

Developing a State of Minds

Connecticut State University System

BR#03-51



RESOLUTION

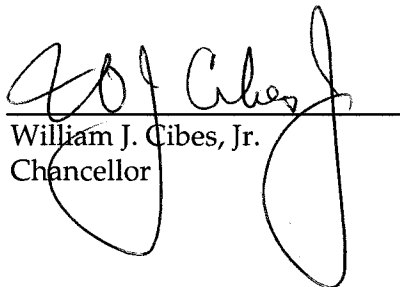
concerning

THE USE OF UNRESTRICTED OPERATING FUNDS TO  
REPLACE THE ROOF AND REPAIR THE CEILING  
OF THE KAISER HALL NATATORIUM  
AT  
CENTRAL CONNECTICUT STATE UNIVERSITY

October 2, 2003

- WHEREAS, A consultant's study recommends the immediate repair or replacement of the roof and the repair or replacement of the ceiling system in the Kaiser Hall natatorium, and
- WHEREAS, The consultant recommends the closure of the pool until the roof and ceiling are replaced or repaired, and
- WHEREAS, Continued closure of the pool inconveniences the physical education department and the women's swim team, impedes athletic recruitment, and results in additional cost to the university, therefore be it
- RESOLVED, That CCSU is authorized to utilize up to \$350,000 from their current unrestricted operating funds to replace the natatorium roof and repair the natatorium ceiling in Kaiser Hall.

A Certified True Copy:

  
\_\_\_\_\_  
William J. Cibes, Jr.  
Chancellor

**ITEM**

The use of unrestricted operating funds to repair the roof and ceiling of the Kaiser Hall natatorium at Central Connecticut State University.

**BACKGROUND**

Central Connecticut State University's natatorium is located in Kaiser Hall. The ceiling of the natatorium has become severely damaged due to leaks in the roofing system. The pool was vacated in late spring 2003 to ensure that no one would be injured should the ceiling collapse.

**ANALYSIS**

This past winter leaks in the roof above the gymnasium and natatorium occurred with increasing frequency. The university has made repeated repairs to the roof, which is in a deteriorated condition and has exceeded its warranty. The university through the Department of Public Works retained the services of a consultant to study the situation, recommend a solution and develop design and construction drawings.

As the consultant continued to investigate the existing roofing system in the natatorium, further evidence of severe decay was uncovered over the pool area. The consultant recommended that the university vacate the pool until the roof was repaired or temporary panels were installed.

During the consultants' review of the roofing and ceiling systems over the natatorium, they also discovered a weakening ceiling system above the pool. The consultant issued a draft report on the ceiling situation on July 29, 2003, recommending two alternatives, replacement of the existing ceiling or reparation of the existing ceiling.

The university would like to make substantial repairs to the roofing system as well as repairs to the existing ceiling, using unrestricted operating funds. These repairs are estimated to cost a total of \$350,000. The work is anticipated to take approximately ninety days. Until the work is complete, the pool will remain closed. Closure of the pool has required the physical education department to relocate its water activity programs to an off-campus site at a cost of \$53.00 per hour. In addition, the university's varsity women's swim team is using Newington High School's pool at a cost of \$92.00 per hour Monday through Friday, \$142.00 per hour on Saturdays, and \$242.00 per hour on Sundays and holidays. This cost does not include transportation for the athletes, for which the university is paying. Additionally, continued closure of the pool will have a significant impact on the university's ability to recruit swimmers for the women's swim team.

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.

**STAFF REPORT**

**FINANCE AND ADMINISTRATION COMMITTEE**

**CHANCELLOR'S RECOMMENDATION**

Approve the use of up to \$350,000 in current unrestricted operating funds to repair the roof and ceiling in Kaiser Hall's natatorium at Central Connecticut State University.