DESCRIPTION OF PERMANENT IMPROVEMENT PROJECT FOR CONSIDERATION

June 1, 2023

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Indoor Practice Facility Construction
REQUESTED ACTION: Increase Budget (Phase II)
REQUESTED ACTION AMOUNT: $19,625,000
Internal Projected Cost: *$20,000,000*
PRIOR CHE APPROVAL DATE(S): 6/2/2022 (Phase I)

Project Budget	Previous	Change	Revised
Professional Service Fees	$ 375,000	$ 1,297,932	$ 1,672,932
Equipment and/or Materials	--	345,934	345,934
Site Development	--	1,131,964	1,131,964
New Construction	--	15,830,945	15,830,945
Other: Surveying, Inspections	--	120,000	120,000
Contingency	--	898,225	898,225
Total	*$ 375,000*	*$ 19,625,000*	*$ 20,000,000*

Source of Funds	Previous	Change	Revised
Auxiliary Reserves	$ 375,000	$ 4,625,000	$ 5,000,000
Donor Gifts/Interest Earnings	--	15,000,000	15,000,000
Total	*$ 375,000*	*$ 19,625,000*	*$ 20,000,000*

DESCRIPTION:

Coastal Carolina University is requesting a recommendation from the Commission on Higher Education to begin the construction phase of a project to construct an approximately 90,000-square foot indoor football practice facility. The new facility will provide practice space for the football team and free up more field space for other sports to practice. In addition, university staff state that the facility will also provide practice space for club organizations and student recreation.

The new facility will include a full-sized artificial turf football field, video recording platforms, lighting and sound systems, restrooms, first-aid room, and storage space. According to staff, the new facility will also help in inclement weather, by permitting the football team to keep a consistent practice schedule without weather interruptions and provide enhanced safety with a field that is protected from any weather damage.

The Phase I submittal estimated total project costs of $15,000,000. Coastal Carolina University staff attribute the thirty-three percent cost increase due to escalating construction costs.

This project was included in the university's CPIP submittal as a year one priority.

SOURCE OF FUNDS:

The following outlines the funding sources for the project:

- $5,000,000 from Auxiliary Reserves, and
- $15,000,000 from Donor Gifts and Interest Earnings

Auxiliary reserves are revenue generated from the university's auxiliary enterprises, including food service, vending, and bookstore commissions. As of project submittal, the auxiliary reserve account had an uncommitted balance of $8,594,344.

The university's athletic foundation secured gifts to fund this project. The principal and expected interest earnings from the gifts will fund $15,000,000 of the project costs.

According to Moody's Investor Services, Coastal Carolina University has an A1 revenue bond rating.

MAINTENANCE NEEDS:

Routine maintenance is paid for through the university's E&G Renovation Reserve/Plant Expansion account.

ANNUAL OPERATING COSTS/SAVINGS:

Coastal Carolina projects an annual cost of $160,787 resulting from operating and additional staffing costs.

FOR DEPARTMENT USE ONLY	
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ADMIN Staff	
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Summary	

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY
   Code H17 Name Coastal Carolina University
   Contact Person David A. Frost, Senior Vice President for Finance & Administration/CFO Phone 843-349-2227

2. PROJECT
   Project # 9624 Name Indoor Practice Facility Construction
   Facility # _____ Facility Name Indoor Practice Facility

County Code	26 - Horry	**Project Type**	2 - Construct Additional Facilities
New/Revised Budget	$20,000,000.00	**Facility Type**	6 - Athletic/Recreational

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
   CPIP priority number 1 of 4 for FY 2023.

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project		**Decrease Budget**		**Close Project**	
Establish Project - CPIP		**Change Source of Funds**		**Change Project Name**	
Increase Budget	X	**Revise Scope**		**Cancel Project**	

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 doucmentation/maps to fully convey the need for the request.)

The University has completed Phase I design and seeks approval to increase the budget to begin Phase II in constructing the new Indoor Practice Facility. The new practice facility will be located south of Brooks Stadium and will increase program connectivity between CCU football practice and competition facilities. It will also provide practice space for additional sports on campus, other club organizations, and student recreation.

The main entry lobby resides on the north side of the building with the primary entrance centered on Brooks Stadium. This orientation will provide ease of access for players, coaches, and students from the competition field side as well as a formal façade to be viewed from the stadium. The structure is oriented east-west with future practice fields in mind, which are planned to the north and east of the facility.

The pre-engineered metal building will be 93,365 gross square feet. The main practice space incorporates a regulation-size football field and 20' safety zones around all four sides. 70' minimum clearance over the center of the field and 40' clearance at the sidelines will accommodate kickoff and field goal practice. Artificial teal turf will be installed on the field. The facility will also include restrooms, storage rooms and a first aid room which will be accessible from the interior and exterior practice areas, and two filming platforms.

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: June, 2022 Estimated Completion Date: January, 2025
   Estimated Expenditures: Thru Current FY: $375,000.00 After Current FY: $19,625,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	9624

1.		Land Purchase ---->	Land:	Acres
2.		Building Purchase ---->	Floor Space:	Gross Square Feet
3.	1,672,932.00	Professional Services Fees		
4.	345,934.00	Equipment and/or Materials ---->	Information Technology	$273,106.00
5.	1,131,964.00	Site Development		
6.	15,830,945.00	New Construction ---->	Floor Space: 93,365	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.	120.000.00	Other: Surveying, Inspections		
18.	898,225.00	Contingency		
	$20,000,000.00	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: _____

Cost Breakdown

Design Services	$
Monitoring	$
Abate/Remed	$
Total Costs	$ 0.00

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) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Auxiliary Reserves Donor Gifts/Interest Earnings	375,000.00	4,625,000.00 15,000,000.00	5,000,000.00 15,000,000.00 0.00		7201 7201	98800100 98800100	3907 3907	3907 3907
TOTAL BUDGET	$375,000.00	$19,625,000.00	$20,000,000.00					

10. SUBMITTED BY: David A. Frost, Senior VP for Finance & Administration/CFO — April 19, 2023

Signature of Authorized Official and Title — Date

11. APPROVED BY:
(For Department Use Only)

Authorized Signature and Title — Date

Revised 3/30/16

ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY Code H17 Name Coastal Carolina University

2. PROJECT Project # 9624 Name Indoor Practice Facility Construction

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

☒ COSTS ☐ SAVINGS ☐ NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS Projected Financing Sources				
(1) Fiscal Year	(2) General Funds	(3) Federal	(4) Other	(5) Total
1) FY 2025	$	$	$ 80,394.00	$ 80,394.00
2) FY 2026	$	$	$ 160,787.00	$ 160,787.00
3) FY 2027	$	$	$ 160,787.00	$ 160,787.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).
Funds to operate and maintain facilities are provided by student tuition in our general operating budget. No increase to student fees will result due to these expenses.

6. Will the additional costs be absorbed into your existing budget? ☒ 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.

	COST FACTORS	AMOUNT
1.	Utilities (1/2 year)	$28,990.00
2.	Custodial salaries and benefits (1/2 year)	9,060.00
3.	Insurance and warranties (1/2 year)	12,000.00
4.	Maintenance and repairs (1/2 year)	30,344.00
5.		
6.		
7.		
8.		
	TOTAL	$80,394.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. .5

9. Submitted By: David A. Frost, Senior VP for Finance & [illegible] April 19, 2023
Signature of Authorized Official and Title — Date

admin
THE SOUTH CAROLINA DEPARTMENT of ADMINISTRATION

PERMANENT IMPROVEMENT PROJECTS

REQUIRED INFORMATION FOR
PHASE II CONSTRUCTION BUDGET

1. Provide the total projected cost of the project. Attach a summary of the costs prepared during the A&E pre-design phase to support the total cost.

$20,000,000

2. Identify the source(s) of funds for construction. If any private or federal funds are included, attach a letter guaranteeing the availability of the funds.

$ 5,000,000 - Auxiliary Reserves
$15,000,000 - Donor gifts and interest earnings

3. Describe and define each fund source to be used for construction. Cite any statutory authority, including the code section other provision of law for use of the funds for permanent improvement projects. If the source includes any fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

Auxiliary Reserves - Discretionary funds derived from food service, vending and bookstore commissions.

Donor Gifts - The Chanticleer Athletic Foundation has secured donations restricted to this project. The interest earned from investing these funds will also support the construction of the Indoor Practice Facility. The Chanticleer Athletic Foundation is a legally separate, tax-exempt, not-for-profit organization incorporated under the laws of SC as the University's athletic fundraising organization.

4. Provide the current uncommitted balance of funds for each source described above.

Auxiliary Reserves - $8,594,344
Donor gifts and interest earnings - $15,000,000

5. If institution or revenue bonds are included as a source, provide when the bonds were issued. If not issued yet, provide when the bond resolution is expected to be brought for State Fiscal Accountability Authority approval.

Bonds are not a funding source for this project.

6. If a student fee is used to fund debt service, provide the current amount of the fee collected annually or by semester. Specify which.

Debt Service set aside is currently $255 per full-time student per semester; $215 allocated to institution bonds and $40 allocated to revenue bonds. This set-aside was reduced in academic year 2022-2023 from $355 per full-time student per semester.

7. Indicate whether or not the use of any funds for construction will require an increase in any student fee or tuition. Describe any increase in student fees effected in prior years that has contributed to the availability of these funds.

This renovation will not result in an increase in student fees nor has there been an increase in student fees in prior years that have contributed to the availability of these funds.

8. If the project qualifies for the JBRC policy requirement to meet the LEED certification/Green Globes certification as the conservation measure, please attach the findings of a cost-benefit analysis showing the anticipated energy savings over the life of the project. Additionally, attach the checklist of items to be included to achieve LEED points or a description of the energy measures to achieve LEED.

LEED/Green Globes certification is not a requirement for this project.

9. If the project does not qualify for the JBRC policy requirement to meet the LEED certification/Green Globes certification as the construction measure, provide what savings/conservation measures will be implemented within the project. Explain the energy savings measures to be implemented as part of this project. If there are no energy savings measures included, state that and explain why.

A majority of this facility will not be temperature controlled; therefore, we anticipate energy costs to be minimal.

10. Provide the projected date (month and year) for execution of the construction contract.

October, 2023

11. Provide the projected date (month and year) for completion of construction.

January, 2025

12. Describe the programs that will use the constructed or renovated space.

The Indoor Practice Facility will be used primarily by the football program. It will also provide practice space for other sports, club organizations and student recreation, provide a campus gathering space for special events and, in extreme cases, provide another large scale local/regional asset for potential emergency management use.

13. Provide the total square footage of the building to be renovated or constructed.

93,365 gross square feet

14. If a portion of the building is to be renovated, provide the square footage of the portion that will be included in the renovation.

N/A

15. Provide the current age of the building and building systems to be renovated or replaced.

N/A

16. If any new space is being added to the facility, provide demand and usage data to support the need.

The football program currently has no adequate indoor practice location. An indoor practice facility will assist with alleviating conflicts among multiple sports for practice space which promotes student-athlete welfare by allowing more flexibility around student-athlete academic schedules. In inclement weather, this facility will enable consistency with practices and provide enhanced safety allowing practices to continue during inclement weather. Practice time is highly-regulated by NCAA rules and is largely perishable. This facility will allow the football program to keep pace with its peers and competitors in what is a highly competitive recruiting climate. During off-peak usage it can be utilized by other athletic programs, club sports, as a campus gathering place for special events and, in extreme cases, provide another large scale local/regional asset for potential emergency management use.

17. Provide an estimate of the numbers of students, faculty, staff and clients that are expected to utilize the space associated with the project or building.

Approximately 100 football players and 35 coaching and support staff will most frequently utilize the Indoor Practice Facility.

18. If the construction cost increased significantly from the internal estimate and/or from the total estimated cost provided on the CPIP (30% or more), provide what factors caused the cost to increase.

The internal estimate on the 2022 CPIP was $15,000,000. The 33% cost increase is due to escalating construction costs.

19. If the contingency is more than 10%, explain why.

N/A

20. If funds are being transferred from another project, provide the current status of the project from which funds are being transferred.

N/A

21. Indicate whether or not the project has been included in a previous year's CPIP. If so, provide the last year the project was included and year for which it was proposed.

The Indoor Practice Facility was included in the 2022 CPIP as priority 1 of 4 in FY 2022-2023.

22. Provide the economic impact of the project or project request, including job creation and retention. If there is no economic impact, provide an explanation.

Construction industry job opportunities will be available as a result of this renovation as well as increased commerce for local businesses to meet food and lodging needs of the construction workers.

23. Discuss how maintenance of this facility construction/renovation will be addressed and funded.

Renovations and repairs are funded through the Renovation Reserve/Plant Expansion fund. This account is funded from a student fee - $150 per full-time student per semester. This fee has been in place since academic year 2006-2007 at the same amount per student. Routine facilities maintenance is funded through our E&G accounts and the source of funds are operating revenues (tuition and fees, sales and services, gifts, grants, etc.).

24. Provide the name of any account from which costs of deferred maintenance are addressed and its current uncommitted balance. Indicate the sources used to fund the account.

The University has been fortunate to be able to pay for maintenance and repairs as needs arise and does not have an account termed deferred maintenance. The E&G Renovation Reserve/Plant Expansion account is used for general scheduled renovations and repairs and the uncommitted fund balance as of March 31, 2023 is $2,062,575.

25. If funding for maintenance of this facility construction/renovation has not yet been determined, discuss the steps that have been taken to address and fund maintenance of this and other facilities owned or managed by the agency or institution.

Annual maintenance needs are budgeted and scheduled by the Facilities Planning and Management Department within the scope of available funds.

TO BE PROVIDED FOR HIGHER EDUCATION PROPOSALS

1. Indicate whether or not the use of any funds for construction will require an increase in any student fee or tuition. Describe any increase in student fees effected in prior years that has contributed to the availability of these funds.

No student fee will result from this project nor has there been a fee assessed or increased in prior years that contributed to the availability of these funds.

2. If the use of any funds for construction includes any student fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

No student fee will result from this project nor has there been a fee assessed or increased in prior years that contributed to the availability of these funds.

3. Provide a nine-year history of each component within the institution's tuition and fee structure designated or utilized for permanent improvements. Identify the tuition or fee component per student, per semester; the total revenue collected during the academic year; and the fund balance at fiscal year end, all delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the fee is projected to increase. Use the following format in responding to this question and provide as many tables as are necessary to promote a clear understanding of the relationship of tuition and fee revenue designated by the institution for permanent improvements, maintenance and other facility-related expense, including debt service.

Academic Year	Amount per student per semester	Total Revenue Collected During Academic Year	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	$595	12,047,992	21,239,285	21,517,522
2015-16	$595	13,144,362	14,562,984	20,098,900
2016-17	$595	12,439,996	16,301,142	16,237,754
2017-18	$595	12,174,243	14,610,118	13,801,879
2018-19	$595	11,328,087	18,921,454	6,208,512
2019-20	$505	9,146,302	5,071,936	10,282,878
2020-21	$505	9,531,166	7,582,183	12,231,861
2021-22	$505	9,262,956	6,542,602	14,952,215
2022-23*	$405	7,009,483	11,249,629	10,712,069

*Projection

4. Identify any other funds not specifically designated that may be utilized or redirected for permanent improvements, maintenance and other facility-related expense, including debt service. Provide a nine-year history of total collections, by fund; amounts applied to or for permanent improvements, maintenance and other facility-related expense, including debt service; and the fund balance at fiscal year end, delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the revenue is projected to increase. Describe any portion of the source that originates from any tuition or fee component. Include all permanent improvements without regard to Joint Bond Review Committee or State Fiscal Accountability approval requirements. Use the following format in responding to this question and provide as many tables as are necessary to provide a complete and comprehensive response for each fund.

Fund Source or Name: Penny Sales Tax
Description:
Local option sales tax to be utilized for construction, renovation, land acquisition or debt service.

Academic Year	Total Revenue Collected During Academic Year	Portion Collected From Tuition or Fee Revenues	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	9,080,113	0.00	202,675	26,783,168
2015-16	9,934,550	0.00	12,568,966	24,148,752
2016-17	10,625,752	0.00	15,475,526	19,298,978
2017-18	10,584,793	0.00	2,390,282	27,493,489
2018-19	12,390,917	0.00	43,070	39,841,336
2019-20	11,895,320	0.00	20,450,670	31,285,986
2020-21	10,264,616	0.00	746,107	40,804,495
2021-22	13,091,525	0.00	686,300	53,209,720
2022-23	19,128,021	0.00	23,425,703	48,912,038

*Projection

Fund Source or Name: University Housing Renovation Reserve
Description:
University Housing Maintenance Reserve funds are generated by excess revenues received over annual housing operations. These funds are used for renovation and maintenance of student residence halls.

Academic Year	Total Revenue Collected During Academic Year	Portion Collected From Tuition or Fee Revenues	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15				
2015-16	10,182,855	0.00	-	10,182,855
2016-17	3,381,897	0.00	1,389,093	12,175,659
2017-18	8,514,705	0.00	1,678,271	19,012,093
2018-19	5,598,213	0.00	6,906,704	17,703,602
2019-20	1,231,559	0.00	12,392,975	6,542,186

2020-21	1,176,923	0.00	898,370	6,820,739
2021-22	14,261,668	0.00	981,150	20,101,257
2022-23*	6,000,000	0.00	6,000,000	20,101,257

*Projection

*Note - Excess revenues received over annual housing operations are transferred into this account to fund maintenance and renovation of student housing facilities.

Fund Source or Name: Auxiliary Reserves
Description: Discretionary funds derived from food service, vending and bookstore commissions.

Academic Year	Total Revenue Collected During Academic Year	Portion Collected From Tuition or Fee Revenues	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	1,953,464	0.00	1,674,279	1,333,408
2015-16	3,635,163	0.00	186,829	2,794,447
2016-17	860,556	0.00	-	0
2017-18	6,532,574	0.00	-	3,903,153
2018-19	4,501,558	0.00	-	4,157,965
2019-20	7,683,129	0.00	-	8,601,543
2020-21	2,202,192	0.00	-	7,546,376
2021-22	5,465,802	0.00	-	10,183,519
2022-23*	3,000,000	0.00	-	11,183,519

*Projection

5. Describe the fund sources reflected above that will be utilized to support the project that is the subject of this Phase I proposal.

Auxiliary Reserves (last table) are being used to fund $5,000,000 of this project. Auxiliary Reserves are discretionary funds derived from food service, vending and bookstore commissions. Donor gifts and interest earnings will fund the remaining $15,000,000.

GARVINDESIGNGROUP

Coastal Carolina University
Indoor Practice Facility
April 21, 2023

This document summarizes the architectural design for the Coastal Carolina University (CCU) Indoor Practice Facility, located near the intersection of University Boulevard and Highway 544. This narrative, along with the architectural drawings, provides a basis-of-design for the new facility.

Project Summary

The new practice facility will be located south of Brooks Stadium and will increase program connectivity between CCU football practice and competition facilities. It will also provide practice space for additional sports on campus, other club organizations, and student recreation. The field and storage spaces are designed for flexibility to accommodate multiple uses.

The main entry lobby resides on the north side of the building with the primary entrance centered on Brooks Stadium. This orientation will provide ease of access for players, coaches, and students from the competition field side as well as a formal façade to be viewed from the stadium. The structure is oriented east-west with future practice fields in mind, which are planned to the north and east of the facility. It is sited to maintain adequate distance from the northern edge of the existing retention pond while maximizing free area to the north for future planned development at the south endzone of Brooks Stadium.

The facility's gross square footage, measured to the outside face of the building and including the filming platforms, is 93,365 gsf. The pre-engineered metal building (PEMB) structure is designed to maintain 70' minimum clearance over the center of the field and 40' minimum at the sidelines for optimal practice conditions. These clearances accommodate kickoff and field goal practice, but punting will typically occur on the outdoor fields. The main practice space incorporates a regulation-size football field (360' X 160') with 20' safety zones around all four sides. The PEMB structural column frame will be clad with metal stud walls up to 10' to receive wall padding furnished and installed by the owner. Artificial turf matching the owner's preferred product specifications will be provided.

Storage rooms on the east side serve interior and exterior practice areas. These spaces will not have ceilings to allow for adequate ventilation but will include netting overhead to protect these spaces from practice balls. A first aid room will include casework and connections for an ice machine along with a separate storage area. This space will be accessible from the interior and exterior practice spaces. There will be two filming platforms with metal grate floors, located at the north side of the field as well as the east endzone. Platforms and access stairs will have steel railings with vertical pickets.

Insulated metal panel (IMP) walls and white "*Simple-Saver*" roof insulation create the thermal envelope. Roofing will be standing seam metal with aluminum gutters and downspouts to match Coastal Carolina standards.

Motorized overhead doors with glass panels will provide physical and visual connection to the future practice areas outside. The exterior cladding primarily consists of insulated metal panels, with translucent fiberglass panels lining the upper portion of the building facades. Metal panels will also clad

pilasters along the long sides of the building to break down the massing and establish a rhythm along the façades, and a ground face CMU water table will surround the building on all four sides for aesthetic appeal and increased durability at grade level.

CCU campus standard brick will comprise the four primary corners of the building in order to incorporate materials traditional to campus and provide a strong transition from the metal panels on these prominent elevations. The east and west ends of the building will feature a building projection featuring more elevated brick veneer, window openings, standing seam hipped roofs, and an aluminum trellis system that connects with the CCU campus aesthetic. Large vertical openings frame the center projection, introduce additional daylighting into the practice space, and host fans and louvers required for the mechanical ventilation system. These louvers may be removed and replaced with matching translucent panels in the future should the facility be converted to a fully-air-conditioned space.

VIEW FROM HWY 544



VIEW FROM SOUTHEAST



COASTAL CAROLINA UNIVERSITY

INDOOR PRACTICE FACILITY

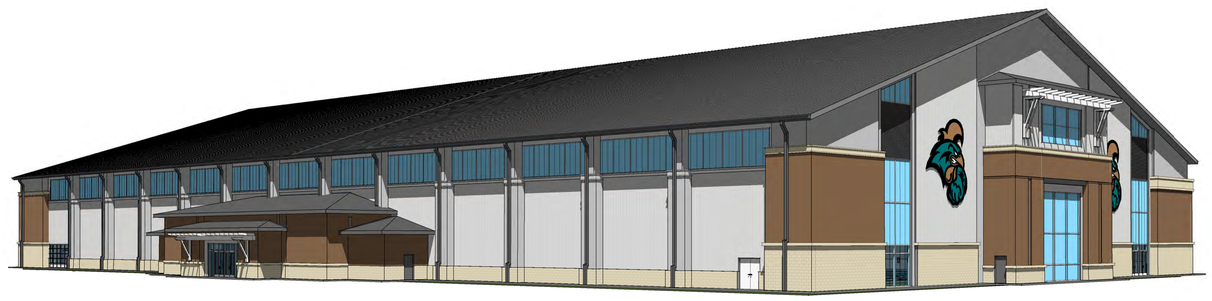
CONWAY, SOUTH CAROLINA

Architect's Project Number: C669.22
State Project Number: H17-9624-MJ

SCHEMATIC DESIGN DOCUMENTS
NOT FOR CONSTRUCTION

APRIL 21, 2023

PROJECT RENDERING



INDEX TO DRAWINGS

TITLE SHEET & CODE INFORMATION

G1.1	TITLE SHEET & INDEX TO DRAWINGS
G1.3	CODE INFORMATION
G1.4	FIRST FLOOR LIFE SAFETY PLAN
G1.5	SECOND FLOOR LIFE SAFETY PLAN

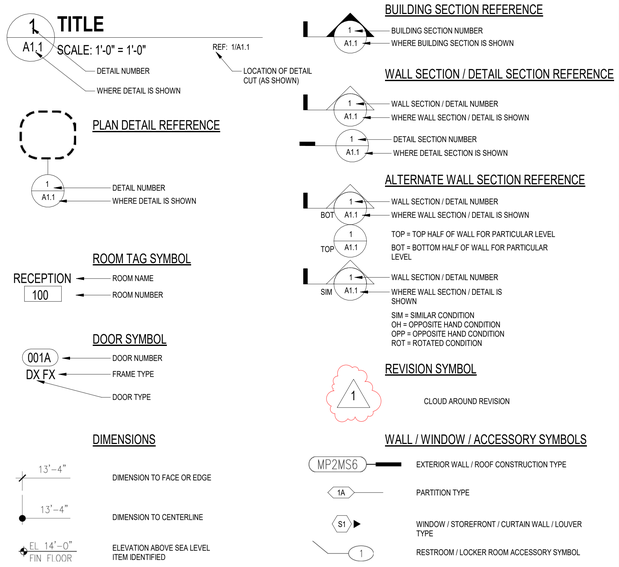
CIVIL

C2.1	OVERALL STAKING PLAN
C2.2	ENLARGED STAKING

ARCHITECTURAL

A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ELEVATIONS
A4.3	BUILDING ELEVATIONS
A4.4	BUILDING ELEVATIONS
A4.5	3D AXONOMETRIC VIEW
A4.6	3D AXONOMETRIC VIEW
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A5.3	BUILDING SECTIONS
A5.4	BUILDING SECTIONS
A5.5	BUILDING SECTIONS

ARCHITECTURAL SYMBOLS



LOCATION MAP



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1209 Lincoln Street
P.O. Box 18
Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

A/E SEAL

NOT FOR CONSTRUCTION

A/E SEAL

PROJECT TITLE
COASTAL CAROLINA UNIVERSITY
INDOOR PRACTICE FACILITY
STATE PROJECT NUMBER: H17-9624-MJ
UNIVERSITY BLVD.
CONWAY, SC 29526

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
TITLE SHEET & INDEX TO DRAWINGS

PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
G1.1

4/11/2023 11:05:57 AM

CODE INFORMATION

PROJECT DESIGNED IN ACCORDANCE WITH:

1. INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION WITH SCBC MODIFICATIONS
2. INTERNATIONAL FIRE CODE (IFC), 2021 EDITION WITH SCBC MODIFICATIONS
3. INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2009 EDITION
4. INTERNATIONAL FUEL GAS CODE (IFGC), 2021 EDITION WITH SCBC MODIFICATIONS
5. INTERNATIONAL MECHANICAL CODE (IMC), 2021 EDITION WITH SCBC MODIFICATIONS
6. INTERNATIONAL PLUMBING CODE (IPC), 2021 EDITION - WITH SCBC MODIFICATIONS AND THE FOLLOWING INSERTIONS:
   1. SECTION 305.4.1, INSERT "18" AND INSERT "18"
   2. SECTION 903.1, INSERT "8"
7. INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE (IPSDC), 2021 EDITION
8. INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), 2021 EDITION
9. INTERNATIONAL WILDLAND - URBAN INTERFACE CODE (IWUIC), 2021 EDITION
   A. NOTE: THE IWUIC DOES NOT SUPERSEDE EXISTING STATUTORY REQUIREMENTS
10. INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (ICCPC), 2021 EDITION, UPON STATE ENGINEER'S APPROVAL
11. NATIONAL ELECTRICAL CODE (NEC) [NFPA-70], 2020 EDITION
12. AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI) A117.1 - 2017, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
13. STATE FIRE MARSHAL RULES, REGULATIONS AND POLICIES - LATEST EDITION
14. SOUTH CAROLINA ELEVATOR, CODE, AND REGULATIONS
15. STATE OF SC TELEPHONE EQUIPMENT ROOM AND COMMUNICATION/DATA SYSTEMS POLICIES AS FORMULATED BY THE OTIS
16. STATE OF SC BUILDING STANDARDS IN FLOODPLAIN AREAS
17. SOUTH CAROLINA MODULAR BUILDINGS CONSTRUCTION ACT

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TABLE 1 FLOOD HAZARD INFORMATION & FLOOD LOADS

FLOOD HAZARD AREA

Flood Map Information: Flood Zone: X *(A Floodplain Permit is required for A and V Zones)*
Community Number: 45051C Panel Number: 0542K
Is the Project Site in a 100-Year Floodplain? Yes ☐ No ☒
Base Flood Elevation (NGVD or FIRM) N/A MSL
Design Flood Elevation (IBC 1612.3 and ASCE 24) N/A MSL

NON HIGH-VELOCITY WAVE ACTION

Elevation of Lowest Proposed Floor (ASCE 24, Chapter 2) 40.50 MSL
Dry floodproofing (ASCE 24) Yes ☐ No ☒

HIGH-VELOCITY WAVE ACTION

Elevation of bottom of Lowest Horizontal Structural Member of lowest floor N/A MSL
Flotation resistant (ASCE 24) Yes ☐ No ☒
Breakaway wall (ASCE 24) Yes ☐ No ☒

IBC 1612 and SE-510, as applicable

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TABLE 2 SOILS & SITE

SOILS INVESTIGATION (If required - IBC 1803.2) Yes ☒ No ☐

SOILS CLASSIFICATION

Site Class (IBC 1613.2.2) D
Classes Soil of Materials (UCS System) (IBC 1803.5.1) SP, SM, SC
Allowable Footing Bearing Pressure 2,500 psf

MINIMUM DESIGN SOIL BEARING LOAD (IBC Table 1806.2) 1,500 psf

COMPACTION

Subgrade: 98 Percent
Base: 98 Percent
Other: Percent

MINIMUM DESIGN SOIL LATERAL LOAD (IBC 1610.1) 45 psf

FOOTINGS

Undisturbed footings Yes ☒ No ☐
Compacted Fill Material (IBC 1804.6) Yes ☒ No ☐

ELEVATIONS

Elevation of Water Table: MSL
Elevation of lowest footing: MSL
Elevation of lowest floor or basement: MSL

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NOTE: Where a fire wall is necessary to separate buildings, each building is to be provided individual code criteria Tables 3 through 11. See IBC 503.1.2.

TABLE 3 BASIC BUILDING CODE INFORMATION

CONSTRUCTION CLASSIFICATION (IBC 602)	Type: II-B
OCCUPANCY CLASSIFICATION (indicate all) (IBC 302 & 504.2)	Assembly (A-3), Business, Storage (S-1), Utility
MOST RESTRICTIVE OCCUPANCY CLASSIFICATION (IBC Tables 504.3, 504.4 & 506.2)	Assembly (A-3)
Mixed Occupancy (IBC 508)	Yes ☐ No ☒
Separated (IBC 506.2.2 & 508.4)	Yes ☐ No ☒
Non separated (IBC 508.3)	Yes ☒ No ☐
Does building require Incidental Use Area Separation? (IBC 509.1)	Yes ☒ No ☐
2-way Communication Required (IBC 1009.6.5 & 1009.8)	Yes ☐ No ☒
Fire Apparatus Access and Water Line (IFC 503 & 507)	Yes ☒ No ☐
OTHER FIRE PROTECTION SYSTEMS, DEVICES or FEATURES If the building has any special or notable fire protection or safety feature or hazard the designers should list them here, describe the performance characteristics and refer to locations in construction documents. (e.g. fire extinguishers, smoke- evacuation/control/compartments - IBC 414.1.3.)	

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TABLE 4 BUILDING HEIGHT & AREA

BUILDING HEIGHT

	AS DESIGNED		AS ALLOWED BY IBC	
	In Feet	In Stories	In Feet	In Stories
IBC TABLE 504.3	57' - 1"	N/A	75'	N/A
IBC TABLE 504.4	N/A	1	N/A	3
TOTAL HEIGHT (including any Allowable Increase)	57' - 1"	1	75'	3

BUILDING AREA

AREA LIMIT AS ALLOWED BY IBC TABLE 506.2 (area limitation for each story) 28,500 SF

AREA INCREASES AS ALLOWED BY IBC SECTIONS 506.2 & 506.3 UNLIMITED SF (maximum modified area for each story)

EXPLANATION OF INCREASES: 507.6 Group A-3 buildings of Type II construction.

AREA AS ALLOWED BY IBC

Story: 1 UNLIMITED SF (area this story)
Story: SF (area this story)
Story: SF (area this story)
Story: SF (area this story)
Story: SF (area this story)

TOTAL AREA OF BUILDING ALLOWED BY IBC (sum of all stories) UNLIMITED SF

AREA AS DESIGNED		**ACCESSORY OCCUPANCY** (IBC 508.2 & Table 506.2)	
Story: 1	90,220 SF (area this story)		SF (area this story)
Story: MEZZANINE	770 SF (area this story)		SF (area this story)
Story:	SF (area this story)		SF (area this story)
Story:	SF (area this story)		SF (area this story)
Story:	SF (area this story)		SF (area this story)

TOTAL DESIGNED AREA OF BUILDING (summary of all stories) 90,990 SF

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TABLE 5 BUILDING DESIGN OCCUPANT LOAD

STORY	FUNCTION OF SPACE [1]	A: FLOOR AREA [2] (NSF or GSF)	B: MAX AREA ALLOWED PER OCCUPANT [3] (NSF or GSF)	C: OCCUPANTS ON FLOOR FOR THIS FUNCTION [4]	D: DESIGN OCCUPANT LOAD [5]
1	Assembly (A-3)	593	15	40	
	Business (B)	256	150	2	
	Exercise (A-3)	84,649	50	1,695	
	Storage/Mechanical	2386	300	14	
	Subtotal Design Occupant Load for This Story				1,751
MEZZ	Platform	580	15	40	
	Storage	160	300	2	
	____	____	____	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				42
____	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
____	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
____	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	____	____	____	____	
	Subtotal Design Occupant Load for This Story				____
TOTAL BUILDING DESIGN OCCUPANT LOAD					1,793 [6]

FOOTNOTES:
1. Provide the complete name of the Function of Space using the left column of Table 1004.5 of the IBC [1]
2. Design Area per each occupant of this Function on this Story in either Gross (GSF) or Net (NSF) Square Footage [2]
3. Allowed Floor Areas in SF per Occupant per right column in Table 1004.5 of the IBC [3]
4. Divide Column A (2) by Column B (3) for each function and enter result, rounded up to the nearest whole person [4]
5. Subtotal all Column C values for this floor to yield the Design Occupant Load [5]
6. Total Building Design Occupant Load –sum of all Column D value [6]

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TABLE 6 GENERAL FIRE PROTECTION REQUIREMENTS

SEPARATIONS		
Fireblocking Required (IBC Section 718)	Yes ☐	No ☒
Draftstopping Required (IBC Section 718)	Yes ☐	No ☒
Smoke Control System Required (IBC Section 909)	Yes ☐	No ☒
Smoke Barriers Required (IBC Section 407 & 408)	Yes ☐	No ☒
Smoke Partitions Required (IBC Section 407)	Yes ☐	No ☒
Fire Partition Required (IBC Section 708)	Yes ☒	No ☐
Fire Barrier Required (IBC Section 707)	Yes ☒	No ☐
ALARM & DETECTION		
Fire Alarm System Required (IFC Section 907)	Yes ☒	No ☐
Emergency/Voice Alarm Communications System Required (IFC Section 907.5.2.2)	Yes ☐	No ☒
Fire Command Center Required (IFC Section 508)	Yes ☐	No ☒
SUPPRESSION		
Standpipes Required (IFC Section 905)	Yes ☐	No ☒
Sprinklers Required (IFC Section 903)	Yes ☒	No ☐
Sprinklers Provided (_____)	Yes ☒	No ☐
Portable extinguishers required (IFC 906)	Yes ☒	No ☐
Other suppression systems required (IFC 904)	Yes ☐	No ☒
Smoke & heat vents required (IFC 910)	Yes ☐	No ☒
OTHER: *(Indicate other provided fire and life safety features not listed above, if any)*		
Emergency Responder Radio Coverage (IFC Section 510)	Yes ☐	No ☐
_____		
_____		
_____		

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TABLE 7 FIRE RESISTANCE RATING OF BUILDING ELEMENTS

BUILDING ELEMENT	RATING AS REQUIRED (in hours)	RATING AS DESIGNED (in hours)	TESTING AGENCY & DESIGN NO. (UL, FM, etc)	DESIGNERS WALL / PARTITION KEY CODE
Primary Structural Frame (IBC Table 601)	0	0	--	
Bearing Walls: (IBC Table 601)				
Exterior (IBC Table 705.5)	0	0	--	--
Interior	0	0	--	--
Nonbearing Walls & Partitions (IBC Table 601, including footnote "d" & 602)				
Exterior (IBC Table 705.5)	0	0	--	--
Interior	0	0	--	--
Floor Construction (IBC Table 601) (including supporting beams & joists)	0	0	--	
Roof Construction (IBC Table 601) (including supporting beams & joists)	0	0	--	
Fire Walls (IBC Section 706)	2	N/A	--	--
Fire Barriers (IBC Section 707)	1	N/A	--	--
Fire Partitions (IBC Section 708)	1	1	U905	CSB
Shaft Enclosures (IBC Section 713)	1	N/A	--	--
Opening & Protective Listing by Category (fire shutters, doors, etc. - IBC Section 716)	--	N/A	--	--
Others (as required by Designer)	--	--	--	--

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TABLE 8 STRUCTURAL DESIGN INFORMATION

RISK CATEGORY (IBC Table 1604.5): III

LIVE LOADS

Floor Live Load(s)
Occupancy/Use: Assembly F_B = 100 PSF
Occupancy/Use: F_B = PSF
Occupancy/Use: F_B = PSF
Occupancy/Use: F_B = PSF
Roof Live Load R_B = 20 PSF
Ground Snow Load (IBC Figure 1608.2 or ASCE 7) P_F = 10 PSF

WIND LOADS

Analysis Procedure (ASCE 7 or IBC 1609.1): ASCE 7
Basic Design Wind Speed (IBC Fig's. 1609.3(1)-(3)): V = 156 MPH
Exposure Category (IBC 1609.4.3): C
Internal Pressure Coefficient (ASCE 7): GC_{pi} = +/- 0.18
External Pressure Coefficient (ASCE 7): GC_p = Per ASCE 7
Protection of Openings Required (IBC 1609.2): Yes ☒ No ☐
If "Yes", check one: Impact Resistant Glazing ☒ Impact Resistant Covering ☐

SEISMIC LOADS

Seismic Importance Factor (ASCE 7 Table 1.5-2): I_E = 1.25
Site Class (IBC 1613.2.2): D
Mapped Spectral Response Accelerations: S_s = 0.316 S_1 = 0.115
Design Spectral Response Acceleration Parameters: S_{DS} = 0.325 S_{D1} = 0.182
Seismic Design Category (IBC Tables 1613.2.5.1 and 1613.2.5.2): Seismic Design Category C
Basic Seismic Force Resisting System: Ordinary Moment Frame OMF, Concentric Braced Frame CBF
Design Base Shear (ASCE 7 Chapter 12): See Structural Drawings KIPS
Seismic Response Coefficient(s) (ASCE 7): C_s = 0.035
Response Modification Factor(s) (ASCE 7): R = 3.5 OMF, 3.2 CBF
Analysis Procedure: Equivalent Lateral Force

ARCHITECTURAL-MECHANICAL-ETC. LOADS

Provide as applicable: architectural items, mechanical, plumbing, etc. (ASCE 7) See Structural Drawings

SPECIAL LOADS

Provide as applicable: abnormal items, moving loads, impact, hoisting, etc. (ASCE 7) See Structural Drawings

*IBC Chapter 16 and ASCE 7 -- Information may be shown on initial Structural Sheet of the drawings or on Sheet with other code information. List floor design loads on structural plans.

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TABLE 9 PLUMBING INFORMATION

WATER SYSTEM: Service Line Size: 3 Inches
Peak Flow: 95 GPM Total Demand: 220 No. Fixture Units

SANITARY SEWER SYSTEM: Loading: 97 DFU GPD
Service Line Size: 4 Inches Slope: 1/8 min inches/ft

MINIMUM PLUMBING FIXTURES REQUIRED BY OCCUPANCY (IPC Section 403 & Table 403.1)
All Occupancy Classification(s) (same as OSE Table 3): Assembly (A-3), Business, Storage (S-1) & Utility
Total Building Design Occupant Load (same as OSE Table 6): 2,000

1. Occupancy: Assembly (A-3) Total Load for this Occupancy: 1,793 Male: 897 Female: 897
Water Closets/ Urinals (IPC Section 424.2): MALE: 8 (# Urinals allowed 5) FEMALE: 14
Lavatories: MALE: 5 FEMALE: 5
Drinking Fountains 4
Unisex Toilet
Service Sink 1
Other (list)

2. Occupancy: Total Load for this Occupancy: Male: Female:
Water Closets/ Urinals (IPC Section 424.2): MALE: (# Urinals allowed) FEMALE:
Lavatories: MALE: FEMALE:
Drinking Fountains
Unisex Toilet
Service Sink
Other (list)

3. Occupancy: Total Load for this Occupancy: Male: Female:
Water Closets/ Urinals (IPC Section 424.2): MALE: (# Urinals allowed) FEMALE:
Lavatories: MALE: FEMALE:
Drinking Fountains
Unisex Toilet
Service Sink
Other (list)

TOTAL BUILDING COUNT REQUIRED/PROVIDED (add all occupancies)

Note: Round up all numbers Whole numbers only	REQUIRED Male	REQUIRED Female	PROVIDED Male	PROVIDED Female
Total Water Closets/ Urinals	8 (# Urinals allowed 5)	14	8 (# Urinals provided 5)	15
Total Lavatories	5	5	5	5
Total Drinking Fountains	4		4	
Total Unisex Toilets	--		1	
Total Service Sinks	1		1	
Total Other (list): _____	_____		_____	

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TABLE 10 MECHANICAL INFORMATION

AIR COMFORT SYSTEMS

Overall Thermal Transfer Value (OTTV): TBD BTU/(HR x °F x SF)
Building Cooling Load: TBD SF / Ton
Building Heating Load: TBD BTU/(HR x SF)

OTHER LOADING FEATURES

Glass: U Factor: Window to wall ratio:
Insulation Values: Roof: Exterior Walls:
Outside Air minimum while occupied: 20,500 CFM 105 Occupants

MECHANICAL SYSTEMS, SERVICE SYSTEMS & EQUIPMENT

Briefly describe mechanical system: The primary mechanical system shall consist of wall mounted exhaust fans and outdoor air intake louvers to ventilate the indoor Practice Field 105 with direct-expansion (DX) split-system fan coil units serving the lobby, toilet rooms, first aid/first air storage, electrical and AV rooms. General storage rooms shall be provided with a centrifugal inline fan for ventilation/air-movement and odor control. The indoor practice field area and general storage rooms will not be air-conditioned (cooled) or heated.

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TABLE 11 - ELECTRICAL INFORMATION

SERVICE TRANSFORMER: ☒ By Utility Company ☐ By Agency If by Agency: _____ KVA Primary _____ Voltage/Phase

ELECTRICAL SERVICE INFORMATION:

Service Voltage/Phase: 480 V/ 3 Amperes: 1000
Service Entrance Conductors Size: Quantity per Phase:
Total Connected Load: TBD KVA Estimated Demand Factor: TBD
Estimated Maximum Demand: Amperes
Available Fault Current in Symmetrical Amperes: TBD Amperes
Interrupting Capacity of Service Overcurrent Device: Amperes
Grounding Electrode System Components:
☐ Metal In-ground Support Structure(s) ☒ Metal Underground Water Pipe
☒ Ground Ring ☒ Concrete-Enclosed Electrode
☐ Plate Electrodes ☒ Rod and Pipe Electrodes
☐ Other Listed Electrodes, please specify ____ ☐ Other Local Metal Underground Systems or Structures

EMERGENCY SERVICE INFORMATION:

Generator 1: ☐ Emergency ☐ Standby ☐ Op. Standby _____ Voltage/Phase _____ Fuel _____ KVA
Generator 2: ☐ Emergency ☐ Standby ☐ Op. Standby ☐ Integral Battery _____ Fuel _____ KVA
Exit/Emergency Egress Lighting Backup Power ☒ Battery ☐ Generator
Fire Alarm System: ☐ Manual ☐ Auto ☒ Manual/Auto ☐ Addressable Class: ☐ A ☒ B ☐ ____ (Other)
Fire Alarm System Method of Communication to Monitoring Station (please specify): ____
Fire Alarm Pathway Survivability: ☐ Level 0 ☐ Level 1 ☐ Level 2 ☐ Level 3
Carbon Monoxide Detection Required? ☐ Yes ☐ No
Carbon Dioxide Detection Required? ☐ Yes ☐ No
Emergency Responder Radio Coverage Enhancement Required? ☒ Yes ☐ No

LIGHTNING PROTECTION SYSTEM PROVIDED: ☒ Yes ☐ No

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OSE CERTIFICATIONS

The following code tables and certifications are based on the most current codes adopted by OSE shown in Chapter 5 of this manual. These tables and certifications are to be included on the Construction Drawings AS-IS. Do not re-create these in another format or medium. Please contact OSE if you need assistance.

ZONING CERTIFICATION

"I hereby certify that, to the best of my knowledge, these plans comply with applicable zoning ordinances, and that plans have been submitted to appropriate authority for their review and/or approval."

Signed: _____ _____
Architect/ Engineer Date

If the project does not require a National Pollution Discharge Elimination System (NPDES) permit from SCDHEC, include the following certification on the Site Plan(s):

EROSION AND SEDIMENT REDUCTION/STORMWATER MANAGEMENT

Designer's Certification:
"I hereby certify that the measures in this plan are designed to control erosion, retain sediment on the site, and manage stormwater in a manner that neither any on-site nor off-site damage or problem is caused or increased, that all structural measures are designed to the minimum standards for health and safety, and that all the provisions of the plan are in compliance with the Regulations contained in Chapter 72, Article 2, SC Code of Regulations (Erosion and Sediment Reduction and Stormwater Management Regulations)."

Signed: _____ _____
Engineer or Registered Landscape Architect (Circle one) Date

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1209 Lincoln Street

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A/E SEAL

PROJECT TITLE
COASTAL CAROLINA UNIVERSITY
INDOOR PRACTICE FACILITY
STATE PROJECT NUMBER: H17-9624-MJ
UNIVERSITY BLVD.
CONWAY, SC 29526

REVISIONS

NO.	NAME	DATE

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DRAWING TITLE
CODE INFORMATION

PROJECT NO. C669.22
DATE 04-21-23

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G1.3

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GENERAL NOTES - LIFE SAFETY

1. SEE CODE REVIEW INFORMATION ON TITLE AND CODE REVIEW SHEET(S).
2. SEE SHEET G1.2 FOR MINIMUM REQUIRED ADA/ANSI A117.1 MANEUVERING CLEARANCES AND ACCESSIBILTY REQUIREMENTS.
3. EXIT SIGNS ARE ALSO INDICATED ON ELECTRICAL DRAWINGS.
4. MAXIMUM TRAVEL DISTANCE TO AN EXIT = 250 FEET

LEGEND - LIFE SAFETY

FE-C — FIRE EXTINGUISHER IN WALL CABINET, SEE SPECS.

FE-B — FIRE EXTINGUISHER ON WALL BRACKET, SEE SPECS.

EXIT LIGHTS - SEE ELECTRICAL DRAWINGS FOR LOCATIONS

EGRESS WIDTH SYMBOLS

76 / 226 — ACTUAL EGRESS COUNT AT DOOR / EGRESS CAPACITY PROVIDED AT DOOR

23 — # OF PEOPLE/DIRECTION OF TRAVEL

[9,960 SF = 50P] — NET (OR GROSS) SQ. FT./# OF PEOPLE (OCCUPANCY OF SPACE)

TRAVEL DISTANCE LEGEND

250' TO EXIT FROM REMOTE CORNER

NOTE
TRAVEL DISTANCE ON STAIRS MEASURED ON PLANE PARALLEL AND TANGENT TO NOSINGS PER IBC 1017.3.1

OCCUPANCY TYPE

NOTE
HATCH PATTERNS INDICATE OCCUPANCIES WITHIN BUILDING FOR PURPOSES OF OCCUPANCY/EGRESS LOADS ONLY. REFER TO CODE REVIEW TABLES FOR OTHER CODE INFORMATION.

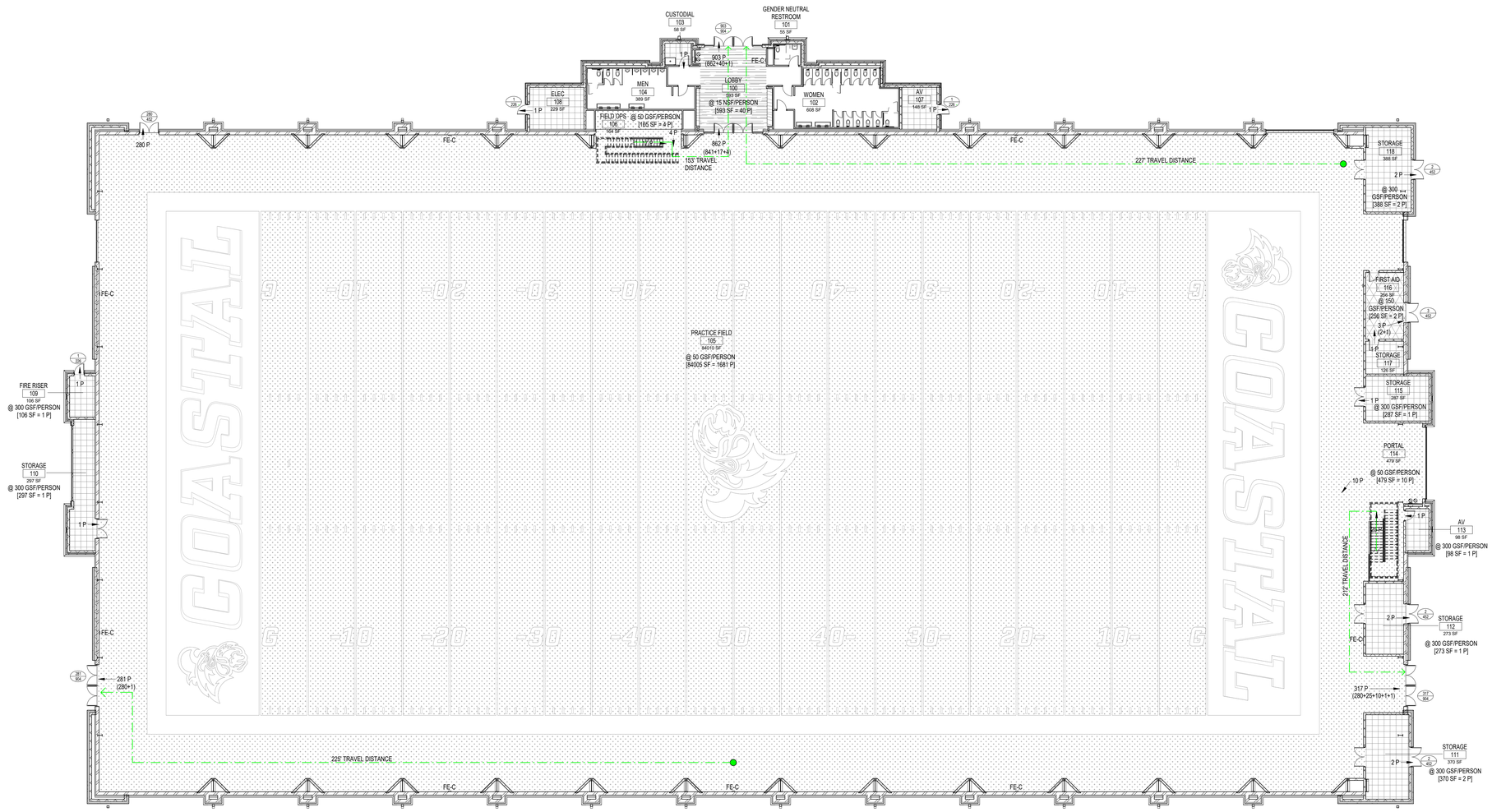
ASSEMBLY = 15 NSF PER PERSON

EXERCISE = 50 GSF PER PERSON

BUSINESS = 150 GSF PER PERSON

STORAGE = 300 GSF PER PERSON

PLATFORM = 15 NSF PER PERSON



1 G1.4 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0" REFERENCED ON: A4.1

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CONWAY, SC 29526

REVISIONS

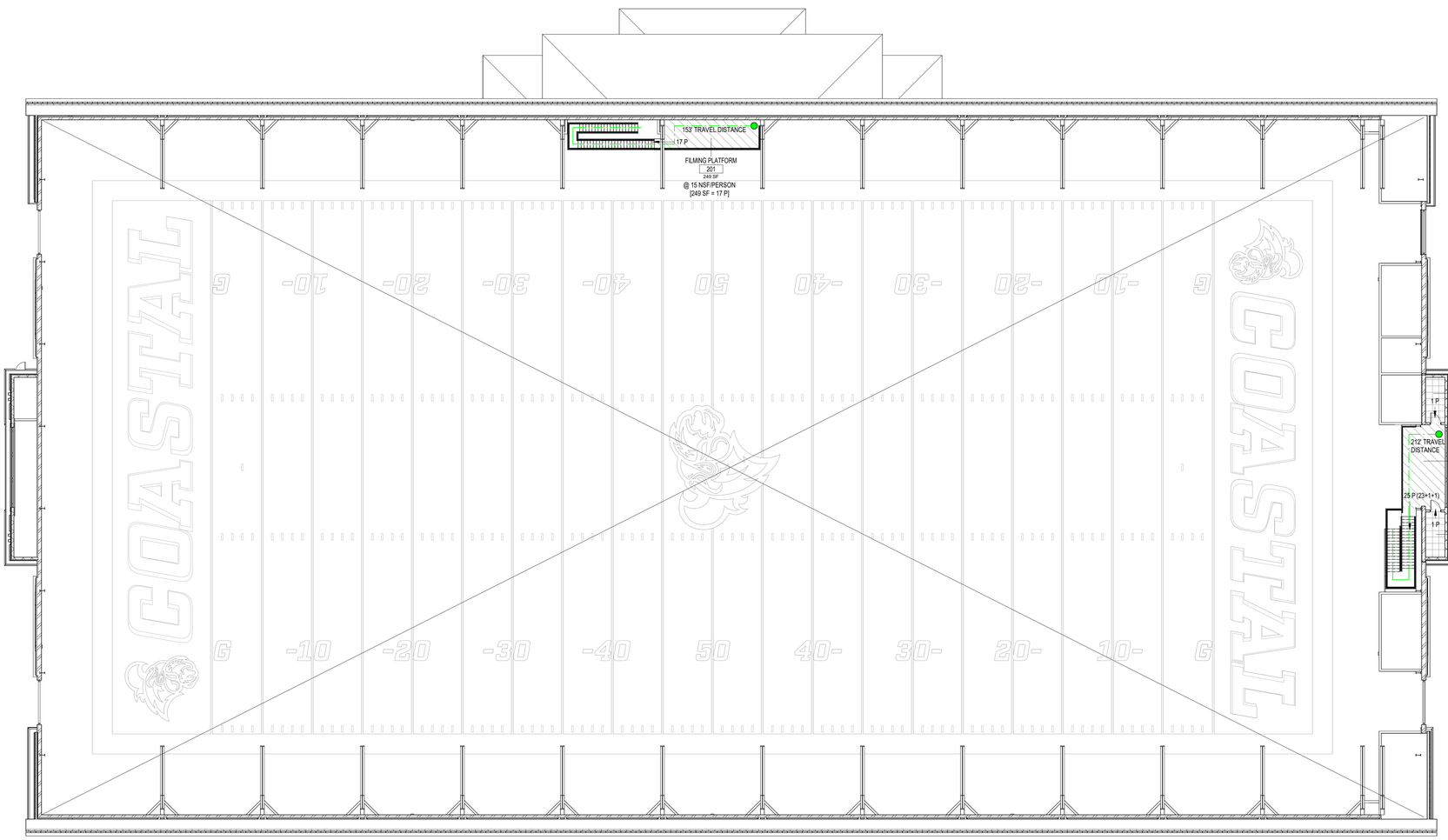
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DRAWING TITLE
FIRST FLOOR LIFE SAFETY PLAN

PROJECT NO. C669.22
DATE 04-21-23
DRAWING NO. G1.4



1 G1.5 SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0" REFERENCED ON: A4.1

GENERAL NOTES - LIFE SAFETY

1. SEE CODE REVIEW INFORMATION ON TITLE AND CODE REVIEW SHEET(S).
2. SEE SHEET G1.2 FOR MINIMUM REQUIRED ADA/ANSI A117.1 MANEUVERING CLEARANCES AND ACCESSIBILTY REQUIREMENTS.
3. EXIT SIGNS ARE ALSO INDICATED ON ELECTRICAL DRAWINGS.
4. MAXIMUM TRAVEL DISTANCE TO AN EXIT = 250 FEET

LEGEND - LIFE SAFETY

FE-C FIRE EXTINGUISHER IN WALL CABINET, SEE SPECS.

FE-B FIRE EXTINGUISHER ON WALL BRACKET, SEE SPECS.

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TRAVEL DISTANCE LEGEND

250' TO EXIT FROM REMOTE CORNER

NOTE
TRAVEL DISTANCE ON STAIRS MEASURED ON PLANE PARALLEL AND TANGENT TO NOSINGS PER IBC 1017.3.1

OCCUPANCY TYPE

NOTE
HATCH PATTERNS INDICATE OCCUPANCIES WITHIN BUILDING FOR PURPOSES OF OCCUPANCY/EGRESS LOADS ONLY. REFER TO CODE REVIEW TABLES FOR OTHER CODE INFORMATION.

ASSEMBLY = 15 NSF PER PERSON

EXERCISE = 50 GSF PER PERSON

BUSINESS = 150 GSF PER PERSON

STORAGE = 300 GSF PER PERSON

PLATFORM = 15 NSF PER PERSON

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1209 Lincoln Street

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PROJECT TITLE
COASTAL CAROLINA UNIVERSITY
INDOOR PRACTICE FACILITY
STATE PROJECT NUMBER: H17-9624-MJ
UNIVERSITY BLVD.
CONWAY, SC 29526

REVISIONS

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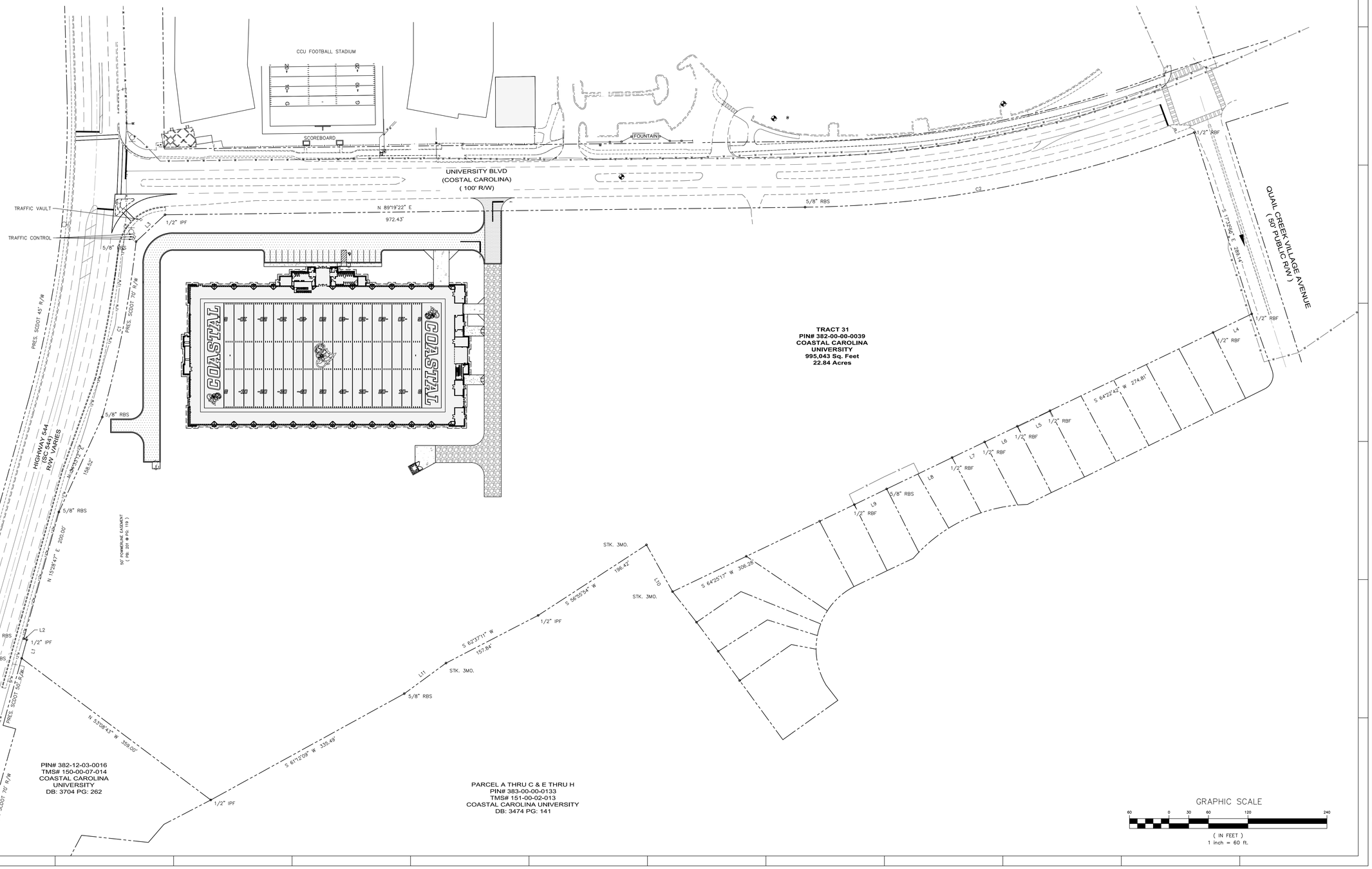
DRAWING TITLE
SECOND FLOOR LIFE SAFETY PLAN

PROJECT NO. C999.22
DATE 04-21-23
DRAWING NO. **G1.5**

4/11/2023 9:25:05 AM

NOTES AND LEGENDS

1. SEE DRAWING C0.0 FOR NOTES AND LEGENDS.



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7438 BROAD RIVER ROAD
SUITE 212
BOIVO, SC 29063
803.781.3451
ADCENGINEERING.COM
ADC PROJECT # 22497

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DRAWING TITLE
OVERALL STAKING PLAN

SCHEMATIC DESIGN

PROJECT NO. C688.22
DATE 12/18/2022
DRAWING NO. C2.1

Apr 11, 2023 - 10:22am S:\Projects\22497 CCU Indoor Practice Facility\drawings\Civil\230411\CCU Indoor Practice Facility - plans.dwg

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DRAWING TITLE
ENLARGED STAKING
SCHEMATIC DESIGN

PROJECT NO. C668.22
DATE 12/19/2022
DRAWING NO. **C2.2**

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7436 BROAD RIVER ROAD
SUITE 212
IRMO, SC 29063
803-781-3141
ADCENGINEERING.COM
ADC PROJECT # 22497

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

UNIVERSITY BLVD
(COASTAL CAROLINA)
(100' R/W)

N. 89°19'22" E
972.43'

HIGHWAY 544
(SC 544)
R/W VARIES

PRES. SCOOT 70' R/W

1/2" IPF

5/8" RBS

5/8" RBS

TRAFFIC CONTROL

POWER VAULT

C1

E1

COASTAL

COASTAL

DETAIL REFERENCES

I.D.	DETAIL NO.	DESCRIPTION
1	-/C--	HEAVY DUTY ASPHALT PAVEMENT
2	-/C--	LIGHT DUTY ASPHALT PAVEMENT
3	-/C--	TAPERED CURB AND GUTTER
4	-/C--	CONCRETE KEY
5	-/C--	HANDICAP SIGN
6	-/C--	HANDICAP PARKING
7	-/C--	GRAVEL (6" THICK)
8	-/C--	STOP SIGN
9	-/C--	STOP BAR
10	-/C--	HC RAMP
11	-/C--	ACCESS RAMP
12	-/C--	RAIN COLLECTION ROCK BED
13	-/C--	DUMPSTER
14	-/C--	CURB AND GUTTER
15	-/C--	HEAVY DUTY CONCRETE
16	-/C--	LIGHT DUTY CONCRETE

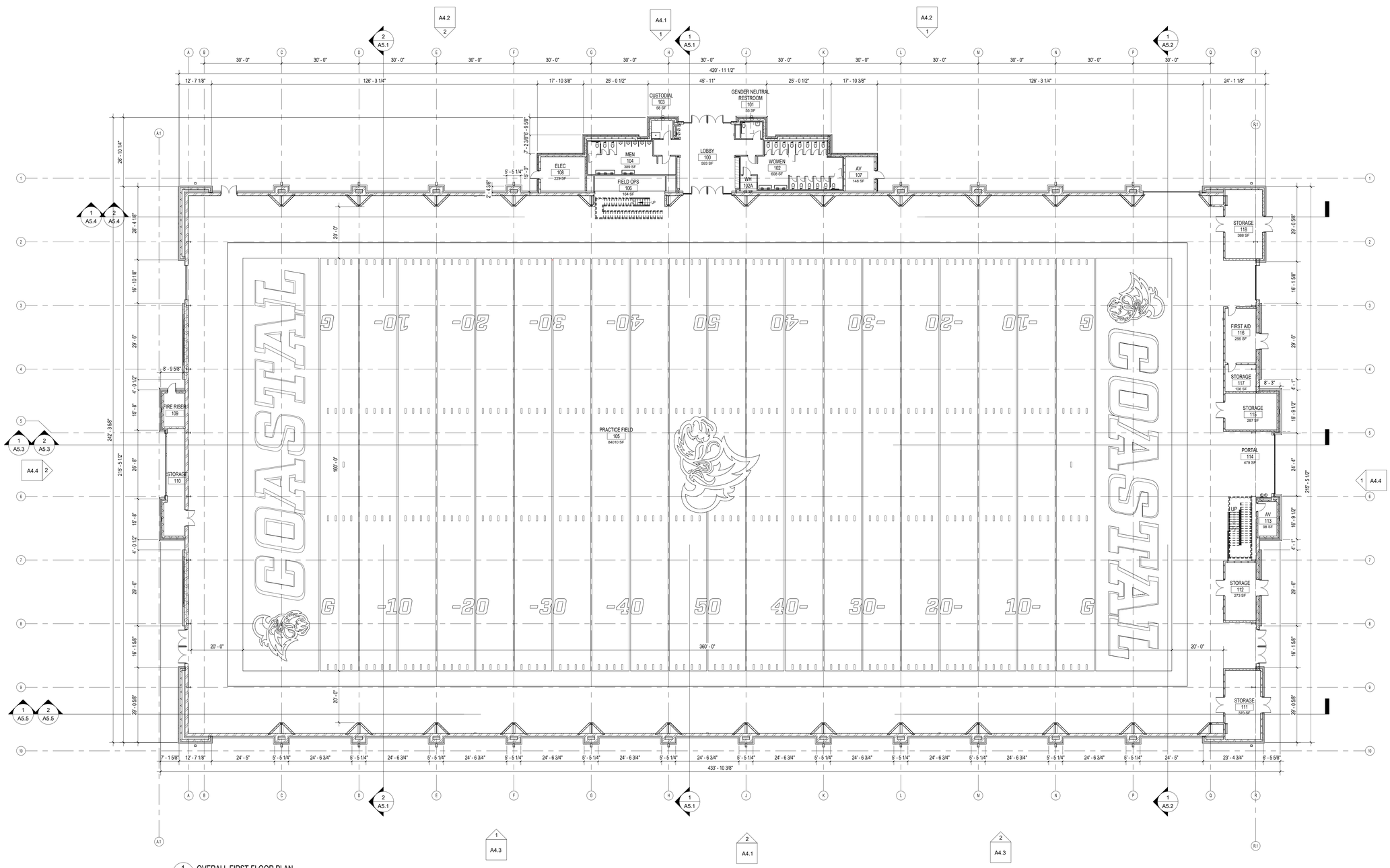
NOTES AND LEGENDS

1. SEE DRAWING C0.0 FOR NOTES AND LEGENDS.

KEY NOTES

1. INSTALL CONCRETE PAD (4"-3000 PSI) AS INDICATED.
2. INSTALL 5'X5'X4" (3000 PSI) CONCRETE STOP AT DOOR.
3. INSTALL STOP BAR AND 30' OF DOUBLE YELLOW 4" WIDE LANE STRIPES AS INDICATED.
4. INSTALL CONCRETE KEY AT TANGENT AS INDICATED.

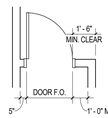
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1 OVERALL FIRST FLOOR PLAN
A1.1 1/16" = 1'-0" REFERENCED ON A4.1

GENERAL NOTES - FLOOR PLAN

1. SEE SHEET G1.2 FOR MINIMUM REQUIRED ADA/ANSI A117.1 MANEUVERING CLEARANCES AND ACCESSIBILTY REQUIREMENTS. ACCESSIBLE DOOR MANEUVERING CLEARANCES APPLY TO ALL DOORS, U.N.O.. ALL ACCESSIBLE ROUTES MUST MAINTAIN COMPLIANCE WITH ADA/ANSI FLOOR SURFACES & CHANGES IN LEVEL LIMITS SHOWN ON G1.2.
2. SEE CODE REVIEW SHEET(S) FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
3. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (SS, MS, PS, FPS, AND E'S) AND ACTUAL PRODUCTS TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
4. SEE FINISH SCHEDULES AND PLANS FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
5. EXTERIOR MASONRY OPENINGS TO RECEIVE STOREFRONT, CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
6. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLES, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
7. SEE ROOF PLAN FOR ROOF DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
8. CONTACT OWNER AND ARCHITECT UPON DISCOVERY OF ANY SUSPECTED ASBESTOS-CONTAINING MATERIALS OR OTHER SUSPECTED HAZARDOUS MATERIALS NOT SHOWN TO BE REMOVED WITHIN THE PROJECT SCOPE.
9. DIMENSIONS FROM DOOR JAMB FRAME OPENING TO CLOSEST WALL FINISH IS 5", U.N.O. SEE DIAGRAM BELOW



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STATE PROJECT NUMBER: H17-9624-MJ
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CONWAY, SC 29526

REVISIONS

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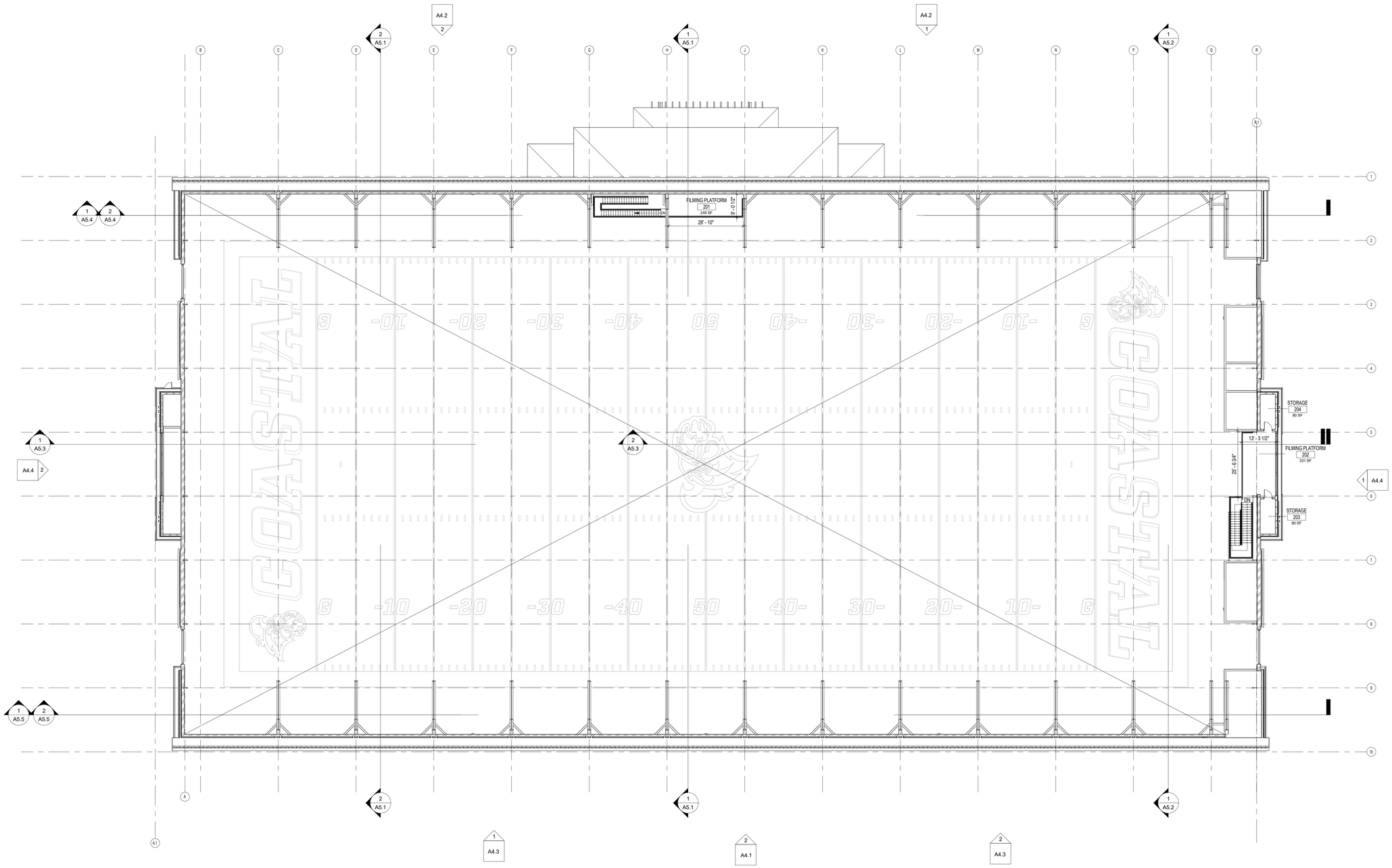
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DRAWING TITLE
FIRST FLOOR PLAN

PROJECT NO. C669.22
DATE 04-21-23

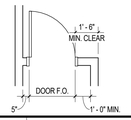
DRAWING NO.
A1.1



1 A1.2 OVERALL SECOND FLOOR PLAN
1/16" = 1'-0" REFERENCED ON A4.1

GENERAL NOTES - FLOOR PLAN

1. SEE SHEET G1.2 FOR MINIMUM REQUIRED ADA/ANSI A117.1 MANEUVERING CLEARANCES AND ACCESSIBILTY REQUIREMENTS. ACCESSIBLE DOOR MANEUVERING CLEARANCES APPLY TO ALL DOORS, U.N.O.. ALL ACCESSIBLE ROUTES MUST MAINTAIN COMPLIANCE WITH ADA/ANSI FLOOR SURFACES & CHANGES IN LEVEL LIMITS SHOWN ON G1.2.
2. SEE CODE REVIEW SHEET(S) FOR REQUIRED UL ASSEMBLIES OF ALL BUILDING SYSTEMS. ALL PENETRATIONS THROUGH RATED WALL AND FLOOR ASSEMBLIES MUST COMPLY WITH UL DESIGN FOR PENETRATIONS.
3. DIMENSIONS INDICATED ON THESE DRAWINGS ARE TO FACE OF CMU WALL, FACE OF EXTERIOR VENEER, FACE OF STUD, OR CENTERLINE OF COLUMN UNLESS OTHERWISE INDICATED. COORDINATE ALL DIMENSIONS WITH STRUCTURAL DIMENSION PLANS, ENLARGED PLANS, SECTION AND DETAIL DRAWINGS, STRUCTURAL DRAWINGS AND VERIFY EXACT LOCATIONS. COORDINATE ALL FLOOR SLAB PENETRATIONS WITH SYSTEM DRAWINGS (S'S, M'S, P'S, FP'S AND E'S) AND ACTUAL PRODUCTS TO BE INSTALLED AND VERIFY LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
4. SEE FINISH SCHEDULES AND PLANS FOR FLOOR PATTERNS AND FLOOR FINISH REFERENCES.
5. EXTERIOR MASONRY OPENINGS TO RECEIVE STOREFRONT, CURTAIN WALL, DOORS, WINDOWS, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM.
6. INTERIOR METAL STUD OPENINGS TO RECEIVE STOREFRONT, DOORS, GRILLES, LOUVERS, OR OTHER ELEMENTS SHALL BE FIELD VERIFIED PRIOR TO MANUFACTURE OF SYSTEM. LOCATION OF ALL RECESSED CABINETS AND EQUIPMENT WALL PENETRATIONS MUST BE VERIFIED PRIOR TO INSTALLATION OF CMU WALLS TO ENSURE INDICATED LOCATION AND EVEN COURSING. ANY CONFLICTS WITH INDICATED DIMENSIONS OR LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
7. SEE ROOF PLAN FOR ROOF DETAIL REFERENCES, GENERAL ROOF NOTES AND ROOF LEGEND.
8. CONTACT OWNER AND ARCHITECT UPON DISCOVERY OF ANY SUSPECTED ASBESTOS-CONTAINING MATERIALS OR OTHER SUSPECTED HAZARDOUS MATERIALS NOT SHOWN TO BE REMOVED WITHIN THE PROJECT SCOPE.
9. DIMENSIONS FROM DOOR JAMB FRAME OPENING TO CLOSEST WALL FINISH IS 5", U.N.O. SEE DIAGRAM BELOW



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PROJECT TITLE
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INDOOR PRACTICE FACILITY
STATE PROJECT NUMBER: H17-9624-MJ
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CONWAY, SC 29526

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SECOND FLOOR PLAN

PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
A1.2

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CONWAY, SC 29526

REVISIONS

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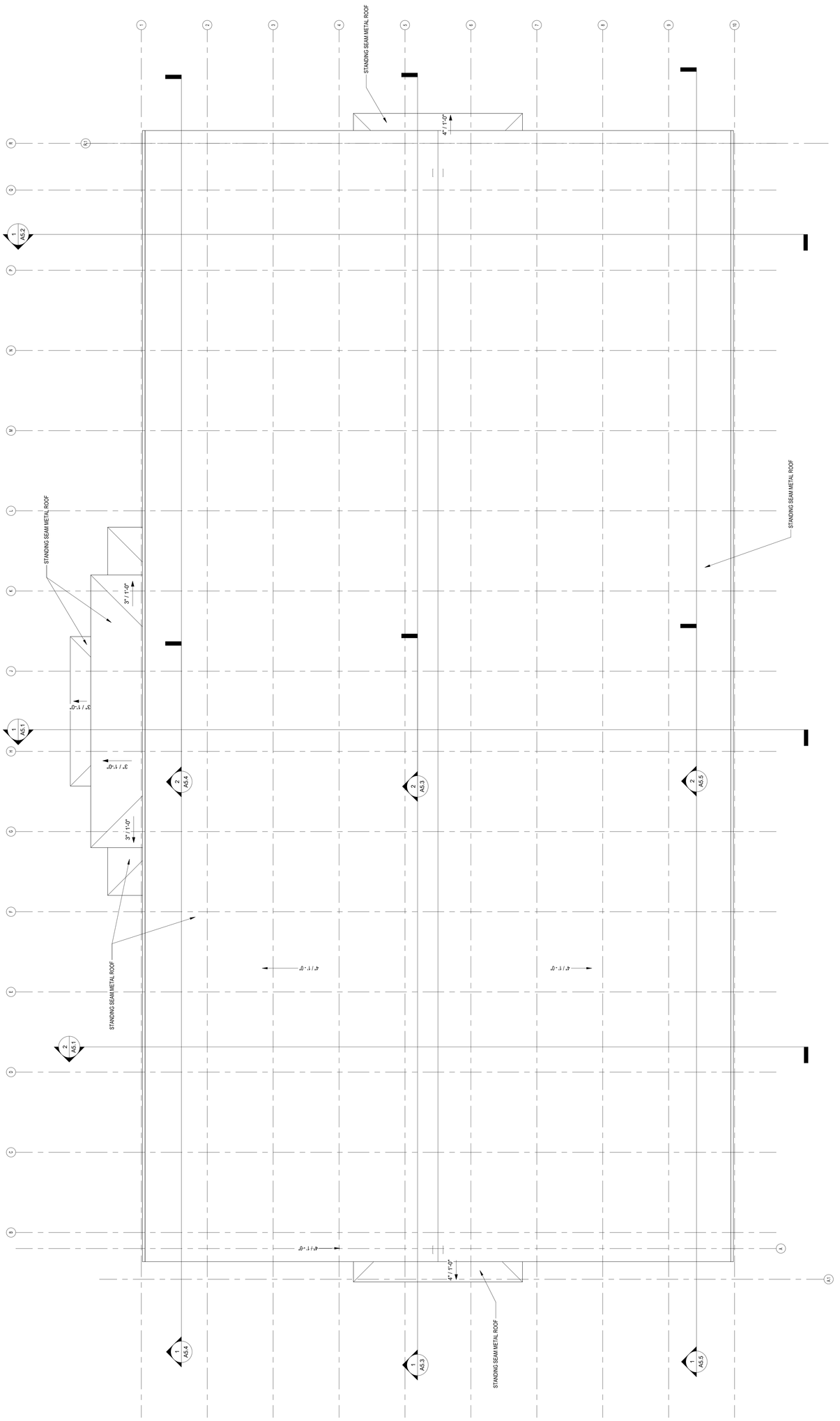
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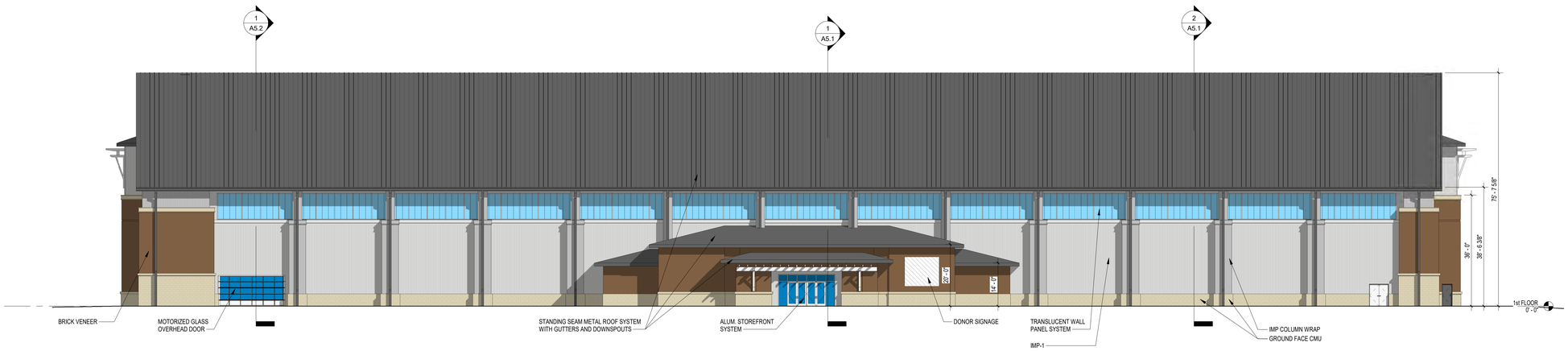
ROOF PLAN

PROJECT NO. C669.22
DATE 04-21-23
DRAWING NO. A1.3

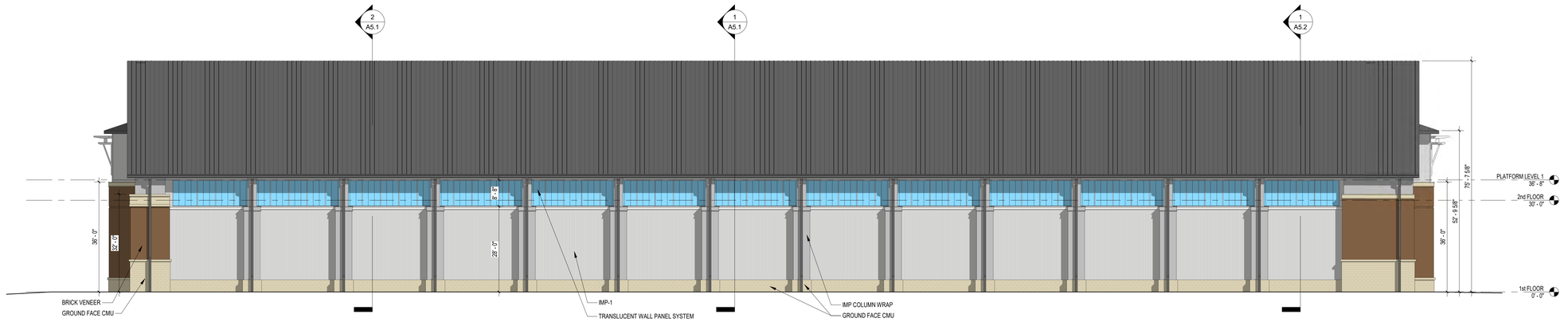


1 A1.3 ROOF PLAN 1/16" = 1'-0" REFERENCED ON: A4.1

4/11/2023 9:25:14 AM



1 A4.1 NORTH ELEVATION
1/16" = 1'-0" REFERENCED ON A1.1



2 A4.1 SOUTH ELEVATION
1/16" = 1'-0" REFERENCED ON A1.1

EXTERIOR FINISH LEGEND

- FIELD BRICK VENEER
- GROUND FACE CMU
- CLEAR GLAZING
- TRANSLUCENT WALL PANEL SYSTEM

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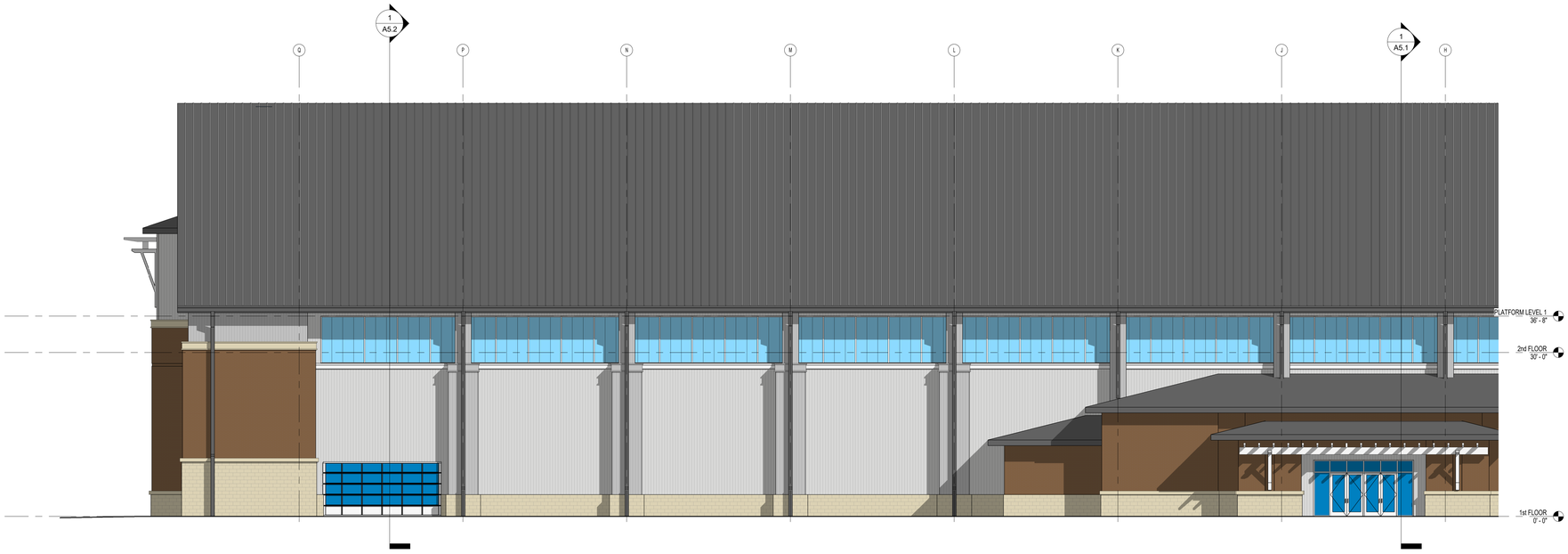
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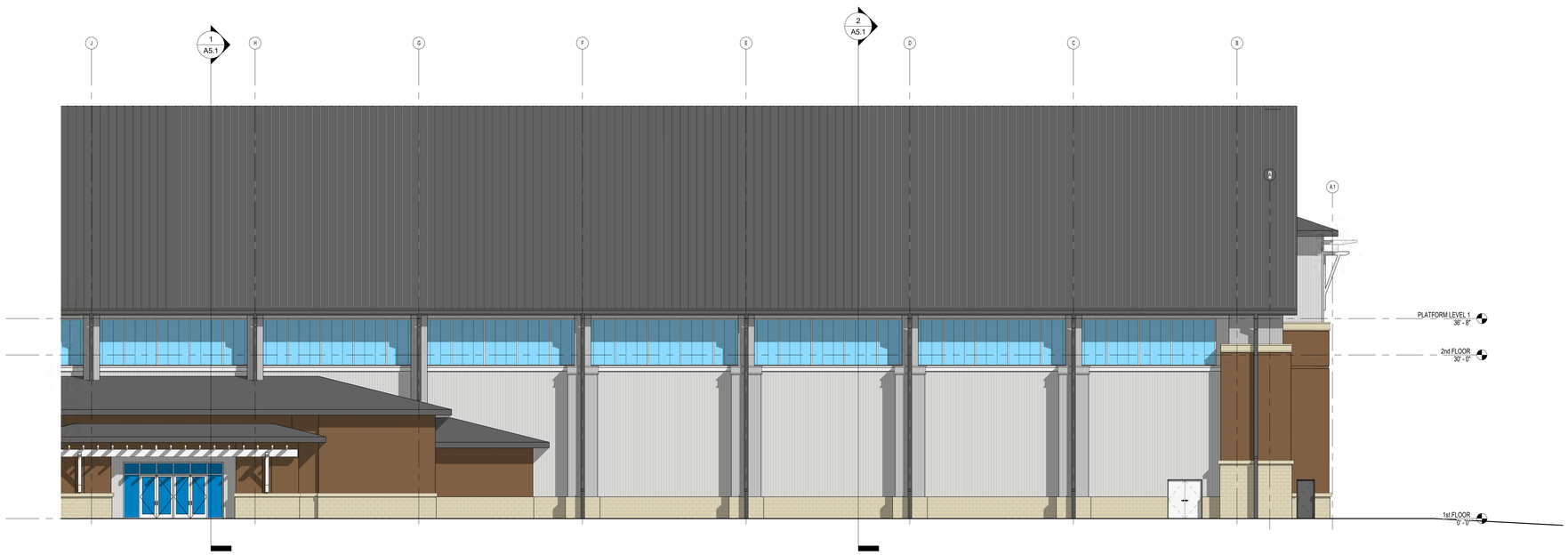
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DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. C669.22
DATE 04-21-23
DRAWING NO. A4.1



1 A4.2 ENLARGED NORTH ELEVATION
1" = 10'-0" REFERENCED ON: A1.1



2 A4.2 ENLARGED NORTH ELEVATION
1" = 10'-0" REFERENCED ON: A1.1

EXTERIOR FINISH LEGEND

- FIELD BRICK VENEER
- GROUND FACE CMU
- CLEAR GLAZING
- TRANSLUCENT WALL PANEL SYSTEM

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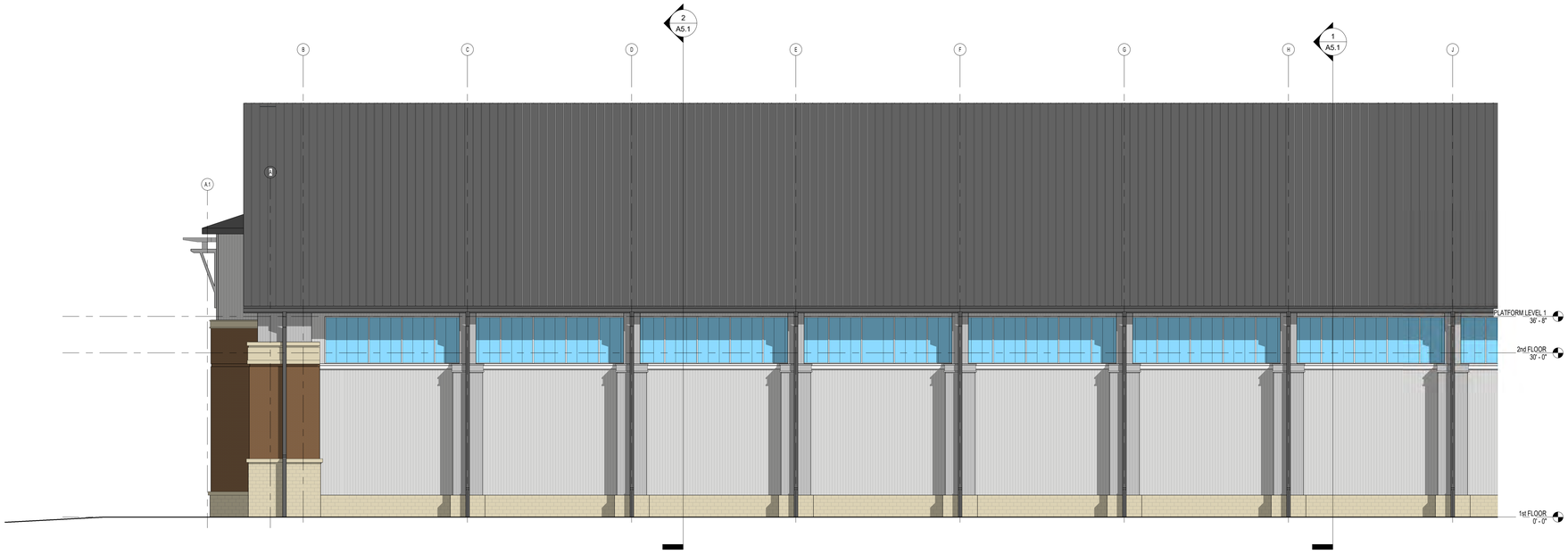
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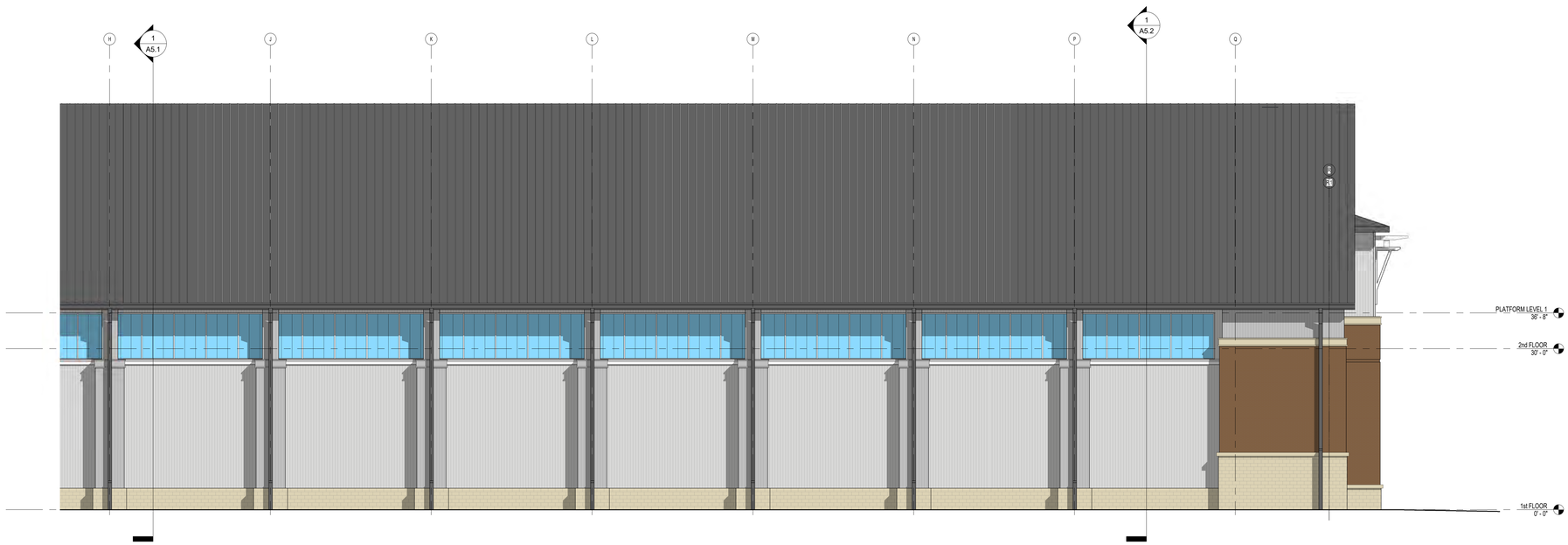
DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
A4.2



1 A4.3 ENLARGED SOUTH ELEVATION
1" = 10'-0" REFERENCED ON: A1.1



2 A4.3 ENLARGED SOUTH ELEVATION
1" = 10'-0" REFERENCED ON: A1.1

EXTERIOR FINISH LEGEND

- FIELD BRICK VENEER
- GROUND FACE CMU
- CLEAR GLAZING
- TRANSLUCENT WALL PANEL SYSTEM

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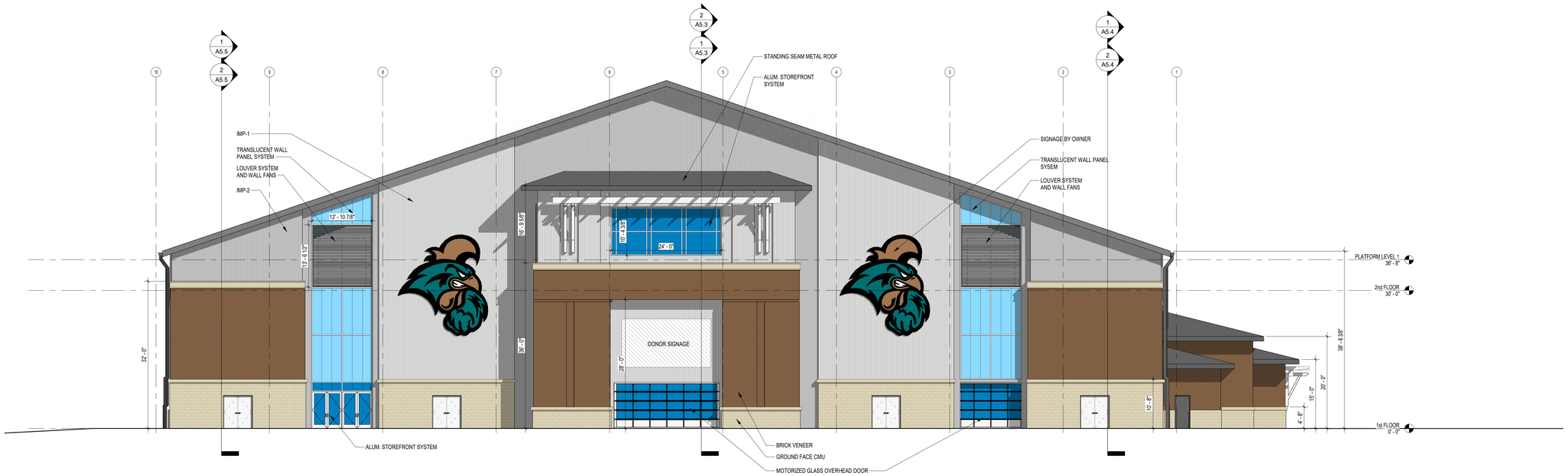
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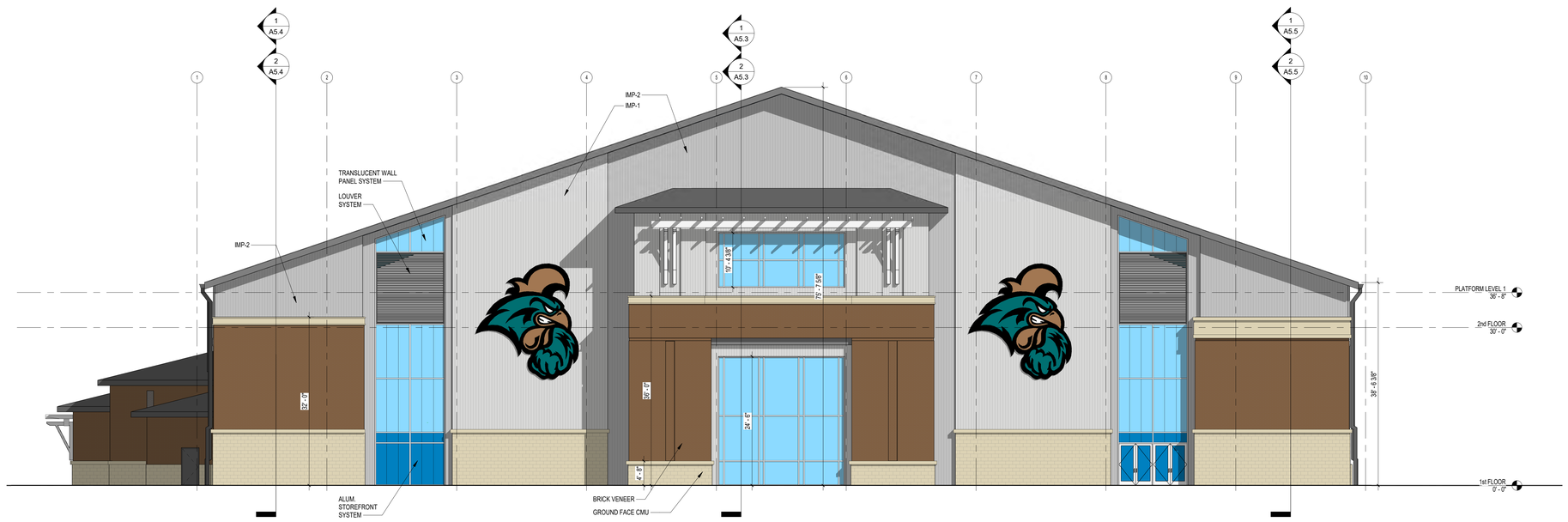
DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
A4.3



1 A4.4 **EAST ELEVATION**
1" = 10'-0" REFERENCED ON A1.1



2 A4.4 **WEST ELEVATION**
1" = 10'-0" REFERENCED ON A1.1

EXTERIOR FINISH LEGEND

- FIELD BRICK VENEER
- GROUND FACE CMU
- CLEAR GLAZING
- TRANSLUCENT WALL PANEL SYSTEM

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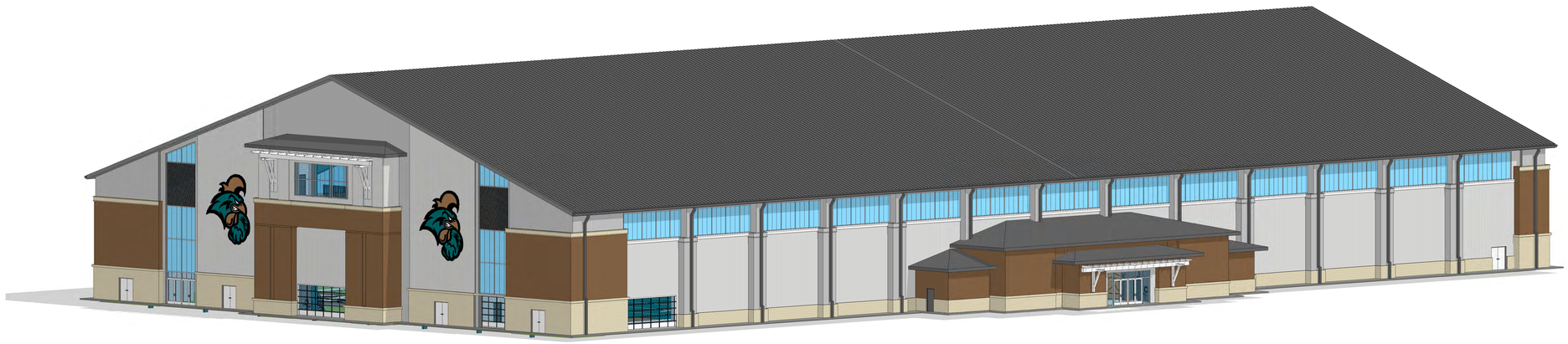
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DRAWING TITLE
BUILDING ELEVATIONS

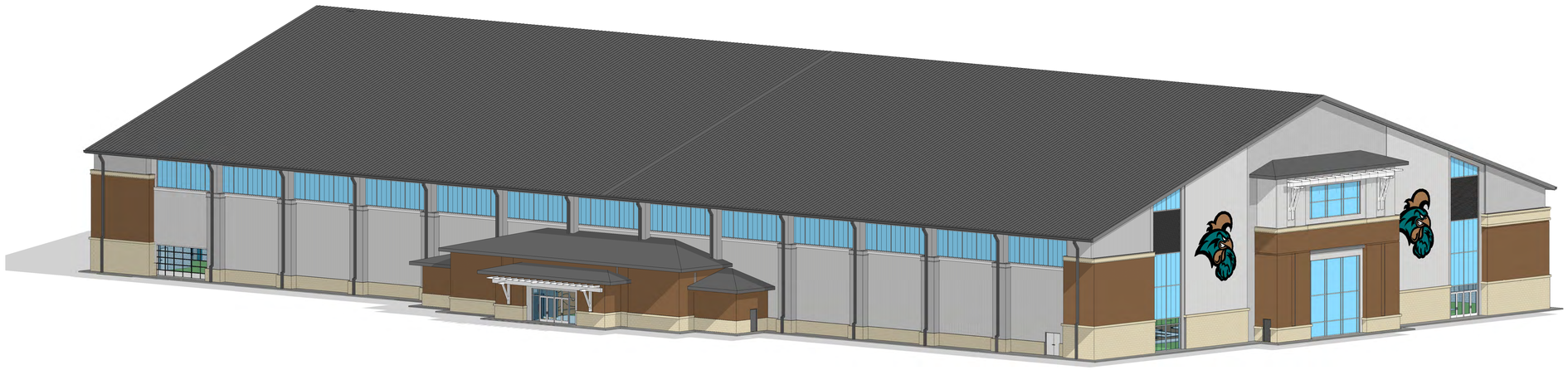
PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
A4.4



1 A4.5 AXON NE

REFERENCED ON:



2 A4.5 AXON NW

REFERENCED ON:

EXTERIOR FINISH LEGEND

- FIELD BRICK VENEER
- GROUND FACE CMU
- CLEAR GLAZING
- TRANSLUCENT WALL PANEL SYSTEM

4/11/2023 9:26:33 AM

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PROJECT TITLE
COASTAL CAROLINA UNIVERSITY
INDOOR PRACTICE FACILITY
STATE PROJECT NUMBER: H17-9624-MJ
UNIVERSITY BLVD.
CONWAY, SC 29526

REVISIONS

NO.	NAME	DATE

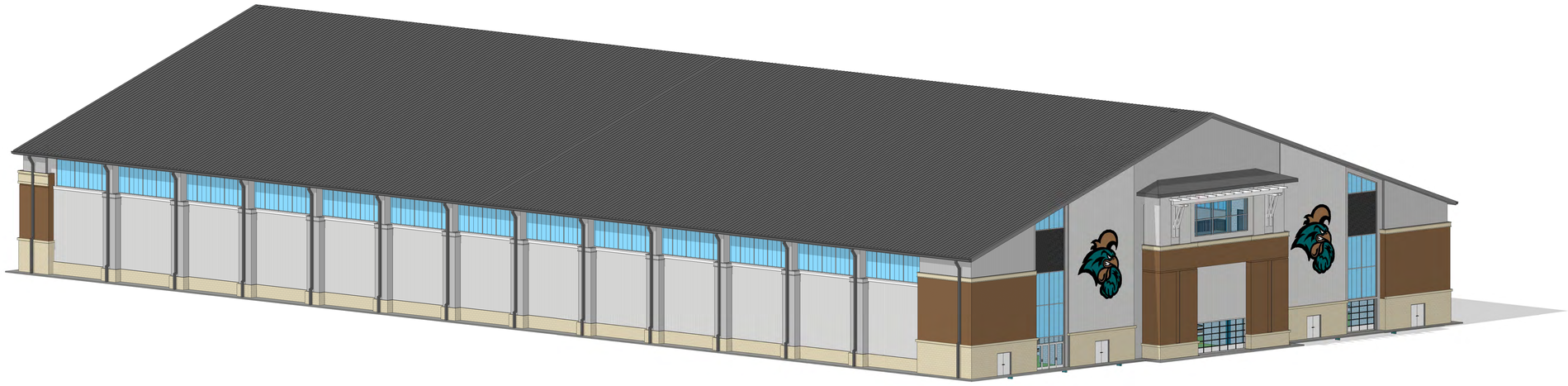
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DRAWING TITLE
3D AXONOMETRIC VIEW

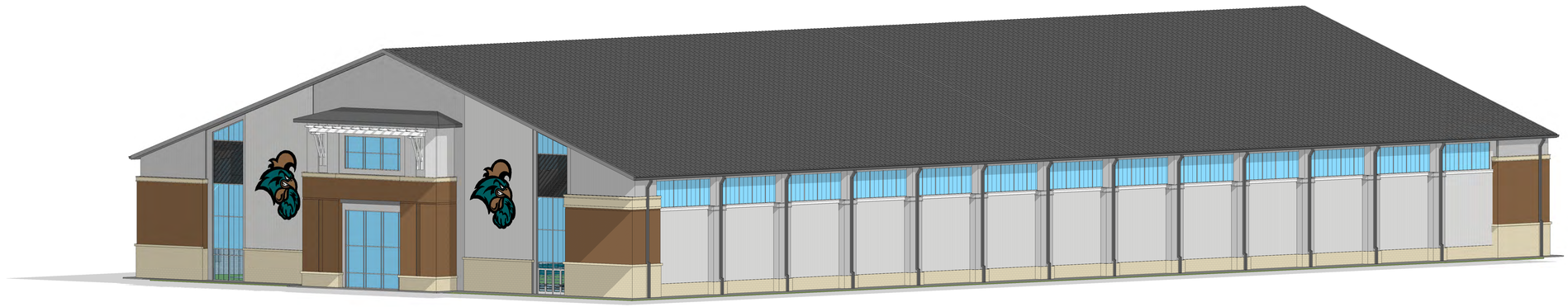
PROJECT NO. C699.22
DATE 04-21-23

DRAWING NO.
A4.5



1 A4.6 AXON SE

REFERENCED ON



2 A4.6 AXON SW

REFERENCED ON

EXTERIOR FINISH LEGEND

- FIELD BRICK VENEER
- GROUND FACE CMU
- CLEAR GLAZING
- TRANSLUCENT WALL PANEL SYSTEM

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PROJECT TITLE

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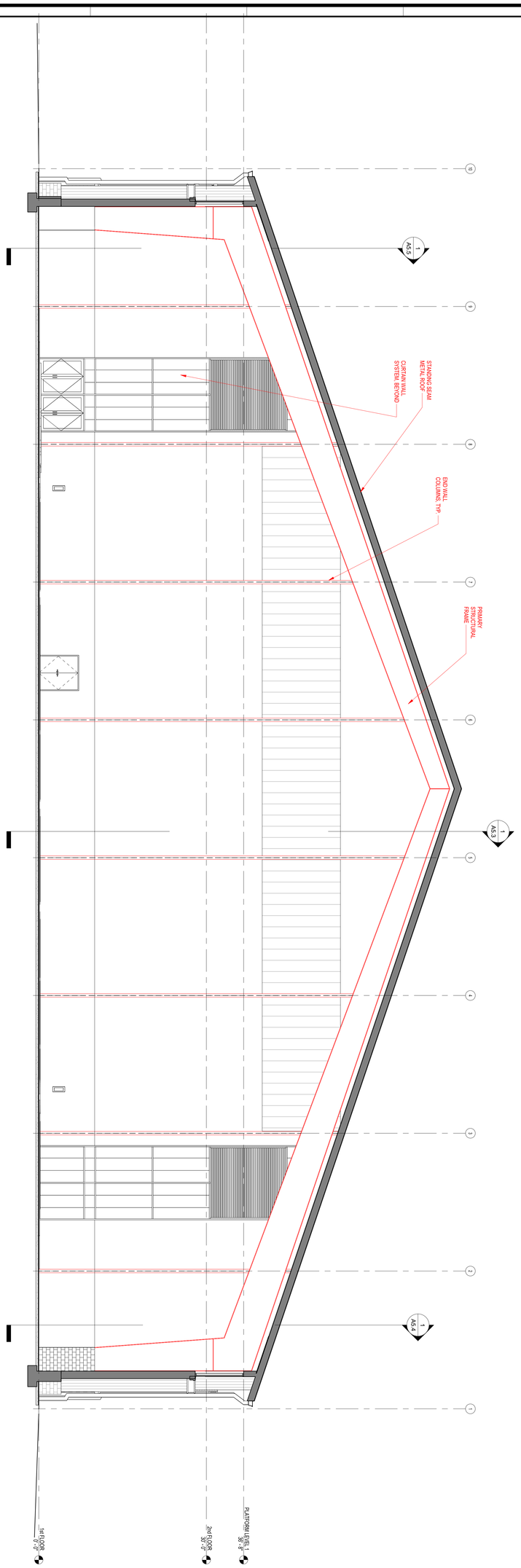
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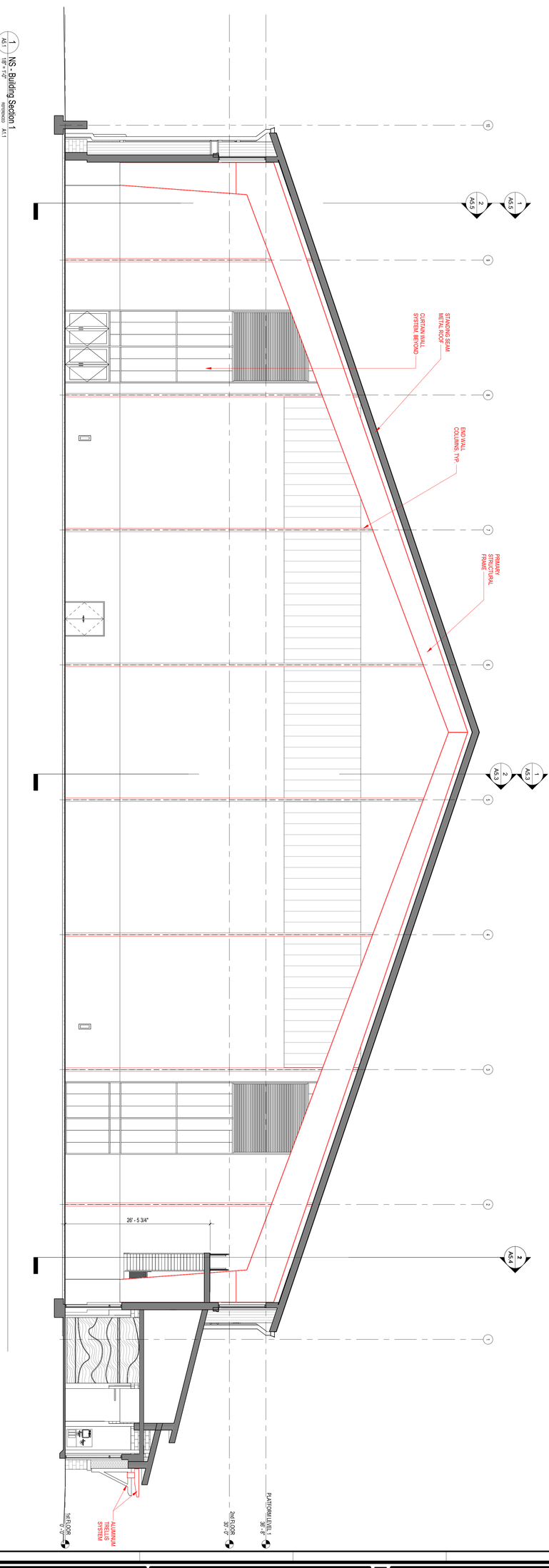
PROJECT NO. C693.22
DATE 04-21-23

DRAWING NO. A4.6

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PROJECT NO. C669.22	DRAWING TITLE **BUILDING SECTIONS**	DRAWN BY: Author CHECKED BY: Checker	REVISIONS
DATE 04-21-23			NO. / NAME / DATE
DRAWING NO. **A5.1**		THIS DRAWING AND THE DESIGN THEREON ARE THE PROPERTY OF THE GARVIN DESIGN GROUP, INC. THE REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE GARVIN DESIGN GROUP IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION. ©2003 GARVIN DESIGN GROUP, INC.	

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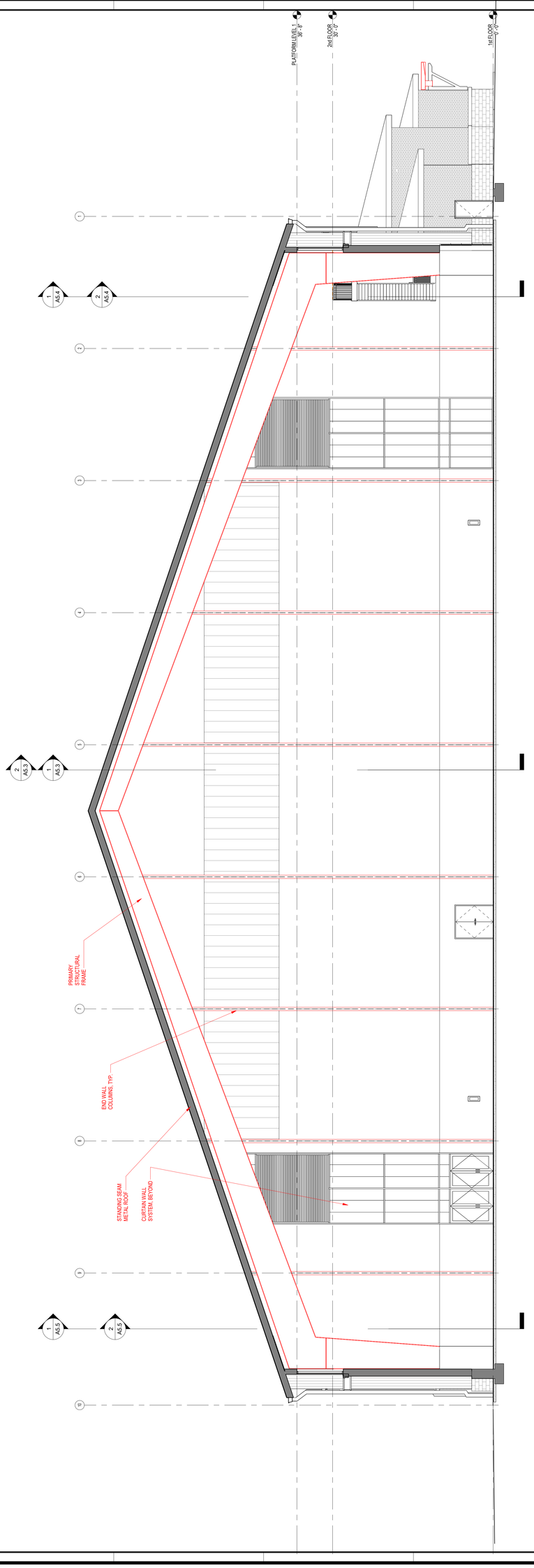
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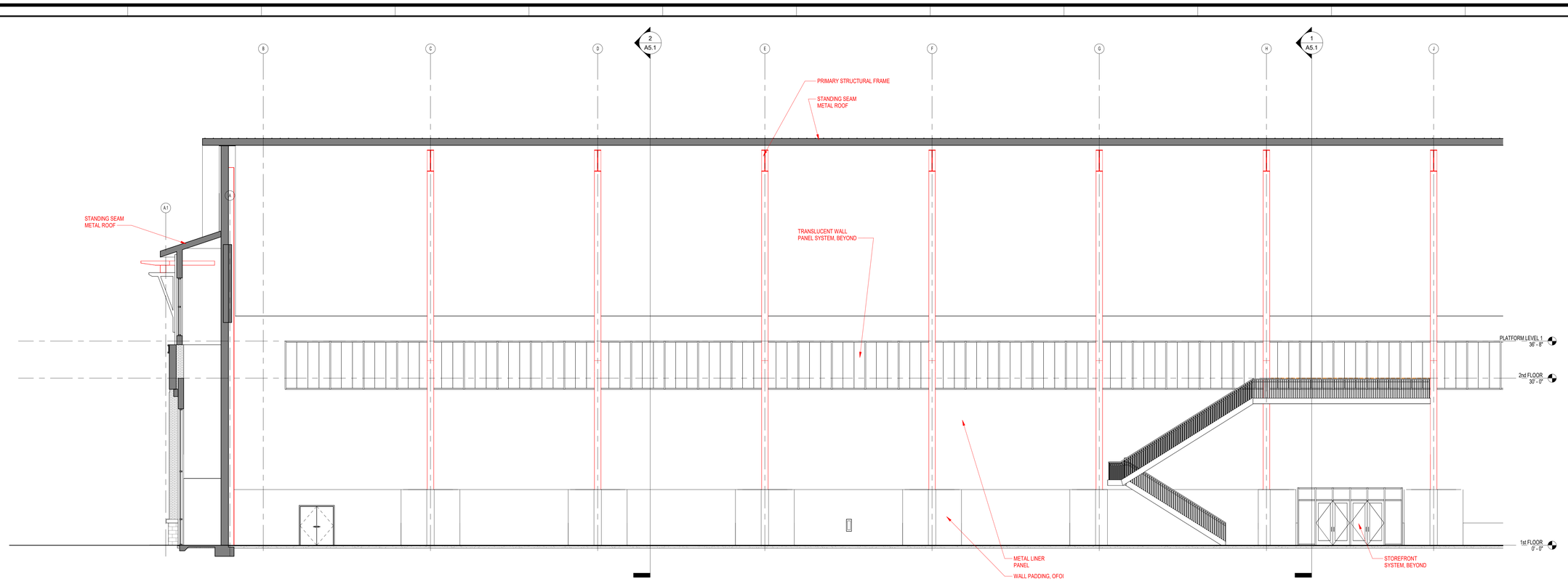
DRAWING TITLE
BUILDING SECTIONS

PROJECT NO. C669.22
DATE 04-21-23
DRAWING NO. **A5.2**

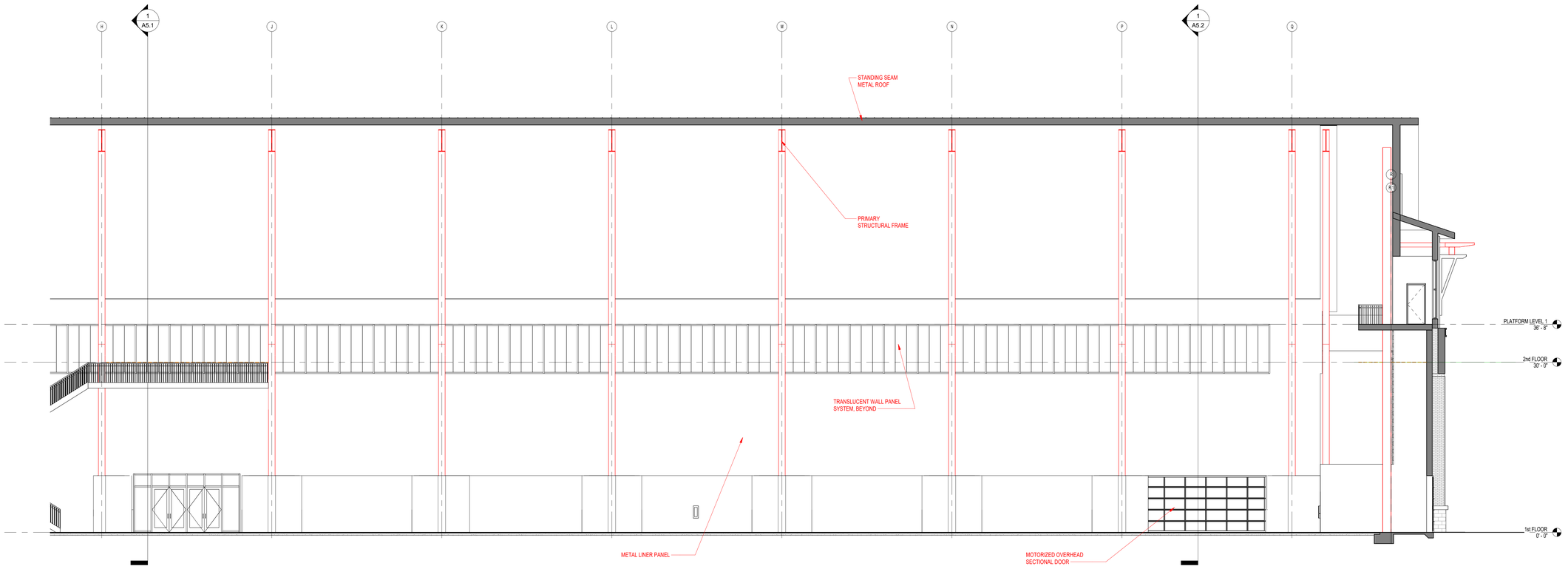


1 A5.2 NS - Building Section 3
1/8" = 1'-0"
REFERENCED ON A1.1

4/11/2023 9:27:01 AM



1 A5.3 EW - Building Section 1a
1/8" = 1'-0" REFERENCED ON: A1.1



2 A5.3 EW - Building Section 1b
1/8" = 1'-0" REFERENCED ON: A1.1

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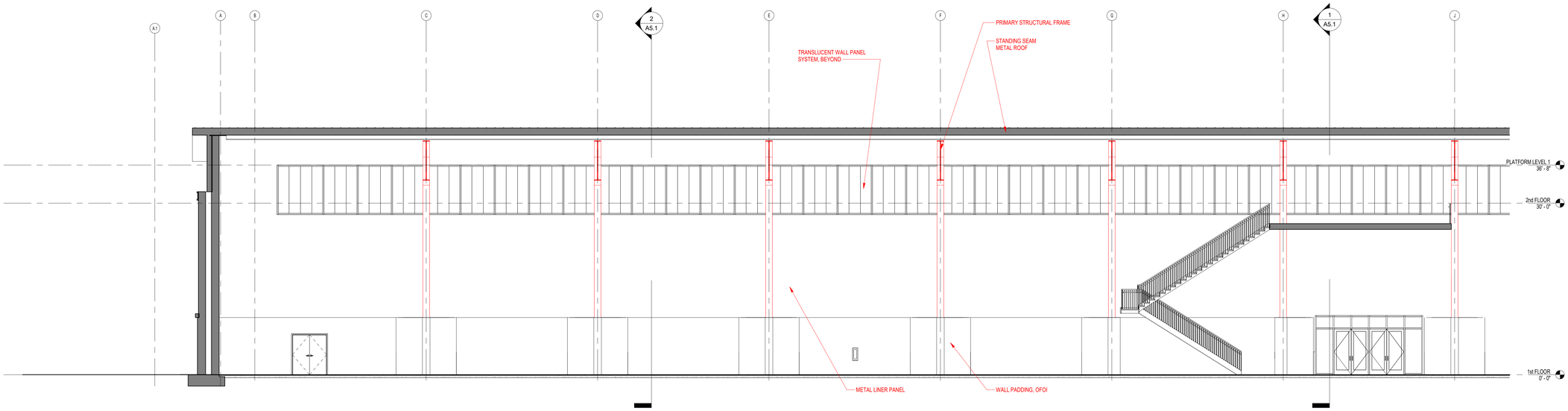
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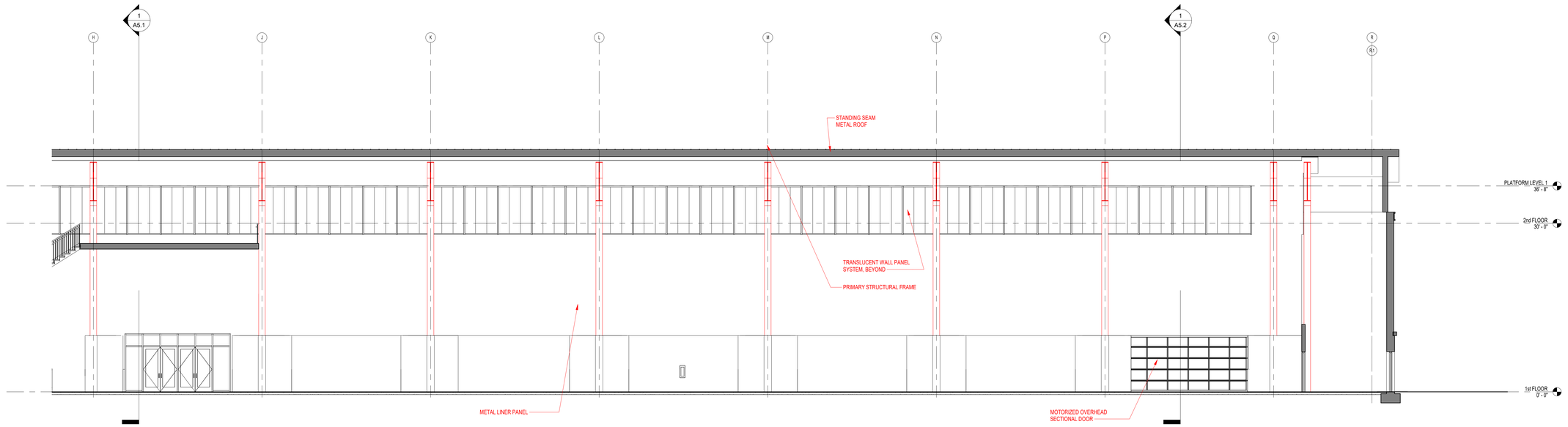
DRAWING TITLE
BUILDING SECTIONS

PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
A5.3



1 A5.4 EW - Building Section 2a
1/8" = 1'-0" REFERENCED ON: A1.1



2 A5.4 EW - Building Section 2b
1/8" = 1'-0" REFERENCED ON: A1.1

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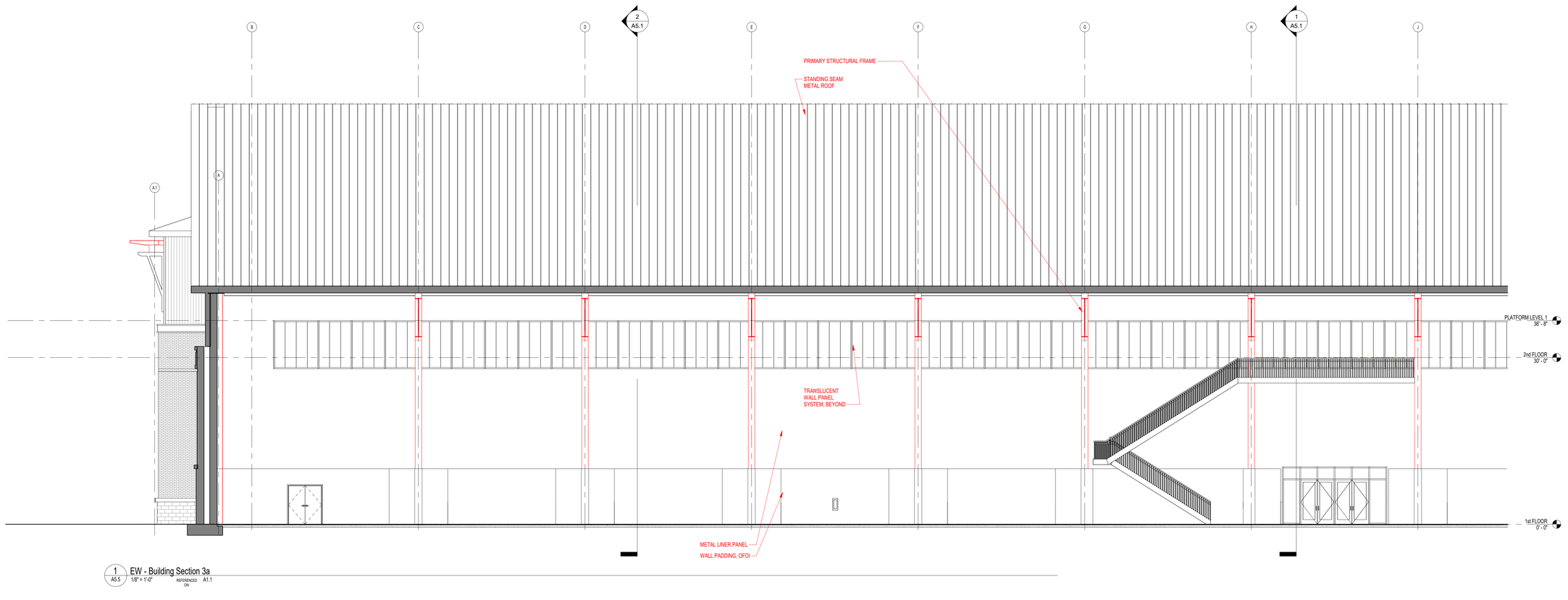
NO.	NAME	DATE

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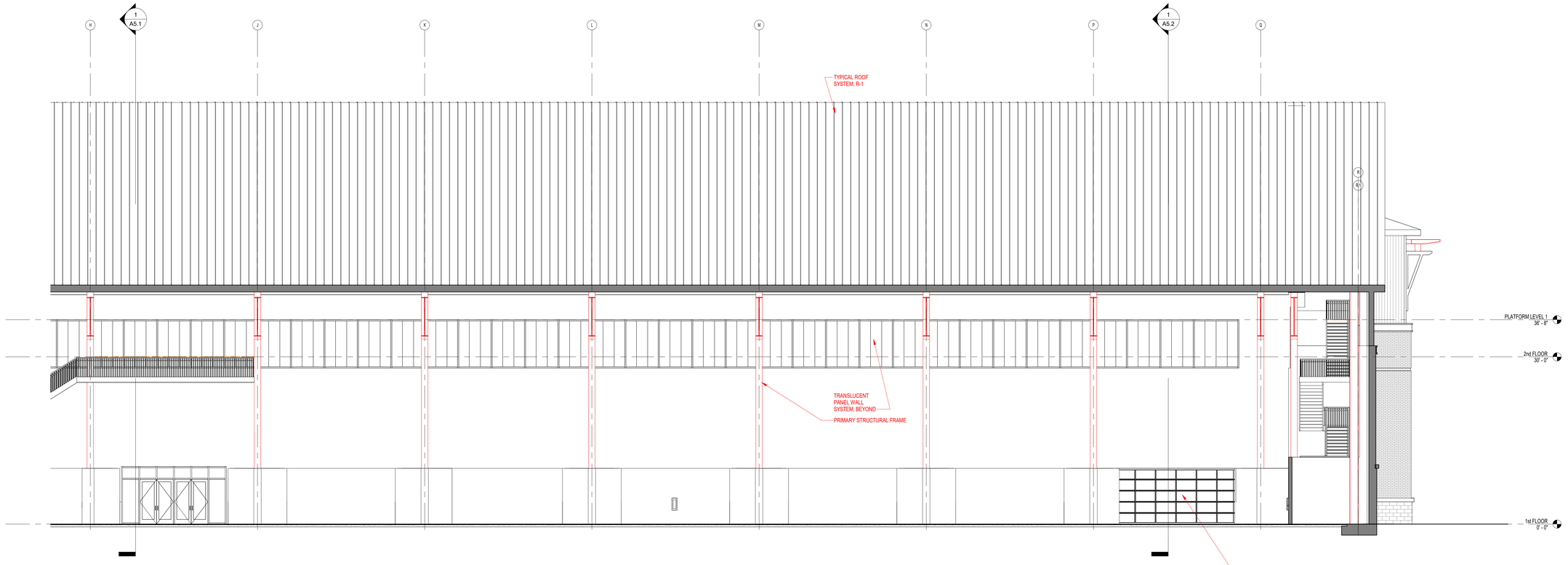
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DRAWING TITLE
BUILDING SECTIONS

PROJECT NO. C693.22
DATE 04-21-23
DRAWING NO. **A5.4**



1 A5.5 EW - Building Section 3a
1/8" = 1'-0" REFERENCED ON A1.1



2 A5.5 EW - Building Section 3b
1/8" = 1'-0" REFERENCED ON A1.1

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DRAWING TITLE
BUILDING SECTIONS

PROJECT NO. C669.22
DATE 04-21-23

DRAWING NO.
A5.5

SD Estimate Coastal Carolina IPF - revised 04.12.2023

Project name	SD Estimate Coastal Carolina - IPF
Client	Coastal Carolina
Estimator	CCi
Job size	90365 sf
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Print sort level notes

Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Notes	Equip Amount	Other Amount	Total Amount
	GENERAL REQUIREMENTS								
	Supervision								
1101.00	Superintendent	74.00 week	133,200	-	-		11,100		144,300
	Superintendant - Assistnt								
1105.00	Asst. Superintendent	60.00 week	66,000	-	-		2,700	-	68,700
	Project Manager								
1140.00	Project Manager	74.00 week	133,200	-	-		3,700	-	136,900
1140.00	Asst. PM	40.00 week	16,000				2,000	-	18,000
	Safety - Meetings								
1350.10	Safety Director	17.00 mnth	-	-	5,667		-	-	5,667
1350.10	Safety supplies	17.00 mnth		8,028	-			-	8,028
	Temp - Utilities								
1510.00	Temp Utilities	14.00 mnth	-	-	7,000		-	25,200	32,200
1510.00	Temp Phone , FAX, Internet	14.00 mnth	-	-	-		-	5,250	5,250
1510.00	Temp Water	14.00 mnth	-	-	2,450		-		2,450
1510.00	Temp Toilet (Rent)	14.00 mnth	-	-	-		-	9,100	9,100
	Temp - Facilities								
1520.00	Tool Trailers	14.00 mnth	-	-	-		-	3,080	3,080
	Temp - Fence								
1530.00	6' - 9 guage temp fence	2,885.81 lnft	-	-	21,644		-	-	21,644
1530.00	Double Swing Gate	2.00 ea	-	-	1,000		-	-	1,000
	Temp - Office								
1590.00	Office Trailer	14.00 mnth	-		-		-	6,300	6,300
	Document Management								
1590.05	Plangrid Subscriptions	5.00 each	-	1,650	-		-	-	1,650
	Job Sign								
1591.00	Job Sign (Buy New)	2.00 each	-	-	3,000		-	-	3,000
	Control - Traffic								
1592.10	Traffic Control	14.00 mnth	-	-	-		-	7,000	7,000
1592.10	Traffic / Pedestrian Signage	1.00 ls	-	2,000	-		-		2,000
	Tools & Equipment								
1601.00	Tools & Equipment	17.00 mnth	-	25,500	-		-	-	25,500
1601.00	Skid Steer	10.00 mnth	-	-	-		12,500	-	12,500
1601.00	Lull	10.00 mnth	-	-	-		18,000	-	18,000
1601.00	Street Sweeper	9.00 mnth	-	-	-		15,300	-	15,300
1601.00	Oil & Gas	10.00 mnth		5,000	-		-	-	5,000
	Layout								
1701.00	Layout (Own Forces)	90,365.00 sqft	9,037	13,555	-		-	-	22,591
	Clean Up - Current								
1705.00	Clean-up / Misc Labor (2 @ $18/hr)	74.00 wks	106,560	18,500	-		-	-	125,060
	Clean Up - Haul Dumpster								
1707.00	Haul Dumpster	12.00 mnth	-	-	-		-	22,200	22,200
	Clean Up - Final								
1710.00	Final Cleanup	90,365.00 sqft	-	-	22,591		-	-	22,591
	SITEWORK								
	Subcontractor Quotes								
2105.00	Turn Key Sub	1.02 lsum			1,065,750	King	-		1,065,750
2105.00	Remove 8" Live Oak	2.00 ea	-	-	*1*		-		1
2105.00	Remove 10" Magnolia	3.00 ea	-	-	*1*		-	-	1
2105.00	Remove 15" Live Oak	3.00 ea	-	-	*1*		-	-	1
2105.00	Remove 8" Magnolia	1.00 ea	-	-	*1*		-	-	1
2105.00	Remove 17" Water Oak	1.00 ea	-	-	*1*		-	-	1
2105.00	Remove 10" & 8" Laurel	1.00 ea	-	-	*1*		-	-	1
2105.00	Heavy Duty Asphalt Pavement	273.40 sy	-	-	*1*		-	-	1
2105.00	Light Duty Asphalt Pavement	2,975.85 sy	-	-	*1*		-	-	1
2105.00	Curb and Gutter	1,910.93 lf	-	-	*1*		-	-	1
2105.00	8" Thick Gravel Drive	408.88 tons	-	-	*1*		-	-	1
2105.00	Heavy Duty Concrete	3,110.46 sf	-	-	*1*		-	-	1
2105.00	Light Duty Concrete	1,973.29 sf	-	-	13,813		-	-	13,813
2105.00	HD Concrete Dumpster Pad	182.26 sf	-	-	*1*		-	-	1
2105.00	Concrete Key (Roll-over Grade Beam)	3.01 cy	-	-	*1*		-	-	1
2105.00	4" Concrete Stoop	76.61 sf	-	-	1,149		-	-	1,149

Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Notes	Equip Amount	Other Amount	Total Amount
	Subcontractor Quotes								
2105.00	6" x 7' Bollards	5.00 ea	-	-	5,500		-	-	5,500
2105.00	Stop Bar	33.53 ft	-	-	*1*		-	-	1
2105.00	Double Yellow 4" Wide Striping	60.42 sf	-	-	*1*		-	-	1
2105.00	Stop Sign	2.00 ea	-	-	*1*		-	-	1
2105.00	Handicap Sign	1.00 ea	-	-	*1*		-	-	1
2105.00	Parking Spots	19.00 ea	-	-	*1*		-	-	1
2105.00	Chain Link Fence	34.83 ft	-	-	1,289		-	-	1,289
2105.00	Double Swing Gate	1.00 ea	-	-	1,200		-	-	1,200
2105.00	24" RCP SD Pipe	141.75 lf	-	-	*1*		-	-	1
2105.00	18" RCP SD Pipe	494.23 lf	-	-	*1*		-	-	1
2105.00	15" RCP SD Pipe	881.66 lf	-	-	*1*		-	-	1
2105.00	12" PVC SD Pipe	53.21 lf	-	-	*1*		-	-	1
2105.00	4" Roof Drain Leader	405.48 lf	-	-	*1*		-	-	1
2105.00	2x2 Drop Inlet	12.00 ea	-	-	*1*		-	-	1
2105.00	Catch Basin	2.00 ea	-	-	*1*		-	-	1
2105.00	Junction Box	3.00 ea	-	-	*1*		-	-	1
2105.00	Construct J Box @ Existing SD	1.00 ea	-	-	*1*		-	-	1
2105.00	Rain Collection Filter Fabric - Detail 14/C6.2	474.96 sy	-	-	*1*		-	-	1
2105.00	Rain Collection Rock Bed - Detail 14/C6.2	327.17 tons	-	-	*1*		-	-	1
2105.00	Rain Collection 4" Perforated Piping - Detail 14/C6.2	1,560.00 lf	-	-	*1*		-	-	1
2105.00	6" Domestic Water Line	2,643.29 lf	-	-	*1*		-	-	1
2105.00	3" Domestic Water Line	78.53 lf	-	-	*1*		-	-	1
2105.00	3" Meter	1.00 ea	-	-	*1*		-	-	1
2105.00	6" DIP Fire Water Line	86.46 lf	-	-	*1*		-	-	1
2105.00	6" Gate Valve w/box	10.00 ea	-	-	*1*		-	-	1
2105.00	Indicator Valve w/ Box	1.00 ea	-	-	*1*		-	-	1
2105.00	Fire Hydrant	3.00 ea	-	-	*1*		-	-	1
2105.00	4" FDC	90.75 lf	-	-	*1*		-	-	1
2105.00	8" Sanitary Sewer	756.13 lf	-	-	*1*		-	-	1
2105.00	1.5" Force Main	264.74 lf	-	-	*1*		-	-	1
2105.00	Lift Station	1.00 ls	-	-	*1*		-	-	1
2105.00	Sanitary Sewer Manhole	2.00 ea	-	-	*1*		-	-	1
2105.00	Tap & Sleeve 12" FM to New 1.5" FM	1.00 ea	-	-	*1*		-	-	1
2105.00	1.5" Force Main Valve	1.00 ea	-	-	*1*		-	-	1
2105.00	Silt Fence	1,244.52 lf	-	-	*1*		-	-	1
2105.00	Stabilized Construction Entrance	1,926.79 sf	-	-	*1*		-	-	1
2105.00	Concrete Washout	1.00 ea	-	-	*1*		-	-	1
2105.00	Inlet Protection	17.00 lf	-	-	*1*		-	-	1
2105.00	Outlet Protection	2.00 lf	-	-	*1*		-	-	1
2105.00	Tree Protection	8.00 ea	-	-	4,000		-	-	4,000
2105.00	Grassing	61,754.45 sf	-	-	9,263		-	-	9,263
2105.00	Landscaping / Irrigation Allowance	1.00 ls	-	-	25,000	Allowance	-	-	25,000
2105.00	Coordination w/Electrical on relocated electrical items Allowance	1.00 ls	-	-	5,000	Allowance	-	-	5,000
	CONCRETE								
	Sub Contractor Quotes								
3002.00	3' x 3' Cont. Perimeter Grade Beam	415.87 cy			239,125	tbd	-	-	239,125
3002.00	6' x 6' x 3' Column Footing	16.00 cy			8,800	tbd	-	-	8,800
3002.00	7' x 5' x 3' Column Footing	101.11 cy			55,611	tbd		-	55,611
3002.00	2' x 2' Cont. Tie Beams	432.81 cy			248,866	tbd		-	248,866
3002.00	1'-6" x 2'-6" Cont. Footing	126.75 cy			61,474	tbd		-	61,474
3002.00	4" SOG w/4"Aggregate base	5,785.75 sf			60,750	tbd		-	60,750
	MASONRY								
	Masonry sub - turnkey								
4020.00	Labor, mat'ls, equipment	1.00 ls	-	-	1,525,792	Rabon	-	-	1,525,792
4020.00	Masonry Rebar	26.00 tons	-	48,750			-	-	48,750
	METALS								
	Struct & Misc Quote								
5010.00	Misc. Steel	90,365.00 sf	-		22,591	D&T	-	-	22,591
	WOOD & PLASTICS								
	Sub Contractor Quotes								
6001.00	Custom Cut wood or Composite Wall Panels	386.50 sf	-		*1*	Div 12	-	-	1

Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Notes	Equip Amount	Other Amount	Total Amount
	Sub Contractor Quotes								
6001.00	Casework (HDPL) w/solid surface tops	13.83 lf	-	-	*1*	Div 12	-	-	1
6001.00	FRP Wall Panels @ Janitors Closet	389.00 sf	-	-	*1*	C&W	-	-	1
	Blocking - Misc								
6127.00	Framing @ Wall Padding	2,934.00 lf	4,523	6,602	-		-	-	11,125
6127.00	Sheathing @ Wall Padding	916.88 shts	19,107	45,844	-		-	-	64,951
6127.00	Blocking @ gyp walls	364.00 lf	546	1,092	-		-	-	1,638
6127.00	Blocking @ Turf Field Perimeter	1,424.00 lf	2,848	3,560	-		-	-	6,408
	THERMAL & MOISTURE PROT								
	Subcontractor Quotes								
7001.00	Firestopping	90,365.00 sf	-	-	10,844		-	-	10,844
7001.00	Joint Sealants	90,365.00 sf	-	-	18,073		-	-	18,073
7001.00	Expansion Control allowance	1.00 ls	-	-	10,000		-	-	10,000
	DOORS & WINDOWS								
	Vendor/Subcontract quote								
8100.00	Exterior HM Doors	11.00 ea		5,500	-		-	-	5,500
8100.00	Interior Door	18.00 ea		13,050			-	-	13,050
8100.00	HM Frames	20.00 ls		12,000	-		-	-	12,000
8100.00	Door Installation	29.00 ea	9,425	-			-	-	9,425
8100.00	Int. Finish hardware	22.00 ea		27,500	-		-	-	27,500
8100.00	Ext. Finish hardware	25.00 ea		37,500	-		-	-	37,500
8100.00	Roll-up Door(14 x 10) Panels ILO Sectional Glass	1.00 ea	-		11,000		-	-	11,000
8100.00	Roll-up Door(22 x 10) Panels ILO Sectional Glass	1.00 ea	-		16,000		-	-	16,000
8100.00	Exterior Storefront Doors	1.02 ls	-		141,187	Costal Glass	-	-	141,187
8100.00	Interior Storefront Doors	ea	-		*1*	Costal Glass	-	-	1
8100.00	Interior Storefront	sf	-		*1*	Costal Glass	-	-	1
8100.00	Translucent Panels (includes $11,658 for sill flashing)	8,140.00 sf	-		399,689	CAPI	-	-	399,689
8100.00	Exterior Storefront	sf	-	-	*1*	Costal Glass	-	-	1
8100.00	Access Doors & Frames	1.00 ea	-	-	1,100		-	-	1,100
	FINISHES								
	Sub Contractor Quotes								
9100.00	Metal studs and drywall	1.00 ls	-	-	317,127	C&W	-	-	317,127
9100.00	Gyp Brd Ceilings	sf	-	-	*1*	C&W	-	-	1
9100.00	Reflected Ceiling APC-1	sf	-	-	*1*	C&W	-	-	1
9100.00	Sculptural Acoustical Felt Tile - APC-2	sf	-	-	*1*	C&W	-	-	1
9100.00	Gyp Brd Bulkheads	lf	-	-	*1*	C&W	-	-	1
9100.00	Ceramic tile floor	1,650.00 sf	-	-	57,750		-	-	57,750
9100.00	Ceramic tile wall	915.00 sf	-	-	32,025		-	-	32,025
9100.00	Turf Field (add $23,100 for teal)	1.02 ls	-	-	581,410	Field Turf	-	-	581,410
9100.00	Turf Field #57 Stone Base	9,397.22 sy	-	-	140,958	tbd	-	-	140,958
9100.00	Resilient Base	900.00 lf	-	-	2,880		-	-	2,880
9100.00	Sealed Concrete	2,470.00 sf	-	-	4,940		-	-	4,940
9100.00	Carpet - High Performace Textile Tile	265.00 sy	-	-	26,500		-	-	26,500
9100.00	Carpet Tile w/ Walk off Texture	14.89 sy	-	-	1,861		-	-	1,861
9100.00	Painting	90,365.00 sf	-	-	203,321		-	-	203,321
9100.00	Paint Exposed Structure	3,173.00 sf	-	-	9,519		-	-	9,519
	SPECIALTIES								
	Vendor quotes								
10100.00	Phenolic Toilet Compartments	18.00 ea	3,600	*17,924*	-	Newsouth	-	-	21,524
10100.00	Urinal Screens	4.00 ea	600	*1*		Newsouth	-	-	601
10100.00	42" GB	5.00 ea	250	*2,772*		Newsouth	-	-	3,022
10100.00	36" GB	3.00 ea	150	*1*		Newsouth	-	-	151
10100.00	18" GB	3.00 ea	150	*1*		Newsouth	-	-	151
10100.00	Toilet Tissue Dispensers	19.00 ea	475	*1*		Newsouth	-	-	476
10100.00	Paper Towel Dispenser	6.00 ea	150	*1*		Newsouth	-	-	151
10100.00	Sanitary Napkin Disposal	16.00 ea	400	*1*		Newsouth	-	-	401
10100.00	Large Mirror	4.00 ea	200	*2,215*		Newsouth	-	-	2,415
10100.00	Single Mirror	1.00 ea	50	*1*	-	Newsouth	-	-	51
10100.00	Mop/Broom Holder	1.00 ea	25	*1*	-	Newsouth	-	-	26
10100.00	Fire Extinguisher Cabinets	11.00 ea	385	*3,185*	-	Newsouth	-	-	3,570
10100.00	Metal Pergola	148.68 lf			37,170		-	-	37,170

Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Notes	Equip Amount	Other Amount	Total Amount
	EQUIPMENT								
	Vendor/Subcontract quotes								
11010.00	Side by Side Refrigerator	1.00 ls	150	8,500		tbd	-	-	8,650
11010.00	Icemaker	1.00 ls	150	2,000		tbd	-	-	2,150
11010.00	Hanging Field Goal System	2.00 ls		-	***17,000***	SES	-	-	17,000
11010.00	Football Safety Netting	2.00 ls		-	***19,000***	SES	-	-	19,000
11010.00	Athletic Scoreboard	1.00 ls		-	***40,000***	SES	-	-	40,000
11010.00	Perimeter Wall Padding 2'x10'x2" thick wall pads	1.00 sf			***1***	OFOI	-	-	1
	FURNISHINGS								
	Subcontractor Quotes								
12010.00	First Aid Wall Cabinets	5.33 lf	-	-	2,265		-	-	2,265
12010.00	First Aid Base Cabinets	8.50 lf	-	-	3,188		-	-	3,188
12010.00	Millwork Wall Panels	386.47 sf	-	-	30,918		-	-	30,918
12010.00	Millwork Plinth	24.00 lf	-	-	10,800		-	-	10,800
	SPECIAL CONSTRUCTION								
	Sub Quotes								
13001.00	Pre-Engineered Metal Building (includes Anchor Bolt Mat'l)	1.00 ls	-	3,193,627		Covenant Steel	-	-	3,193,627
13001.00	Pre-Engineered Metal Building Install	1.00 ls	-		1,399,650	Covenant Steel	-	-	1,399,650
13001.00	ACM Panel Allowance	1.00 ls	-	100,000		Covenant Steel	-	-	100,000
	MECHANICAL								
	Fire Protection								
15300.00	Fire Protection	1.02 ls	-	-	288,463	Pasco	-	-	288,463
15300.00	Use Galvanized sizes/schedue ILO Spec'd Piping	(1.00) ls	-	-	(36,875)	Pasco	-	-	(36,875)
15300.00	Fire Protection Run in 5' out to 1' in aff	1.00 ls	-	-	5,000	tbd	-	-	5,000
	Plumbing								
15400.00	Major Fixtures	40.00 ea	-	-	380,000		-	-	380,000
15400.00	Minor Fixtures	16.00 ea	-	-	104,000		-	-	104,000
15400.00	Water Heater (sinks)	6.00 ea	-	-	9,000		-	-	9,000
15400.00	Water Heater (mop sink)	1.00 ea	-	-	2,000		-	-	2,000
	HVAC								
15650.00	HVAC Louver System Turn - key	1.02 ls	-	-	315,306	WOB	-	-	315,306
15650.00	Misc. HVAC	1.02 ls	-	-	157,325	WOB	-	-	157,325
	Air Balancing								
15651.00	Test and balance	1.02 ls	-	-	***1***	OFOI	-	-	1
	ELECTRICAL								
	Sub Quotes								
16050.00	Electrical Sub	1.02 ls	-	-	1,926,130	Burriss	-	-	1,926,130

Estimate Totals

Description	Amount	Totals	Rate
Labor	507,181		
Material	3,605,861		
Subcontract	10,114,909		
Equipment	65,300		
Other	78,130		
	14,371,381	**14,371,381**	
Sales Tax on Mat'l and Eqpt	293,693		8.000 %
Taxes & Ins On Labor	202,872		40.000 %
	496,565	**14,867,946**	
Bond	88,022		
Builder's Risk	42,407		2.500 $ / 1,000
Business License - Conway	52,140		
	182,569	**15,050,515**	
Design Contingency	550,000		
Construction Contingency	780,026		5.000 %
	1,330,026	**16,380,541**	
OH & P	532,368		3.250 %
	532,368	**16,912,909**	
Pre-Con Fee	50,000		
Total		***16,962,909***	

Clarifications and Assumptions

Coastal Carolina University Indoor Practice Facility

SD Estimate

The following are notes associated with the estimate developed from the current documents. The items listed are clarifications and/or assumptions when: 1) information is not shown on the documents, 2) if the document information is not clear, 3) if the item should be included in the project, 4) if an item has been reduced/removed from the project. The intent of this list is to attempt to create a shared understanding of the design and related costs.

1. Estimate is based on Civil plans dated December 16, 2022, revised *Schematic Design Documents* plan set dated March 17, 2023 and revised plumbing, fire protection, mechanical and electrical engineering narratives dated March 15, 2023.
2. Estimate includes a $600,000 design contingency.
3. Estimate includes a 5% Construction Contingency.
4. Estimate includes Performance & Payment bonds.
5. Estimate does not include cost for Permits or Water and Sewer Tap Fees.
6. Estimate does not include SWPPP or third-party testing/inspections.
7. Estimate includes the following allowances:
    a. Landscaping & Irrigation - $25,000
    b. Site electrical relocation - $5,000
8. Estimate excludes excavation and removal of unsuitable soils.
9. Estimate excludes demolition of soccer field and associated structures.
10. Estimate excludes any modification to the onsite pond.
11. Estimate excludes any offsite utility or road work.
12. Estimate assumes exterior wall assemblies with brick or masonry veneer will consist of light gauge metal studs or pre-engineered building girts, with standard glass-mat sheathing.
13. Estimate excludes curtainwall systems.
14. Estimate includes a Vertex-CORE 2.5” artificial infilled turf system.
15. Estimate assumes the turf field will be standard colors & lines with custom color end zones. Center field logo and end zone letters are included.
16. Estimate assumes 6 inches of #57 stone beneath the synthetic turf field.
17. Estimate excludes any drainage system beneath the synthetic turf field.
18. Estimate assumes synthetic field and stone subbase to extend to perimeter walls with nailer board attached to concrete grade beam.
19. Estimate assumes the field will not be crowned.
20. Estimate assumes perimeter wall padding is owner furnished, owner installed. Estimate does include blocking and/or support framing for the padding.
21. Estimate assumes signage and graphics are by Owner.
22. Estimate excludes an elevator.
23. Estimate excludes a fire pump.
24. Estimate excludes HVAC controls.
25. Estimate assumes test & balance is by Owner.
26. Estimate excludes a generator.
27. Estimate excludes IT, security, and communications low voltage wiring. Conduit and raceways are included.
28. Estimate excludes Green Globes, LEED or other sustainable requirements or certifications.

Indoor Practice Facility
Internal Cost Estimate

Estimated Project Costs

Professional Services	$ 1,672,932	8.4%		
Equipment and Materials	$ 345,934	1.7%	$ 273,106	IT
Site Development	$ 1,131,964	5.7%		
New Construction	$ 15,830,945	79.2%		
Other Costs	$ 120,000	0.6%		
Contingency	$ 898,225	4.5%		
	$ 20,000,000	100.0%		

GARVINDESIGNGROUP

April 17, 2023

Mark Avant, FE, LEED AP
Director, Design and Engineering
Coastal Carolina University
PO Box 261954
Conway, SC 29528

Re: Coastal Carolina University Indoor Practice Facility
JBRC Roof Project Questionnaire

OSE Project No: H17-9624-MJ
GDG Project No: C669.22

Mark,

Garvin Design Group is pleased to provide the following information in response to the JBRC Roof Project Questionnaire for the CCU Indoor Practice Facility:

A. Existing Roof:

The proposed Indoor Practice Facility is New Construction, therefore there is no existing roof replacement associated with this project.

B. Replacement/New Roofing:

1. Identify the type of new roof proposed and how and why the roofing material was selected.

There is one proposed roofing system for the new Indoor Practice Facility as follows:
The selected system is a Vertical-Rib, Sealed Joint, Standing-Seam Metal Roof Panel System with code-required attachment methods and insulation. This system has been selected for various reasons including anticipated life expectancy of the system, configuration and slope of the building roof, and the look and quality of the system. Due to the anticipated utilization of a pre-engineered structural frame in the building for reasons of economy and constructability, the preference of the University and the design team is to utilize the Standing-Seam Metal Roof Panel System due to compatibility, durability and aesthetic considerations.

2. **If the current roof system failed prior to warranty expiration and the planned roof replacement is of the same type, explain what factors will ensure the roof system will not prematurely fail again.**
   There is no current roofing system being replaced. The new roof will be properly detailed and installed to ensure that the system will not prematurely fail through detailing measures such as flashings, counter-flashings, waterproofing membranes, proper roof sloping, gutters, downspouts, and proper drainage.

3. **Specify the lengths and types of warranties to be provided on the new roofing system.**
   The new Roofing System will have a 2-year Installer's warranty and a 20-year warranty that includes repair or replacement of the metal roof panel system. A 20-year finish warranty is also included.

4. **Explain how roof inspections and preventive maintenance are performed to ensure Compliance with warranty terms.**
   The roofing system should be inspected once a year, to identify any changes to the performance of the roofing systems. A roof report shall be generated that includes the following:

   a. Photo documentation of the condition of the roof.
   b. Identify any leaks that have occurred during the previous year.
   c. Note any changes or repairs to the roofing system.
   d. Clean the roof to remove any debris.

   The University shall notify the warranty holder, including the original installer and the manufacturer prior to making any repairs or changes to the installed roof to ensure that no new work violates the terms of the warranty.

5. **Agency confirms that it will adhere to the Licensing Laws of Title 40 of the South Carolina Code of Laws as Amended, the standards of Responsibility set forth in the Consolidated Procurement Code and Regulations, and the procedures and requirements for determining contractor responsibility set forth in the Manual for Planning and Execution of State Permanent Improvements when awarding a contract with the goal of selecting a contractor whose professional credentials, financial capability, experience, and reputation provide reasonable assurance that the contractor will be able to perform its warranty obligations for the duration of the warranty.**

   Coastal Carolina University has charged Garvin Design Group as Architect of Record to comply with all applicable State Laws regarding the procurement and installation of all

building components and systems including the roof system. The roofing specifications include the following requirements to ensure that a quality roofing system is installed:

a. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.

b. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with installation requirements of the manufacturer and the specifications.

c. Submittal Requirements: Shop drawings including plans, elevations, sections, and details of the entire system shall be submitted to the Architect to review and approval prior to the ordering of any materials for the project. This shall also include a review of sample products for all components installed in the roof.

d. Pre-Installation Meeting: Required prior to installation of the Roofing Systems, a meeting with the Owner, Architect, Contractor, Owner's insurer if applicable, testing and inspecting agency representative, roofing installer, roofing system manufacturer's representative, deck installer, and installers whose work interfaces with or affects roofing including installers of roof accessories. This meeting will cover methods and procedures related to roofing installation, including manufacturer's written instructions for roofing installation as well as flashing, counterflashing, roof drainage, penetrations, and any specialty details.

e. Testing: A qualified testing agency shall inspect substrate conditions, surface preparation, roofing application, flashings, protection, and drainage components, and shall furnish reports to the Architect.

6. **Roofing consultant has specified approved manufacturers for the roofing assembly whose history, experience, and reputation indicate that those manufacturers or any successors in in interest are likely to maintain their existence and abilities to perform under the warranty for its duration.**

Preapproved manufacturers are listed in the specifications and include only those manufacturers that are reputable companies that have been in the roofing industry for many years with a proven history. Any roofing system substitution or change in manufacturer must be submitted to the Architect in writing for approval prior to acceptance.

Mark Avant
April 17, 2023

The above information has been provided in response to the JBRC Roof Project Questionnaire and is intended to outline the responsibilities of the Architect in designing and specifying the roof system for the Indoor Practice Facility for Coastal Carolina University. The University shall be responsible for the maintenance and repair of the roofing systems over the life of the building in consultation with the installer and manufacturer to comply with the warranty requirements.

Please feel free to contact Garvin Design Group with any questions or concerns.

Sincerely,



Terry Buchmann, AIA, LEED AP
Principal
Garvin Design Group

Coastal Carolina University

Sun Belt Conference
19 Intercollegiate Programs

#TEALnation

Memorandum of Record

To: Michael T. Benson, D. Phil.
President, Coastal Carolina University

From: Kelly M. Moore
Executive Director, Chanticleer Athletic Foundation

Date: April 19, 2023

Subject: Indoor Practice Facility

Please allow this memorandum to serve as the Chanticleer Athletic Foundation's (CAF) intent to provide $15,000,000 to Coastal Carolina University for the construction of the Indoor Practice Facility. The CAF has secured donations, pledges and interest totaling $15,000,000 restricted to this project.