



Rayburn Barton
Executive Director

August 29, 2001

TO: Dalton Floyd, Chair, and Members
Commission on Higher Education

FROM: Rosemary Byerly

SUBJECT: Facilities Projects for Consideration on February 1, 2001

The Committee on Finance and Facilities is scheduled to meet at 9:00 a.m. on September 6, prior to the Commission meeting to consider interim facilities projects.

A summary of the projects is below. Detailed descriptions of the projects begin on page 2.

INTERIM PROJECTS

<u>Institution</u>	<u>Project</u>	<u>Amount</u>	<u>Page</u>
Clemson University	-Johnstone Hall Abatement/	\$ 4,900,000 – increase/revise	2
College of Charleston	-Tennis Complex, Patriots Point	\$ 1,400,000 – establish	3
	-College Lodge Renovation	\$ 3,185,000 – increase	4
Francis Marion Univ.	-Wind Hazard Mitigation Retrofit	\$ 1,742,576 – establish	5
Medical University	-Basic Sci. Bldg. Infrastruct. Renov.	\$ 4,900,000 – increase/revise	6
Northeastern TC	-Bennetsville Campus	\$ 593,737 – increase/revise	7
Northeastern TC	-Dillon Campus	\$ 580,062 – increase/revise	8
Northeastern TC	-Pageland Campus	\$ 477,201 – increase/revise	9
Trident TC	-North Rivers Commerce Ctr. Acq.	\$ 3,838,000 – establish	10
York TC	-Science & Technology Bldg.	\$ 2,000,000 – increase	11

MASTER LAND ACQUISITION PLAN

University of S.C.	-Renewal of Master Land Acquisition Plan	12
--------------------	--	----

LEASE

	<u>Annualized Rate</u>	<u>Page</u>
MUSC	Lease Space for Three Univ. Depts. \$ 759,914.10	13

INTERIM PROJECTS

Clemson University

Johnstone Hall Abatement/Demolition \$ 4,900,000 - increase/revise scope/change project name

Source of Funds: \$ 4,900,000 - housing revenue bonds

Budget: 275,000 - professional service fees
 200,000 - site development
 4,300,000 - other permanent improvements
 100,000 - labor costs
 325,000 - contingency

Total: \$ 5,200,000

Discussion

Clemson requests approval to add funds to this project to support the engineer's construction estimate for abatement, demolition (Johnstone Hall, Sections D, E, F, F Annex, and Building #2000), and site restoration. The design work is nearing completion and funds must be added to support the construction work. The name will be changed from Johnstone Hall Abatement/Demolition A/E Only to Johnstone Hall Abatement/Demolition once this increase is approved.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Tennis Complex at Patriots Point

\$ 1,400,000 - establish

Source of Funds:

\$ 1,400,000 – Proceeds from Sale of Remley's Point

Budget:

100,000 - professional service fees
275,000 - equipment and/or materials
550,000 - site development
275,000 - new construction
25,000 - landscaping
175,000 - contingency

Total:

\$ 1,400,000

Discussion

The master plan for the College of Charleston's Outdoor Athletic Complex at Patriots Point includes a tennis complex. Funding restrictions caused the College to delay construction of the project. The College now has the funding to proceed with the facility. The College requests approval to construct 6-9 hard surfaces, lighted courts, fenced and furnished with windscreens and a PA system, and spectator seating. Construction of a 1,600 square foot clubhouse containing dressing rooms, office, storage, and screened viewing is also included in this request.

Recommendation

Staff recommends approval of this request as proposed.

College of Charleston**College Lodge Renovation****\$ 3,185,000 -increase****Source of Funds:****\$ 3,185,000 - housing revenue bonds****Budget:****250,000 - professional service fees****1,500,000 - new construction****1,500,000 - renovations-building interior****1,500,000 - renovations-building exterior****250,000 - contingency****Total:****\$ 5,000,000****Discussion**

This project was initially approved for \$1,815,000, which represented funds available in the College's housing reserve account at that time. The requested increase is to reflect the actual costs based on design development drawings. The College plans to issue housing revenue bonds to pay for the increase.

Recommendation

Staff recommends approval of this project as proposed.

Francis Marion University

Wind Hazard Mitigation Retrofit

\$ 1,742,576 -establish

Source of Funds:

\$ 1,742,576 - grants from FEMA & SCEPD

Budget:

\$ 1,742,576 - other permanent improvements

Discussion

Francis Marion requests approval to apply high-impact safety and security film, roll down or accordion shutters, and/or removable fixed panels to protect window and door openings against the effects of high velocity winds such as hurricanes. The project will be funded by grants from FEMA and the SC Emergency Preparedness Division. The amount of the grants will determine what measures can be applied and the buildings to which they can be applied. Work in excess of the grant will not be undertaken.

Recommendation

Staff recommends approval of this request as proposed.

Medical University

Basic Science Bldg. Infrastructure Renov. \$ 4,900,000 - increase/revise scope

Source of Funds: \$ 4,900,000 - institution bonds

Budget:	1,600,000	- professional service fees
	1,000,000	- new construction
	6,220,000	- renovations/replacement - utilities
	500,000	- other, asbestos removal
	<u>760,000</u>	- contingency
Total:	\$ 9,640,000	

Discussion

The Medical University is requesting approval to increase the budget and revise the scope of the Basic Science Building Infrastructure Renovation to provide for Phase II of the infrastructure work. This Phase will include the mechanical room expansion, new chilled water piping and pumps, new 5000 kva power feed, new generator for CRI, steam boiler, paralleling gear for generator sets, relocation of the cooling towers, and an upgrade of the existing BSB switch gear.

Recommendation

Staff recommends approval of this request as proposed.

Northeastern TC**Bennettsville Campus**

\$ 593,737 - increase/revise scope/change project name

Source of Funds:

\$ 421,200 - Federal – Economic Development

172,537 - local

\$ 593,737

Budget:

44,335 - professional service fees

66,667 - equipment and/or materials

350,000 - new construction

110,000 - other-demolition

29,735 - contingency

Total:

\$ 600,737

Discussion

The A&E for this project was approved in the 2001 OPIP. Now that NTC has identified a source of funding for the project, it is requesting approval to add funds, change the project name and revise the scope of the project to include the actual construction of the campus in Bennettsville.

Recommendation

Staff recommends approval of this project as proposed.

Northeastern TC

Dillon Campus

\$ 580,062 - increase/revise scope/change project name

Source of Funds:

\$ 409,500 - Federal – Economic Development

170,562 - local

\$ 580,062

Budget:

\$ 100,000 - land purchase

44,333 - professional service fees

66,667 - equipment and/or materials

350,000 - new construction

26,062 - contingency

Total:

\$ 587,062

Discussion

The A&E for this project was approved in the 2001 OPIP. Now that NTC has identified a source of funding for the project, it is requesting approval to add funds, change the project name and revise the scope of the project to include the actual construction of the campus in Dillon.

Recommendation

Staff recommends approval of this project as proposed.

Northeastern TC

Pageland Campus

\$ 477,201 - increase/revise scope/change project name

Source of Funds:

\$ 339,300 - Federal – Economic Development

137,901 - local

\$ 477,201

Budget:

43,332 - professional service fees

66,666 - equipment and/or materials

350,000 - new construction

24,203 - contingency

Total:

\$ 484,201

Discussion

The A&E for this project was approved in the 2001 OIP. Now that NTC has identified a source of funding for the project, it is requesting approval to add funds, change the project name and revise the scope of the project to include the actual construction of the campus in Pageland.

Recommendation

Staff recommends approval of this project as proposed.

Trident TC

North Rivers Commerce Ctr. Property \$ 3,838,000 - establish – property acquisition

Source of Funds:	\$ 3,838,000 - local
Budget:	\$ 3,813,000 - purchase price
	<u>25,000</u> - other fees
Total:	\$ 3,838,000

Discussion

Trident TC requests approval to purchase a 6.708-acre tract of land that includes two masonry office/warehouse buildings. The property is contiguous to the main campus and is located at 2050 Mabeline Road in North Charleston, across the street from the Complex for Economic and Industrial Development. Building A has 49,036 square feet and is currently leased to three tenants. Trident is also leasing 9,600 square feet in Building A for classroom and office use. Building B has 71,604 square feet and is leased to one tenant. The net operating income from this property totaled \$441,279 for the FY ending December 31, 2000.

The purchase price of the property is \$3,813,000, which is supported by an MAI appraisal for that amount. The College is pursuing financing through a bond attorney to be amortized over a 15-year period. The lease income from the property will fund the debt service requirements and the annual operating costs. The purchase of this property will provide space for future growth of the College.

Recommendation

Staff recommends approval of this project provided that (1) the project receives concurrent approval from SBTCE; (2) receipt of a satisfactory environmental study, (3) satisfactory financing, and (4) any other necessary approvals by the Budget and Control Board.

York TC

Science and Technology Building \$ 2,000,000 - increase

Source of Funds: \$ 2,000,000 - local and county

Budget:	384,200	- professional service fees
	7,007,021	- new construction
	22,000	- builder's risk insurance
	<u>86,779</u>	- contingency
Total:	\$ 7,500,000	

Discussion

York TC requests approval to increase the budget for construction of its Science and Technology building. The College has successfully completed the design stage. However, since that time construction costs have increased considerably and the budget for the project needs to be adjusted to reflect the increase.

The building will house chemistry and physics labs with related teaching and support spaces; media/distance learning classrooms and support spaces; television production technology/SCETV and support spaces; and, multi-purpose classrooms and support spaces.

Recommendation

Staff recommends approval of this project as proposed.

MASTER LAND ACQUISITION PLAN

University of South Carolina-Columbia

The University of South Carolina-Columbia (USC) requests approval of its Master Land Acquisition Plan for a period of five years.

The Commission has in place a policy for accepting Master Land Acquisition Plans (MLAP) from the institutions. The current policy is as follows:

Any public college or university seeking authorization to acquire land will be permitted to present master plans that outline proposed land acquisitions to the Commission on Higher Education for conceptual approval. The granting of conceptual approval shall be good for an initial five-year period and may be renewed by action of the Commission. If the Commission approves the plan, future land acquisitions contained in the plan will be considered by the Commission's facilities staff and will not require additional CHE approval. Staff level approval is contingent upon the Budget and Control Board's State Building and Property Services' acceptance of the environmental study and appraisal; and, provided no student fee increase is required.

In January of 1997, the Commission approved a MLAP for the University of South Carolina-Columbia. The Board of Trustees of the University recently re-confirmed approval of the development boundary originally approved in October 1996. A plan of the development boundary is attached. Property currently owned by the University is shaded.

Recommendation

Staff recommends approval of USC's MLAP as proposed.

LEASE

Medical University

Location of Lease:	135 Cannon Street Charleston, SC
Square Feet:	31,716
Initial Term:	5-Years
Annualized Least Cost:	\$ 759,914.10
Total Cost of Initial Term:	\$3,799,570.50
Extended Term:	Three Five-Year Renewal Options

Discussion

The Medical University requests approval to sub-lease 31,716 square feet located at 135 Cannon Street to provide space for three university departments – Biometry and Epidemiology, The Center for Health Care Research, and the Environmental Biosciences Program (EBP).

This lease will provide the Department of Biometry and Epidemiology the space it needs to support the \$10.1 million grant it recently received. The lease will also provide adequate space for the Center for Health Care Research, and will allow MUSC to consolidate the EBP program to one location and one lease. The facility to be leased is under construction and will be completed by January 2002.

University Medical Associates (UMA) holds the master lease and MUSC will be subleasing from UMA. The base rent cost (on rentable square feet) will be \$19-\$19.50 per square foot (annual adjustment based on CPI with 3% cap). Additional rent/operating expense rate (on total square feet) is \$4.10 per square foot (annual adjustment based on actual costs, not including taxes, not to exceed 3%). Sixty-four parking spaces will be included at a cost of \$68 per space.

Recommendation

Staff recommends approval of the lease as proposed, provided the leasing office of the Budget and Control Board finds the rates and terms of the lease acceptable.