



Connecticut State University System

Developing a State of Minds

BR#05-5



RESOLUTION

concerning

THE USE OF PLANT FUNDS TO FINANCE  
THE REPLACEMENT OF KAISER HALL'S ROOF, GYMNASIUM FLOOR AND  
SEATING  
AT  
CENTRAL CONNECTICUT STATE UNIVERSITY

January 28, 2005

WHEREAS, Central Connecticut State University (CCSU) is in the process of designing a new replacement floor and bleacher system for Kaiser Hall's gymnasium due to their state of disrepair, and

WHEREAS, The Connecticut General Assembly authorized funds in the amount of \$1,663,500 for the replacement of Kaiser Hall's roof, gymnasium floor and bleacher system, and

WHEREAS, Construction of a new roof is underway at a cost at a cost of \$1,082,105, and will be completed in winter 2005, and

WHEREAS, CCSU has used \$130,000 in plant funds to design the projects in order to keep the two projects on schedule, and

WHEREAS, The project cost to replace the floor, bleacher system and electronic wiring has an estimated shortfall in funding of \$400,000, therefore be it

RESOLVED, That CCSU is authorized to utilize up to \$530,000 from their Plant Fund to finance the design and replacement of Kaiser Hall's roof, gymnasium floor and bleacher seating.

A Certified True Copy:

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William J. Cibes, Jr., Chancellor

**ITEM**

The use of plant funds to finance the replacement of Kaiser Hall's roof, gymnasium floor and seating at Central Connecticut State University (CCSU).

**BACKGROUND**

Kaiser Hall, CCSU's main athletic and physical education facility, was constructed in 1965 with one central gymnasium. The original gymnasium floor and bleacher system are still in use but have significantly deteriorated, severely impacting physical education and athletic events. Due to other Systemwide priorities, development of a new Field House with a performance court was not included in the five-year capital plan approved by the Board in July 2004. Comprehensive renovation of the existing building will not occur prior to the completion of a new Field House.

**ANALYSIS**

The university is in the process of repairing the roof over Kaiser Hall's gymnasium. The project is estimated to be completed by late winter 2005. The university retained a consultant to review the floor system and make recommendations regarding its repair or replacement. Repair of the existing maple wood floor is impossible due to repeated sanding and filling of the floor over its lifetime. The consultant has recommended that a new floor be installed. At the same time, the university intends to replace floor anchors and electrical wiring and install new electronic systems throughout for score keeping and other athletic needs that will assist the university in maintaining NCAA Division I requirements.

This project also includes the replacement of the bleacher system. The bleacher system is original to the facility and its motorized parts are no longer manufactured. This has resulted in manual operation of the system and the need to frequently repair existing parts.

The university anticipates that the replacement of the floor and bleacher system will be implemented between May and September 2005. A total of \$1,663,500 is available in general obligation bond funds to replace the roof and flooring systems in the gymnasium. The university has spent \$1,082,105 of the general obligation bond funds to repair the roof structure and intends to use the remaining general obligation funds for the floor and bleacher system. Given the delay in approval of the FY 2004 and FY 2005 bond bill last year, the university commenced design on the roof and floor project utilizing \$130,000 in plant funds so that replacement of the roof could commence as soon as construction funds were available.

Cost estimates for the floor replacement project indicate that there will be a short fall of as much as \$400,000 to complete the necessary work. The university intends to issue the project for bidding as soon as possible in order to initiate construction upon

completion of the spring academic semester so that the project is finished by September.

Given that the university has already expended \$130,000 in plant funds to finance design of the project and anticipates a shortfall of \$400,000 in available funds to complete construction, permission is requested to expend up to \$530,000 from available plant funds for this project.

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 CCSU's undesignated fund balance meets the requirements of the Board's fund balance guidelines.

#### **CHANCELLOR'S RECOMMENDATION**

Approve the utilization of up to \$530,000 of plant funds by Central Connecticut State University to replace Kaiser's Halls roof, gymnasium floor and bleacher system.