

November 21, 2005

**MEMORANDUM**

**TO:** Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education  
**FROM:** Rosemary Byerly, Chair, Committee on Finance and Facilities  
**SUBJECT:** Interim Capital Projects for Consideration on December 1, 2005

Attached are the interim capital projects for your review and consideration at the December Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on these projects but is scheduled to review and develop recommendations at its meeting scheduled for 9:30 a.m. on December 1. The Committee will bring its recommendations to the Commission for consideration at the 11:00 Commission meeting. Staff recommendations are included for your information.

If you have any questions about the material, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

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**Summary of Interim Capital Projects**

Clemson University Calhoun Courts – Chill Water Lines Replacement	\$1,559,000	-increase budget
South Carolina State University Chestnut Street Entry	\$1,400,000	-establish project
USC-Aiken Pacer Downs Upgrades	\$1,100,000	-establish project
Pacer Commons Acquisition	\$12,900,000	-establish project
USC-Columbia Biomedical Parking Garage Construction	\$600,000	-increase budget, revise scope
Energy Performance Contract Implementation – Phase I & II	\$3,160,521	-increase budget, revise scope
Band Hall Construction	\$1,729,000	-increase budget
USC-Upstate Health Education Complex Construction	\$4,000,000	-increase budget
Greenville Technical College Northwest Campus Construction	\$1,183,000	-increase budget

Descriptions of Interim Capital Projects for Consideration  
December 1, 2005

**Clemson University**

**Calhoun Courts – Chill Water Lines**

Replacement	\$1,559,000	-increase budget
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(previous budget = \$4,650,000)

Source of Funds:	315,000	-Housing Revenue Bonds
	<u>1,244,000</u>	-Housing Improvement Fund
	\$1,559,000	

Proposed Budget:	\$6,125,000	-Renovations
	1,000	-Builders Risk Insurance
	10,000	-Labor Costs
	<u>14,000</u>	-Contingency
Total Budget:	\$6,150,000	

**Description**

Calhoun Courts apartments are over 20 years old and are served by their own chilled water facility. When the apartment feeder lines began to deteriorate the institution established a project to phase in replacement of the water supply and return lines. The increase is to provide enough funding to cover the anticipated construction cost for Phase II of this project. Phase II includes providing a fire alarm system and a fire sprinkler system for each of the 30 building in the Calhoun Courts area. The project also includes extending the HVAC piping and adding the chases to the exterior of the buildings to conceal the piping.

**Recommendation**

Staff recommends approval of the project as proposed.

**South Carolina State University**

Chestnut Street Entry	\$1,400,000	-establish project
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Source of Funds:	\$1,400,000	-SCDOT Grant
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Proposed Budget:	\$1,140,000	-Site Development
	140,000	-Contingency
	70,000	-Professional Services Fees
	<u>50,000</u>	-Landscaping
Total Budget:	\$1,400,000	

**Description**

South Carolina State University was recently awarded a grant by the South Carolina Department of Transportation for construction of a new entrance. According to the grant, SCSU will manage the work, expend funds, and be reimbursed for all expenses up to an allocated maximum of \$1,400,000.

The work will include construction of a new campus entry from Chestnut Street to extend through the campus to Buckley Street. The culmination of this project will more efficiently move motor vehicular and pedestrian traffic safely in and through the campus and should be of

particular benefit to handling traffic during athletic events. This project will provide a safe and environmentally sensitive experience for students, faculty, staff, and visitors to the University.

A copy of the grant letter is on file at CHE.

**Recommendation**

Staff recommends approval of the project as proposed.

<b>USC-Aiken</b>		
Pacer Downs Acquisition	\$12,900,000	-establish project
Source of Funds:	\$12,900,000	-Revenue Bonds
Proposed Budget:	\$12,700,000	-Building Purchase
	<u>200,000</u>	-Closing Cost
Total Budget:	\$12,900,000	

**Description**

In August 2004, Pacer Commons – a 316-bed residence hall – opened at USC-Aiken. The project is currently owned by the Aiken Student Housing Foundation on land leased from the Aiken County Commission for Higher Education. Variable-rate, short-term (7-day) bonds were issued to finance the project, backed by a letter of credit from Bank of America.

USC-Aiken proposes to purchase Pacer Commons from the Aiken Student Housing Foundation in order to lock-in a fixed interest rate for the project, merge the housing budgets for all residential facilities at USC-Aiken, and reduce operating costs associated with insurance and audit fees. In addition, as part of the purchase, the Aiken County Commission on Higher Education has agreed to transfer title to the University of the 11.63 acres (116,276 GSF) leased to Aiken Student Housing Foundation at no cost.

At the September 14, 2005 meeting, the Board of Directors of the Aiken Student Housing Foundation unanimously approved a proposal to offer Pacer Commons to the University of South Carolina for \$12.7 million. Proceeds from the sale would be combined with cash assets of \$1.3 million to eliminate a \$14 million revenue bond obligation of the Aiken Student Housing Foundation.

**Recommendation**

Staff recommends approval of the project as proposed.

<b>USC-Aiken</b>		
Pacer Downs Upgrades	\$1,100,000	-establish project
Source of Funds:	\$1,100,000	-Revenue Bonds
Proposed Budget:	\$700,000	-Interior Building Renovations
	<u>400,000</u>	-Furnishings
Total Budget:	\$1,100,000	

**Description**

USC-Aiken purchased Pacer Downs Apartments for use as student housing in 1999. USC-Aiken has already replaced roofs on 11 buildings, windows, doors and door hardware for energy efficiency and security. This project will complete renovation and enhancements to the 22-year-old buildings. Priorities for the project include refurbishments of kitchen and bathrooms including replacement of flooring, cabinets, fixtures, countertops, and lighting. Upgrades to kitchen fire suppressions systems are also anticipated. Remaining funds will be used to enhance dining and living areas to include replacement of original furnishings.

**Recommendation**

Staff recommends approval of the project as proposed.

**USC-Columbia**

Biomedical Block Parking Garage Construction (previous budget = \$18,400,000)	\$600,000	-increase budget, revise scope
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Source of Funds:	\$300,000	-Institutional Funds
	<u>300,000</u>	-Institutional Capital Project Fund (ICPF)
	\$600,000	

Proposed Budget:	\$16,000,000	-New Construction
	1,500,000	-Professional Service Fees
	<u>1,500,000</u>	-Contingency

Total Budget:	\$19,000,000
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**Description**

The construction of a 1400 space parking garage primarily to support two new research buildings was certified and approved by the Research Centers of Excellence Board and did not require CHE approval. This request is to revise the project's scope and increase the budget by \$600,000 in order to include finishing approximately 10,000 SF of space to provide accommodations for the USC String Project. The space will include one large and two small rehearsal halls, eight to 10 studio rooms, an administrative office, a library, restrooms, and a lobby. The east wall of the lobby will be storefront, providing visibility from Park Street.

**Recommendation**

Staff recommends approval of the project as proposed.

**USC-Columbia**

Energy Performance Contract Implementation - Phase I & II (previous budget = \$55,230,448)	\$3,160,521	-increase budget, revise scope
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Source of Funds:	\$2,511,327	-Research Univ. Infrastructure Bonds
	415,000	-ICPF
	<u>234,194</u>	-USC Research Foundation
	\$3,160,521	

Proposed Budget:	\$53,390,969	-Other Permanent Improvements
Total Budget:	\$53,390,969	

#### Description

The Energy Performance Contract was originally approved by CHE in February of 2004. In June of this year, CHE approved an increase to the budget and a revision in scope to include the new Public Health Building.

This proposal is to revise the project's scope and increase the budget in order to include additions and modifications to the energy distribution system to accommodate the growth of research-related development, approved by the Research Centers of Excellence Review Board. It has been determined that the most expedient and cost-effective process to implement this additional work is to revise the scope and increase the budget of the existing Energy Performance Contract. The additional work will include increasing the capacity of the new chiller plant – planned for construction adjacent to the Coliseum – from 4,800 tons to 6,000 tons.

The project also includes the installation of new chilled water, steam, and condensate piping to connect the existing West Energy Facility to the new chiller plant adjacent to the Coliseum, providing backup capacity to the research corridor. Other additional work includes replacement of condensate and steam piping on Greene Street to Main Street to Assembly Street. This piping is currently undersized for projected needs and is in poor repair. This piping will provide steam to the Koger Center, the School of Music, and the Public Health block.

Another increase in scope is the upgrade of the appearance of the bio-mass plant by enclosing the facility with metal walls and storefront similar in appearance to those used on the Engineering Technical Fabrication Facility.

The University is reallocating Research University Infrastructure Bonds from three other projects in order to supplement this proposed increase. Project decreases are not required to come through the Commission. However, the projects are listed for your information:

<u>Project Name</u>	<u>Decrease</u>	<u>Revised Budget</u>
Beta Research Facility Construction	(\$1,015,843)	\$30,564,157
Omega II Research Facility Construction	(\$1,235,484)	\$29,924,516
Public Health Research Building Construction	(\$ 494,194)	\$17,825,806

#### Recommendation

Staff recommends approval of the project as proposed.

USC-Columbia		
Band Hall Construction	\$1,729,000	-increase budget
(previous budget = \$5,000,000)		

Source of Funds:	\$1,229,000	-Institution Bonds
	500,000	-ICPF
	\$1,729,000	

Proposed Budget:	\$4,508,000	-New Construction (34,800 GSF)
	767,000	-Contingency
	644,000	-Site Development
	460,000	-Professional Services Fees
	300,000	-Equipment and/or Materials
	50,000	-Miscellaneous Owner Costs
Total Budget:	\$6,729,000	

#### Description

The Commission approved USC's request to construct a new Band Hall in April of 2005. The facility will be located in the vicinity of Bates House Dormitory and Benson School. This request is to increase the project's scope and the budget. The facility is being expanded to accommodate the dance program. An additional 10,800 GSF will provide two dance studios, an observation room, dressing and bathroom facilities, and general administrative support space.

#### Recommendation

Staff recommends approval of the project as proposed.

#### **USC-Upstate**

Health Education Complex Construction \$4,000,000 -increase budget  
(previous budget = \$20,475,000)

Source of Funds: \$4,000,000 -Private (CPF)

Proposed Budget:	\$21,075,000	-New Construction (190,000 GSF)
	1,400,000	-Professional Service Fees
	2,000,000	-Contingency
Total Budget:	\$24,475,000	

#### Description

This project was established in late 2003 and is intended to house a relocated School of Nursing, a relocated School of Education, and related programs. When this project was previously approved, USC indicated that an additional \$4,000,000 in private funds would be added. The Carolina Piedmont Foundation now has sufficient commitments from donors that it can commit to the private funds. A letter from the Foundation to this effect is on record.

The total projected cost for the project remains \$24,475,000.

#### Recommendation

Staff recommends approval of the project as proposed.

#### **Greenville Technical College**

Northwest Campus Construction \$1,183,000 -increase budget  
(previous budget = \$14,950,000)

Source of Funds: \$1,183,000 -Local Funds

Proposed Budget:	\$13,785,000	-New Construction (95,200 GSF)
	<u>1,095,000</u>	-Site Development
	850,000	-Professional Services Fees
	400,000	-Contingency
	<u>3,000</u>	-Builders Risk Insurance
Total Budget:	\$16,133,000	

#### Description

The construction of a facility in northwestern Greenville County was approved by CHE and the State Board for Technical and Comprehensive Education (SBTCE) in February 2004. This request is to increase the budget to cover revised estimates obtained after completing building drawings. As a result of the 2005 hurricanes and their impact on the Gulf Coast and Florida, the costs of building materials has risen. Phase I work also exceeded estimates due to the unknown presence of rock and unsuitable creek bed conditions. In addition, the cost increase includes an allowance for newly required building inspection services. This project has been approved by the SBTCE.

#### Recommendation

Staff recommends approval of the project as proposed.



PERMANENT IMPROVEMENT PROJECTS  
APPROVED BY STAFF

Oct-05

ATTACHMENT 1

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
10/4/2005	6008	USC-Columbia	Housing Elevator Upgrades (CPIP)	Increase budget, revise scope	\$ 2,650,000	\$ 3,100,000
10/4/2005	6007	USC-Columbia	Bates West Kitchen and Bathroom Upgrades	Increase budget, revise scope, change project name (CPIP)	\$ 1,235,000	\$ 1,460,000
10/4/2005	9929	USC-Columbia	Russell House Carolina Mall Renovation	decrease budget, close	\$ (34,505)	\$ 655,495
10/4/2005	9528	USC-Aiken	Softball/Soccer Field Upgrade	decrease budget, close	\$ (902)	\$ 574,098
10/4/2005	New	USC-Lancaster	Deferred Maintenance	establish	\$ 100,000	
10/4/2005	New	USC-Union	Deferred Maintenance	establish	\$ 100,000	
10/12/2005	9623	Coll. Of Charleston	Maybank Hall Renovation	increase budget	\$ 125,000	\$ 2,125,000
10/12/2005	9583	Coll. Of Charleston	School of Business New Construction	increase budget	\$ 200,000	\$ 9,734,050
10/12/2005	9771	MUSC	CHP Building Refurbishment	increase budget	\$ 47,000	\$ 237,000
10/12/2005	New	USC-Salkehatchie	Deferred Maintenance	establish	\$ 100,000	
10/12/2005	9503	USC-Union	Central Bldg. Structural Repairs & Roof Replacement	decrease budget, change source of funds, close	\$ (48,156)	\$ 151,844
10/12/2005	New	Aiken TC	Bldg. 100/200 Renovation - Flooring	establish	\$ 150,000	
10/12/2005	New	Aiken TC	Building 900 Renovations	establish	\$ 199,130	
10/31/2005	New	The Citadel	Campus-wide Energy Performance Contract	establish	\$ 227,000	
10/31/2005	9555	Coll. Of Charleston	New Library Construction	decrease budget	\$ (1,600,000)	\$31,958,647
10/31/2005	9615	SCSU	Reid St. Land Acquisition Vacant Lot #5	increase budget, change source	\$ 5,000	\$ 15,000
10/31/2005	9768	USC-Columbia	Carolina Gardens Refurbishment	decrease budget, close	\$ (115,335)	\$ 124,665
10/31/2005	9891	USC-Columbia	DeSaussure College Interior Refurbishment	decrease budget, close	\$ (32,011)	\$ 167,989
10/31/2005	9892	USC-Columbia	Sims Dormitory Interior Painting/Ceiling Replac	decrease budget, close	\$ (12,390)	\$ 212,610
10/31/2005	9899	USC-Columbia	Carolina Gardens Laundry Room Expansion	decrease budget, close	\$ (86,473)	\$ 43,527
10/31/2005	9932	USC-Columbia	Food Service Facilities Renov./Expansion	decrease budget	\$ (250,000)	\$ 5,494,904
10/31/2005	6006	USC-Columbia	513 Pickens Street Acquisition	close		
10/31/2005	9905	Spartanburg TC	West Campus Parking Addition	decrease budget, close	\$ (12,066)	\$ 154,934