

AT VI

Agenda Item 3.04.A.  
November 13, 2003

## INTERIM CAPITAL PROJECTS

### Summary of Interim Projects for Consideration

<u>Institution</u>	<u>Project</u>	<u>Amount</u>	<u>Action</u>
Clemson University			
	Pool Agricultural Center HVAC Upgrades	\$ 2,000,000	-increase
	Athletic Facilities Construction/Renovation	22,620,000	-increase
College of Charleston			
	Renovation for New Student Services Center	\$ 1,264,932	-establish
Medical University			
	Research Lab Renovations	\$ 3,000,000	-increase
	Hollings Cancer Center Expansion	18,313,479	-increase
	College Building Exterior Waterproofing	3,000,000	-increase
USC-Columbia			
	Columbia Hall Renovations	\$ 4,400,000	-increase
USC-Beaufort			
	New River Project Construction	\$ 638,000	-increase
Horry-Georgetown TC			
	Old Gym Renovations-Grand Strand	\$ 1,550,000	-increase
Trident TC			
	Trident Building 950 Renovation	\$ 3,000,000	-establish
	Trident Complex Phase III Renovation	4,725,000	-increase
<b>Lease</b>			
Medical University of SC			
	Ratification of staff approval -		
	Research space in Roper Bldg.	\$ 139,050/year	

**NOTE: The Finance and Facilities Committee will meet prior to the Commission meeting on November 13 to consider these items. Staff recommendations are included for your information.**

## Detailed Descriptions of Interim Facilities Projects for Consideration

### Clemson University

#### Pool Agricultural Center -

HVAC Upgrades \$ 2,000,000 -increase budget/revise scope  
(Previous funding = \$2,000,000)

Source of Funds: \$ 2,000,000 -inst. capital project funds (ICPF)

#### Discussion:

This request is to add funds for the construction of Phase II of the improvements of the HVAC system at the Poole Agricultural Center. The work consists of adding a roof top air handling unit that will serve two of the six interior zones in the Center. The project will increase fresh air and conditioning to all classrooms and non-wet labs. Additional interior areas will be added to the project scope as funds become available.

#### Recommendation

Staff recommends approval of the project as proposed.

### Clemson University

#### Athletic Facilities Construction/Renovation

Phases I, II, & III Memorial Stadium \$ 22,600,000 - increase budget/revise scope  
(Previous funding = \$38,400,000)

Source of funds: \$ 4,500,000 -athletic revenue bonds  
2,333,000 -athletic operating funds  
15,787,000 -Private (IPTAY)<sup>1</sup>  
Total: \$ 22,620,000

#### Discussion

This request is to add funds to support the construction of Phase I of the West End Zone phase. Phase I consists of demolition of game day facilities, partial demolition of West End Zone seating, construction of new game day facilities, expansion of concession and restroom facilities on a raised platform connecting to the North and South concourses, and construction of club level seating. The club level seating will generate a revenue stream to assist in retiring the debt.

#### Recommendation

Staff recommends approval of this project as proposed.

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<sup>1</sup> Letter of guarantee on file at CHE

### **College of Charleston**

Renovation for New Student Services  
Center in the Lightsey Center (former  
Sears Building)

\$ 1,264,932 -establish project

Source of Funds:	\$ 9,790	-capital improvement bonds
	29,277	-revenue bonds
	475,865	-transferred from project #9543 <sup>2</sup>
	<u>750,000</u>	-college fees
Total:	\$ 1,264,932	

### Discussion

The request is to establish the project to provide for the renovation of the second floor and portions of the basement and ground floors of the Lightsey Center (former Sears Building) to create a Student Services Center. The new center will co-locate the various departments that directly serve the students. These include Financial Aid, Registrar, Advising, Career Services, Disability Services, New Student Programs, the Cougar Card Center and others. Some of these departments are currently in inadequate space in the basement or in other locations on campus. The second floor of the Lightsey Center is presently used as a conference center. The College will discontinue this activity in December 2003. The second floor and a portion of the ground floor will be renovated as the Student Services Center. The administrative departments on the ground floor will be relocated to the basement.

### Recommendation

Staff recommends approval of the project as proposed.

### **Medical University**

Research Lab Renovations

\$ 3,000,000 -increase budget

(previous funding = \$3,000,000)

Source of Funds:

\$ 3,000,000 -university general funds

### Discussion

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<sup>2</sup> Project 9543 is the Sears Building Renovation which is being closed. The new student services center is on the second floor of the former Sears Building.

This project was established in 1999 to renovate research labs as the need arises in various buildings throughout the university. Research funding has more than quadrupled since 1990 and the reputation of MUSC is growing exponentially, reinforcing the need to ensure that sufficient laboratory and office space exists on campus to support these research activities. Research is the fastest growing activity on campus. Sponsored research awards grew to exceed \$130 million in FY 02. Due to the competitive nature of recruiting faculty and the research grants they bring, it is imperative that the university be able to move expeditiously to provide adequate facilities for these activities.

For nearly four (4) years, this project has addressed a number of research lab renovation projects. MUSC is currently requesting that the project be increased by \$3 million in order to continue with the renovation of research space as needed. The source of funds for this project will be departmental funds, miscellaneous grant monies, etc. as categorized under the broad name of university funds.

#### Recommendation

The staff recommends approval of this project as proposed.

#### **MUSC**

Hollings Cancer Center Expansion      \$ 18,313,479 -increase budget  
(previous funding = \$52,930,532)

Source of Funds:      \$ 18,313,479 -federal<sup>3</sup>

#### Discussion

The Hollings Cancer Center Expansion was presented to the Board for approval with a total requested budget of \$39.9 million in August 1999. In December 2000, the Board was informed that the total budget amount of \$39.9 million had been identified. In October 2002, the Board was informed that the proposed project budget was increased by \$13.03 million, to \$52.9 million with the addition of four (4) different federal grants.

Since that time MUSC has been awarded an additional \$18.31 million from three (3) different grants – one from the US Department of Energy (\$962,000); one from the US Department of Commerce National Institute of Standards and Technology (\$13,909,000) and one from the US Department of Health and Human Services Health Resources and Services Administration (\$3,442,479).

MUSC is requesting to increase the project budget to \$71.24 million. The total cost of construction for the project will remain at \$39.9 million with the remainder used to equip the various cancer research activities at MUSC.

#### Recommendation

Staff recommends approval of this project as proposed.

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<sup>3</sup> Copy of federal grant award on file at CHE

## **MUSC**

College Buildings Exterior Waterproofing \$ 3,000,000 -increase budget  
(previous funding = \$3,147,000)

Source of Funds: \$ 3,000,000 -university general fund

### Discussion

This project is to address rainwater infiltration through roofs, the exterior brick surfaces, around window flashings and around window sills. The intent of this project is to allow us to be responsive to these water infiltration issues campus-wide.

For nearly seven years this project has allowed MUSC to address and remedy a number of exterior waterproofing issues throughout the university in a timely manner. MUSC is requesting that the project be increased by \$3 million in order to continue addressing these waterproofing projects as they occur. The source of funds for the project will be university generated funds to be identified on a case by case basis.

### Recommendation

Staff recommends approval of this project as proposed.

## **USC-Columbia**

Columbia Hall Renovations \$ 4,400,000 -increase/revise scope/change name

Source of Funds: \$ 4,400,000 -housing maintenance reserve

### Discussion

This request is to change the name of the project to more accurately reflect the overall renovation of the building; change the scope to reflect the increased scope of the project; and, increase the budget to fully fund the project. The project will provide cosmetic repair, upgrading the mechanical and electrical systems and window replacements. The project is needed to maintain the general appearance of the facility and to upgrade equipment which is beyond its useful life. Repairs include the replacement of acoustical ceiling material, wall coverings, and floor coverings. Mechanical upgrades include replacing ceiling mounted fan coil units and the air handler. Electrical upgrades will include new lighting and new data/voice/power receptacles in student rooms. Windows will be replaced to improve energy efficiency and to improve the exterior facade. Including in the renovations will be the installation of a sprinkler system and updating of the fire alarm system. Current plans are to accomplish the renovation over two summers.

### Recommendation

Staff recommends approval of this project as proposed.

## **USC-Beaufort**

New River Project Construction \$ 638,000 -increase budget  
(previous funding = \$4,000,000)

Source of Funds:	\$ 370,000	-Beaufort County
	<u>268,000</u>	-Jasper County Trans. Com.
Total:	638,000	

#### Discussion

The \$370,000 increase from County funds is an administrative correction. These funds were used to initiate the project and provide early planning. When the budget was decreased to reflect the revised scope of the project (Beaufort County providing construction of the majority of the campus) these funds were inadvertently removed from the project. The funds have been received by the University. The increase of \$268,000 from the Jasper County Transportation Committee is to be used to fund a portion of the site work for the project. A small portion of the New River campus is located in Jasper County and Beaufort County funds cannot be used for this work. The Jasper County funds will be used for construction of the West entrance which falls within the boundaries of Jasper County.

#### Recommendation

Staff recommends approval of this project as proposed.

#### **Horry-Georgetown TC**

##### **Old Gym Renovations-Grand Strand**

Campus	\$ 1,550,000	-increase budget/revise scope
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(previous funding = \$200,000)

Source of Funds:	\$ 750,000	-local funds
	<u>800,000</u>	-Myrtle Beach Redevelopment Auth.
Total:	\$ 1,550,000	

#### Discussion

This request is to renovate the old gym in Building 200, Grand Strand Campus, into two science labs, four classrooms, and faculty offices. This project was originally anticipated for FY05-06, but local funds unexpectedly became available for FY03-04. This will enable the College to complete the renovations earlier than anticipated. The College has experienced unprecedented growth in recent years and the additional science labs and classrooms are desperately needed. The project was previously approved for A&E only and this request is for approval of the construction.

#### Recommendation

Staff recommends approval of this project as proposed.

#### **Trident TC**

Trident Building 950 Renovation	\$ 3,300,000	-establish project
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Source of Funds:	\$ 3,300,000	-local
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### Discussion

The College is requesting approval to renovate 25,000 square feet of space in the warehouse that is currently leased to Bunch Transport. The lease will expire in October 2004 and the college plans to renovate the space for the college bookstore and facilities management department. The bookstore would be relocated from the student center building to the warehouse building. The need for additional space on campus has become critical. Enrollment on campus has increased to over 11,000 credit students. The current bookstore occupies 4,000 square feet in the student center which is very inadequate for a college this size.

The College will renovate a portion of the warehouse to display textbooks and instructional supplies, to provide office and storage space, and general warehouse working space to accommodate processing sales orders over the Internet. Also, the facilities management department will be relocated from Building 600 on the main campus into this building. The building will be renovated to support multiple offices, storage space, and tool/workshop space for the department. In addition, the purchasing office will be relocated from building 94-0 into this building to centralize the support functions.

### Recommendation

Staff recommends approval of this project as proposed.

### **Trident TC**

Trident Complex Phase III Renovation      \$ 4,725,000    -increase budget/revise scope  
(Previous funding = \$3,780,000)

Source of Funds:                                      \$ 4,725,000    -local funds

### Discussion

The project was originally approved to renovate 29,000 square feet of vacant space in the Complex for Economic and Industrial Development to create The Learning Center. The Learning Center would comprise four open instructional labs for math, English, reading, and ESL/tutoring, faculty offices and general classrooms. Additional classroom space on campus has become a critical need. The College is requesting approval for an expansion of the project to include renovation of the final 24,535 square feet of vacant space in the warehouse into approximately 10 general academic classrooms, and industrial/technical lab, and multiple faculty/staff offices. This expansion would also include conversion of the temporary parking lot into a permanent paved lot with over 400 spaces.

### Recommendation

Staff recommends approval of this project as proposed.

# LEASE

## Replacement Lease – Research Space

**5,917 square feet**                      \$ 139,049.50 per year

Source of Funds: \$ 139,049.50 research grant revenues

## Discussion

MUSC requested emergency approval of a lease in the Roper Medical Building to replace an existing lease in the Veterans Administration (VA) Hospital Building which was not renewed by the VA. The University has been in leased space at the VA since April 2001. The lease was written for one year, with one (1), one year renewal option. This lease housed one of MUSC's highest funded researchers, Dr. Kathleen Brady. All of the employees who work in her department are funded from Dr. Brady's grant funds; none are funded with state money.

The lease expired on April 30, 2003. In preparation for either renewing the lease or locating new space, negotiations were underway for Dr. Brady to remain at the VA location. During this time, the VA did not have an Administrator. The interim VA staff, however, was hopeful that the lease would be renewed and tentative plans were made for Dr. Brady to become a part time faculty member at the VA facility. The lease was in a "holdover period" when the new VA Administrator was hired. It became clear at that time that the lease would not be renewed and the VA refused to extend the holdover period past October 31, 2003, to allow MUSC to identify new space.

MUSC did not have sufficient space on campus to accommodate Dr. Brady's department, and it was only recently that space at the Roper Medical Building became available. The Roper Building space is ideal for the relocation of the department. The lease is for 5,917 square feet of space at \$23.50 per square foot. Annual rent is \$139,049.50 including utilities and parking. The term is for one year initially with renewals. The Budget and Control Board staff has affirmed the rates and terms of the lease.

This lease would have been scheduled to go to CHE for approval at its meeting on November 13. However, due to the urgency of the situation (an October 31 “eviction” date), CHE staff approved the lease at the staff level for ratification by the Finance and Facilities Committee and the CHE at the November meeting.

### Recommendation

Staff recommends ratification of staff approval of the lease, provided the Budget and Control Board approves the rates and terms of the lease.