scheduling. If the Board of Trustees approves funding for this project, please request the Department of Public Works to grant permission to agency administer this project. If you need additional information or have further questions, please do not hesitate to contact me.

RLJ/ww

c: E. Demos
R. Bachoo
D. Moran