



December 20, 2002

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

FROM: Rosemary Byerly, Chair
Committee on Finance and Facilities

SUBJECT: Facilities Agenda Items for Consideration on January 9, 2003

Attached are the Interim Facilities Projects and the Scores for Year 2 Comprehensive Permanent Improvement Plan (CPIP) Requests (2003-2004 Capital Improvement Bond Requests) for consideration at the Committee meeting on January 9, 2003. Please note that the Committee on Finance and Facilities has not yet acted on these items. The Committee plans to meet at 9:00 a.m. on January 9, prior to the Commission meeting, to consider these items. However, staff recommendations are included for your information.

A summary of the interim projects is shown below, with descriptions of the individual projects beginning on page 2. A description of the Year 2 CPIP scoring process and project scores begins on page 6.

Summary of Interim Projects

<u>Institution</u>	<u>Project</u>		<u>Amount</u>
Clemson University	Adv. Materials Res. Lab. Constr.	-increase	\$ 1,151,218
MUSC	Indoor Air Quality Improvements	-establish	\$ 3,000,000
	Basic Sci. Bldg. Infrastruct. Renov.	-increase	2,700,000
USC-Columbia	Basketball Arena Construction	-increase	\$ 1,200,000
	Campus Food Service Facilities	-increase	1,644,904
Aiken TC	700 Building Renovation	-increase	\$ 2,125,000
Denmark TC	Land and Bldg. Acquisition	-establish	\$ 300,000
Tri-County TC	Paving/Surfacing/Landscaping	-incr./revise	\$ 950,000
<u>Lease</u>			
MUSC	Rutledge Tower Annex	-renewal	\$ 110,560/yr

A. Interim Projects - Descriptions

Clemson University

Advanced Materials Research Lab Construction /Land Acquisition (\$18,000,000 previously approved)	\$ 1,151,218 -increase budget/revise scope/ change project name
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Source of Funds: \$ 1,151,218 -state institution bonds

Description:

Clemson requests approval to increase the budget, revise the scope to reflect increased construction cost estimates, and to include equipment for the facility. The name of the project is being changed to more accurately reflect the use of the project. The building is being designed to achieve a Leadership in Energy and Environmental Design Systems (LEEDS) silver rating.

Recommendation:

Staff recommends approval of this project as proposed.

MUSC

Indoor Air Quality Improvements \$ 3,000,000 establish

Source of Funds: \$ 3,000,000 university-generated

Discussion

In an attempt to be as responsive as possible to the Indoor Air Quality (IAQ) needs of the campus, MUSC proposes to establish an umbrella project to allow a quick response to IAQ concerns. IAQ concerns at MUSC range from simple complaints about strange odors, cleaning ductwork and replacing filters, to more serious health-related issues requiring replacement of entire mechanical systems. It is often difficult to determine the cause and remedy for many IAQ complaints, but the ability to respond quickly to those concerns is most important. Many of the buildings on campus have old mechanical systems that have exceeded their useful life. This project will allow MUSC to remedy some of the problems with IAQ as they occur.

Recommendation

Staff recommends approval of this project as proposed.

MUSC

Basic Science Building		
Infrastructure Renovation	\$ 2,700,000	-increase budget
(\$4,740,000 previously funded)		

Source of Funds: \$ 2,700,000 -indirect cost recovery

Discussion

This project was established in September 1997 for conducting extensive renovation work on the Basic Science Building's (BSB) infrastructure. This building has been in use over 30 years and

the infrastructure components have exceeded their useful life. Further, the building has been adapted over the years on an incremental basis to support research activities. The building was not designed with an infrastructure to support research activities and much work has been done over the past few years to upgrade some of those infrastructure components. MUSC is requesting the project be increased by \$2.7 million to address indoor air quality problems located on the west side of the BSB where the majority of space is devoted to research activities. The recent addition of research labs and hood on the west side of the 4th and 5th floors has significantly increased the exhaust volume and created an unbalanced air flow within the building. Of the \$2.7 million, an estimated \$1 million will be used to establish air flow controls floor to floor for the entire building and room to room on the west side of the building, and \$1.7 million will be used to abate asbestos on the west side of the building.

Recommendation:

Staff recommends approval of this project as proposed.

USC-Columbia

Basketball Arena Construction \$ 1,200,000 -increase budget
(\$55,940,000 previously approved)

Source of Funds: \$1,200,000 -athletic funds

Description:

USC-Columbia requests approval to increase the project budget to fund change orders to the project. The change orders include sprinkler modifications required by Office of the State Engineer (OSE), additional electrical requirements to meet audio-visual needs of the Center manager, concession changes, field changes to the steel structure, kitchen modifications required by the Department of Health and Environmental Control (DHEC) and addition/upgrade of finishes. The majority of the increase will ultimately be funded from the sale of an additional suite and increased contributions from sales and services, but is currently being funded from Athletic Department funds.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

Columbia Campus Food Service Facilities

Renovation/Expansion \$1,644,904 -increase budget
(\$3,350,000 previously approved)

Source of Funds: \$ 1,200,000 -cafeteria renovation and reserve funds

Description:

The institution requests an increase to the project budget to correspond to the amount specified in the Food Service Contract. The project involves the renovation of food services facilities located on the Columbia campus. Work includes upgrading building systems, reconfiguring and/or expanding food service areas and providing the necessary infrastructure to support the

improvements completed by the food service vendor. The project is being implemented over a four-year period.

Recommendation:

Staff recommends approval of this project as proposed.

Aiken TC

700 Building Renovation \$2,125,000 - increase budget
(\$1,125,000 previously approved)

Source of Funds: \$2,125,000 -local funds

Discussion:

Aiken TC requests approval to increase the budget of this project to reflect costs required to bring project up to the new international building code as required by the Office of the State Engineer (OSE). Initial estimates dealt only with the original portion of the building and were performed under a limited scope with regard to deferred maintenance issues. After obtaining the necessary approvals to begin the project, the firm hired to provide the architectural and engineering (A&E) services conducted a design study in conjunction with faculty and staff of the college. The resulting recommendations increased the project cost by enough to trigger the "50%" rule that mandates that all renovation projects that exceed 50% of the replacement cost values must conform to OSE regulations requiring the entire building be brought up to code. The new project budget is estimated to be \$3,250,000 to renovate the building including all changes required under the new code.

Recommendation:

Staff recommends approval of this project as proposed.

Denmark TC

Land and Building Acquisition –
2030 Ellington Rd, Barnwell, SC \$ 300,000 -establish project

Source of Funds: \$ 300,000 -local funds

Discussion:

Denmark TC requests approval to purchase the land and building located at 2030 Ellenton Road, Hwy 178 in Barnwell, SC. The property consists of a building with 20,010 SF of space including 4,510 SF of classroom space. The remaining space is a garage and warehouse building located on 3.05 acres of land. The appraised value of the land and building is \$425,000. Denmark is currently leasing the classroom space in order to provide instructional services to Barnwell County – one of Denmark's local service area counties. The current owner of the property wants to sell the facility. Should that happen, Denmark TC will lose access to a location and situation that has been very beneficial to the citizens of Barnwell County and to the College. Therefore, Denmark TC proposes to purchase the property and building for \$300,000. The purchase of this building will enable the college to continue to fulfill its educational mission to the State of South Carolina and to the citizens of Barnwell County. The seller is selling the