

Summary of Interim Capital Projects

<u>Institution</u>	<u>Project Name</u>	<u>Amount</u>	<u>Action</u>
The Citadel	Stadium Repl.-Demol. & Const.	\$5,502,000	increase/revise scope
Clemson	Edwards Hall Renov. A&E	1,300,000	increase/revise scope
	Jervy Athletic Ctr./McFadden Bldg.	1,300,000	increase/revise scope
College of Charleston	New Student Services Renovation	780,000	increase
Medical University	Children's Research Inst. Construct.	5,460,000	increase/chg fund source
SC State	Campus-wide Misc. Repairs	1,801,000	increase
USC-Columbia	School of Public Health Construction and Renovation	7,400,000	increase
Florence-Darlington TC	FDTC Tech. Mall/Adv. Mfg. Ctr.	11,150,000	increase
Spartanburg TC	Land Purchase-Cherokee County	670,000	establish

Leases

Medical University	Fishburne Street Parking Lease (Renewal)	236,250	annually
	30 Bee Street Lease (New)	199,168	annually

Detailed Descriptions of Interim Capital Projects

The Citadel

**Stadium Replacement – Demolition
and New Construction
(Previous Budget - \$1,398,000)**

\$ 5,502,000 -increase/revise scope

Source of Funds:

\$ 5,502,000 -gifts

Description

This request is to increase the budget to include gift monies and revise the scope of work to include the construction of stands, latrines, and other related work on the west side of the stadium. The estimated total budget for this project is \$12 million. A copy of the letter guaranteeing the availability of the gift funds is on file at CHE .

Recommendation

Staff recommends approval of this project as proposed.

Clemson University

Edwards Hall 2 nd Floor Renovation A&E (Previous Budget - \$200,000)	\$ 1,300,000	-increase/revise scope
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Source of Funds:

\$ 950,000	-operating revenues
<u>350,000</u>	-private donations
\$ 1,300,000	

Description

This project is to develop a Clinical Learning and Research Center that will include a complete renovation of the existing nursing skills laboratory and media resource center. This facility has been housed on the second floor of Edwards Hall since its inception in the early 1970s and is in need of renovation. The renovation is scheduled to begin as early as summer 2004. A copy of the guarantee letter for the private donations is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

Clemson University

Jervy Athletic Center/McFadden Bld. Renovation (Previous Budget - \$200,000)	\$ 1,300,000	-increase, revise scope, change name
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Source of Funds:

\$ 1,300,000 -athletic operating revenues

Description

This funding will provide for the first phase of the renovation of Jervy Athletic Center. The project will renovate athletic offices and provide exterior renovations. The building was originally constructed in the early 1970s and the Athletic Department has undergone significant changes since then. The project will include the redesign and construction of office suites to meet the current demands and space needs of the program. The design will provide additional team meeting spaces and reorganized offices to increase efficiency. Design will create a new entrance lobby with reception area to better facilitate public interaction with the program. This first phase is planned in conjunction with the master plan for Jervy and McFadden for the long term plan, after the West End Zone project is complete.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

New Student Services Renovation (Previous funding - \$1,264,932)	\$ 780,000 -increase
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Source of Funds:	\$ 780,000 -college fees
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Description

This request is to increase the project budget in order to provide sufficient funds to complete the renovation. Following the programming and schematic design phases, it became apparent that more extensive renovations would be required, primarily on the ground and basement floors. The additional renovations are needed to accommodate the various departments in terms of efficiency and function of their operation. The original intention was to move departments into existing spaces. The programming study, however, indicated that the sizes and configuration of the spaces could not meet the needs of the departments in terms of size, function and security. Additionally, the data and telecommunications requirements for the renovation exceeded the original estimate used in the feasibility study.

Recommendation

Staff recommends approval of this project as proposed.

Medical University

Children's Research Institute Constr. (Previous Funding - \$45,140,000)	\$ 5,460,000 -increase/change source of funds
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Source of Funds:	\$ 2,270,609 -unallocated interest inst. bonds
	2,854,346 -federal NIH/NCRR ¹
	(2,314,777) -Health Sciences Foundation
	<u>2,649,822</u> -indirect cost recovery
	\$ 5,460,000

¹ National Institute of Health/National Center for Research Resources

Description

MUSC is requesting approval to increase the project by \$5,460,000 to allow full completion of the project, to change the source of funds to include a federal grant, and to reduce the obligation of the Health Sciences Foundation. The increase is the result of: (1) prices higher than budgeted for four of the floors; (2) concealed site issues, including utilities; (3) archeological issues; (4) air quality; (5) animal floor changes; (6) new building code requirements resulting in the expansion of the mechanical room; and (7) architectural and engineering fee increases because of the redesign. A copy of the federal grant award letter is on file in the CHE offices.

Recommendation

Staff recommends approval of this project as proposed.

SC State

Campus-wide Buildings Misc. Repairs- (Previous Budget - \$2,000,000)	\$ 1,801,000	-increase
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Source of Funds:	\$ 1,801,000	-institution bonds
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Description

This project is for campus-wide repairs, including: window repairs/replacements; stairway repairs; floor repairs and replacements; HVAC/mechanical repairs/replacements; plumbing repairs; upgrades to emergency lighting and fire alarm systems; repair and replacement of roofs; general structural repairs; sewer system repairs; road repairs; hot water heater repairs; general electrical repairs and upgrades; and the miscellaneous A&E costs associated with these repairs. The original amount of the institution bond was \$3,801,000. This request will authorize the use of the remaining amount of the bond issue.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

Sch. of Public Health Constr. & Renov. (Previous Budget - \$26,850,000)	\$ 7,400,000	-increase
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Source of Funds:	\$ 5,400,000	-indirect cost recovery
	<u>2,000,000</u>	-ICPF ²
	\$ 7,400,000	

Description

The previous project budget was established after completion of early programming and schematic design. Since inception of the project, additional program requirements have led to increased renovations to the existing Carolina Plaza, alterations to the planned energy plan and enhancements to the proposed communication technology infra-structure being provided to the site. Additionally, since the establishment of the previous budget, upgrades to the exterior finishes and detailing of the energy building have been provided to ensure the energy facility will

² Institutional Capital Project Funds

be architecturally appropriate with adjacent buildings. The physical size of the planned energy facility has been planned to accommodate future development on the site.

Recommendation

Staff recommends approval of this project as proposed.

Florence-Darlington TC

FDTC Technology Mall/Adv. Mfg. Ctr. \$ 11,150,000 -increase/revise scope
(Previous Budget - \$15,000,000)

Source of Funds: \$ 7,000,000 -institution bonds
 1,500,000 -federal funds
 2,650,000 -local funds
 \$ 11,150,000

Description

Phase 1 of the Technology Park project Plan was approved in year 1 of the 2003 Comprehensive Permanent Improvement Plan (CPIP) as the "Advanced Manufacturing Center". Phases 2 and 3 of the Technology Park project were requested in year 2 of 2003 CPIP.

The College is requesting approval to advance the Information Technology (IT) portion of Phase 2 of the project into Phase 1 (Advanced Manufacturing Center). In conjunction with the 2003 master campus plan it became evident that the IT hub of the project should be included with Phase 1. Providing for the IT hub in Phase 1 provides the infrastructure framework needed for Phase 1 and subsequent phases of the project.

The IT building will be used to train students from business and industry in the use of many different types of computer software, new computer technologies and their application, hardware, networking/telecommunications, and data management. Additionally, the facility will be used to conduct soft skills training, i.e. leadership, supervisory, human resource management, etc, until the Business and Industry Center is constructed in Phase 2.

The State Board for Technical and Comprehensive Education (SBTCE) has approved this project.

Recommendation

Staff recommends approval of this project as proposed.

Spartanburg TC

Cherokee County Land Purchase \$ 670,000 -increase/revise scope
(Previous Budget - \$20,000)

Source of Funds: \$ 670,000 -college plant fund

Description

The College received approval to establish a project to assist in making a final land selection for a Cherokee Campus in 2003. Cherokee County is in Spartanburg TC's service area. The College is now seeking permission to purchase 42.5 acres. The Land was appraised for \$47,000 more than the agreed upon purchase price. The level 1 environmental study did not indicate any problems. The College Commission has increased the plant fund budget to \$750,000 to enable

the purchase of this property. A map of the tract of land is included as Attachment 1. This project has been approved by SBTCE.

Recommendation

Staff recommends approval of this project as proposed, provided the Budget and Control Board finds the appraisal and environmental study satisfactory.

Leases

Medical University

Fisburne Street Parking Spaces \$ 236,250 -annual lease amount – renewal

Source of Funds: \$ 236,250 -parking revenue

Description

This request is for renewal of the lease of 794 parking spaces located on Fishburne Street. The landlord is the City of Charleston. This parking accommodates Medical University and Hospital Authority employees and students. The lease cost per space is approximately \$24.80 per month. The initial term of the renewal is two years at an annual cost of \$236,249.97. The total cost of the two-year term is \$477,224.94 which includes a 2% increase for year 2. MUSC's Board of Trustees will consider this lease on April 9.

Recommendation

Staff recommends approval of the renewal of the lease for the Fishburne Street Parking spaces, pending approval by the MUSC Board of Trustees and provided the Budget and Control Board approves the rates and terms of the lease.

Medical University

30 Bee Street \$ 199,168 -annual lease amount – new

Source of Funds: \$ 199,168 -Hospital Authority funds

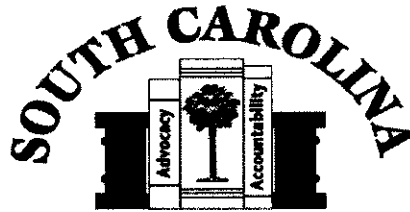
Description

This is a sub-lease of property located at 30 Bee Street. The building is owned by the Health Sciences Foundation and leased in total to the University Medical Associates (UMA). The UMA will sub-lease 8,316 square feet to the Medical University. The lease is needed to house Student Health and the Counseling and Psychological Services (CAPS) program. The program offers counseling services to MUSC students. Additionally, there will be some Dental Medicine Faculty in this building. These departments are being displaced due to the new hospital construction. Because of this, the Hospital Authority has agreed to pay the lease payments. The initial term of the lease is two years at a cost of approximately \$23.95 per square foot per year. The total cost of the initial two-year term will be \$398,384.40.

MUSC's Board of Trustees will consider this lease on April 9.

Recommendation

Staff recommends approval of the renewal of the lease for 30 Bee Street, pending approval by the MUSC Board of Trustees and provided the Budget and Control Board approves the rates and terms of the lease.



**Commission on
Higher Education**

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Special Memorandum

Date: March 25, 2004
From: Conrad Festa *CF*
To: All Commission Members
Re: Agenda Item relating to Spartanburg Technical College

Included in your materials for consideration at the April 1st "meeting" is an agenda item relating to the purchase of land for a new campus for Spartanburg Technical College. Based on staff review, this project is being recommended favorably for the Committee's and your consideration. I am writing this separate note to you to bring to your attention a few "issues" relating to this project.

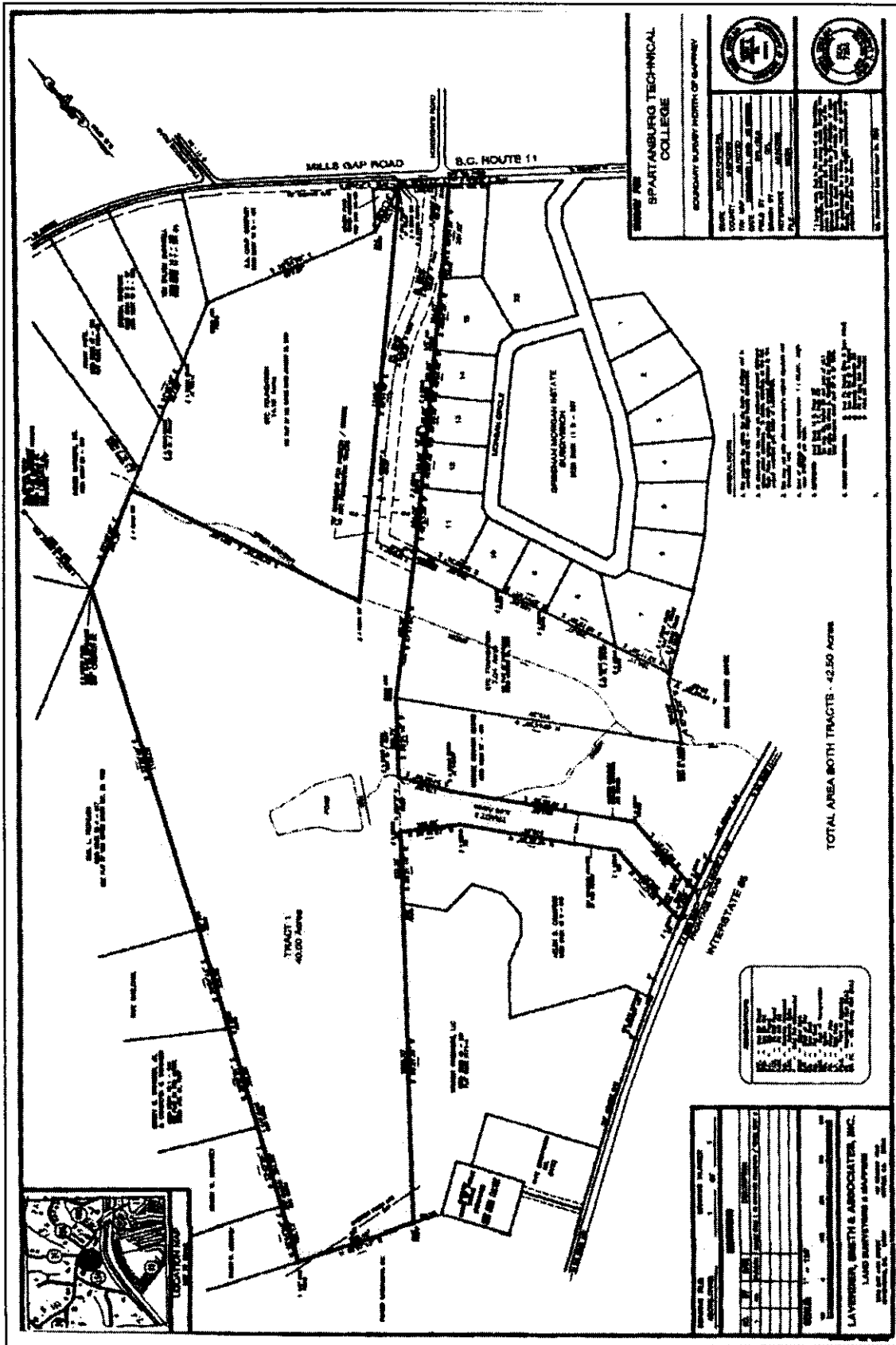
As noted in the project description, this item represents the creation of a new campus for Spartanburg Technical College. Under normal circumstances, this project would simply go through the normal review and approval process. However, given the recent publicity and attention paid to the number of existing college campuses and the "expansion" of higher education in our state, this project may be viewed with more scrutiny.

Please be assured that the staff has reviewed this project very thoroughly, and is firm in its recommendation for approval. A few of the reasons that we believe that this project is justified include:

- Enrollment is increasing (currently at 4,100) with 400 students from Cherokee county.
- Cherokee county enrollment is projected to increase to 1,000 students within the next year.
- The tract proposed for purchase (42 acres) is part of a 60 acre tract owned by a family that will be donating the remaining acreage to the College's Foundation when the purchase is complete.
- There is strong county support for this project, including requests from economic interests and a commitment from the county for tax revenues to support the facility.
- This project has already been reviewed and approved by the SBTCE.

We realize that this supplemental information is somewhat unusual, but considering the circumstances (our meeting business being conducted via mail ballot), I wanted you to be fully aware of these additional considerations.

Spartanburg Technical College - Cherokee County Land Purchase



Commission on Higher Education Mail Ballot for April 1, 2004 Meeting

Agenda Item 3.

<u>Institution</u>	<u>Project Name</u>	<u>Amount</u>	<u>Approve</u>	<u>Disapprove</u>
The Citadel	Stadium Repl.-Demol. & Const.	\$5,502,000	<input type="checkbox"/>	<input type="checkbox"/>
Clemson	Edwards Hall Renov. A&E	1,300,000	<input type="checkbox"/>	<input type="checkbox"/>
	Jervy Athletic Ctr./McFadden Bldg.	1,300,000	<input type="checkbox"/>	<input type="checkbox"/>
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SC State	Campus-wide Misc. Repairs	1,801,000	<input type="checkbox"/>	<input type="checkbox"/>
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Florence-Darlington TC	FDTC Tech. Mall/Adv. Mfg. Ctr.	11,150,000	<input type="checkbox"/>	<input type="checkbox"/>
Spartanburg TC	Land Purchase-Cherokee County	670,000	<input type="checkbox"/>	<input type="checkbox"/>

Leases

Medical University	Fishburne Street Parking Lease (Renewal)	236,250	<input type="checkbox"/>	<input type="checkbox"/>
	30 Bee Street Lease (New)	199,168	<input type="checkbox"/>	<input type="checkbox"/>

Agenda Item 4 – Proposed Regulations for Higher Education Excellence Enhancement Program

<input type="checkbox"/>	<input type="checkbox"/>
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Name: _____(Signature)

Date: _____

Please return by mail or FAX to: Charlie FitzSimons
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1333 Main Street, Suite 200
Columbia, SC 29201

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